

**CEQA FINDINGS AND STATEMENT OF OVERRIDING
CONSIDERATIONS FOR THE LANDMARK VILLAGE PROJECT
(A PORTION OF THE NEWHALL RANCH SPECIFIC PLAN)**

Los Angeles County Project No. 00-196-(5)

consisting of:

General Plan and Sub-Plan Amendment Nos. 00-196-(5)

Specific Plan Amendment No. 00-196-(5)

Vesting Tentative Tract Map No. 53108-(5)

SEA Conditional Use Permit No. 00-196-(5)

Oak Tree Permit No. 00-196-(5)

Conditional Use Permit No. 2005-01121-(5) (including Modification to County Floodway
and Off-Site Materials Transport Approval)

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County of Los Angeles, Board of Supervisors

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CEQA FINDINGS AND STATEMENT OF OVERRIDING CONSIDERATIONS FOR THE LANDMARK VILLAGE PROJECT

1.0 INTRODUCTION

1.1 PURPOSE

The Board of Supervisors ("Board") of the County of Los Angeles ("County") hereby certifies that the Board has reviewed and considered the information contained in the Final Environmental Impact Report ("EIR"), identified below, for the Landmark Village project ("Project"). The Board further certifies that the Final EIR has been completed in compliance with the California Environmental Quality Act ("CEQA"), Public Resources Code §§21000 *et seq.*, the State CEQA Guidelines, California Code of Regulations, Title 14, §§15000 *et seq.* ("CEQA Guidelines"), and the County's Environmental Document Reporting Procedures and Guidelines, and that the Final EIR reflects the independent judgment of the Board. In certifying the Final EIR as adequate under CEQA, the Board hereby adopts these "CEQA Findings and Statement of Overriding Considerations for the Landmark Village Project."

The Landmark Village project implements the first phase of the Newhall Ranch Specific Plan. The Specific Plan was adopted by the Board on May 27, 2003. The Specific Plan will guide the long-term development of the 11,999-acre Newhall Ranch community, comprising a broad range of residential, mixed-use, and non-residential land uses within five villages, located within the Santa Clarita Valley Planning Area in northwestern unincorporated Los Angeles County.

The Landmark Village project's potentially significant environmental effects were identified and analyzed in the Landmark Village Draft EIR, Vols. I-IX and Map Box (November 2006), the Landmark Village Final EIR, Vols. I-V (November 2007), Recirculated Draft EIR, Vols. I-XI and Map Box (January 2010), and Final EIR (September 2011) (collectively, "Final EIR").

Public Resources Code section 21081 and CEQA Guidelines section 15091 require that a public agency prepare written findings for identified significant impacts, accompanied by a brief explanation of the rationale for each finding. Specifically, CEQA Guidelines section 15091 states, in part, that:

- (a) No public agency shall approve or carry out a project for which an EIR has been certified which identifies one or more significant environmental effects of the project unless the public agency makes one or more written findings for each of those significant effects accompanied by a brief explanation of the rationale for each finding. The possible findings are:
 - (1) Changes or alterations have been required in, or incorporated into, the project which avoid or substantially lessen the significant environmental effects as identified in the final EIR.
 - (2) Such changes or alterations are within the responsibility and jurisdiction of another public agency and not the agency making the finding. Such

changes have been adopted by such other agency or can and should be adopted by such other agency.

- (3) Specific economic, legal, social, technological, or other considerations, including provision of employment opportunities for highly trained workers, make infeasible the mitigation measures or project alternatives identified in the final EIR.

If significant impacts cannot be avoided or reduced to a less-than-significant level, the decision-making agency is required to balance, as applicable, the benefits of the project against its significant unavoidable environmental impacts when determining whether to approve the project. (Pub. Resources Code, § 21081; CEQA Guidelines, § 15093.) If the benefits of a project outweigh the significant unavoidable adverse environmental impacts, the adverse effects may be considered "acceptable" with adoption of a statement of overriding considerations. (Pub. Resources Code, § 21081, subd. (b); CEQA Guidelines, § 15093.)

The Final EIR for the Landmark Village project identified potentially significant effects. However, the Board finds that the inclusion of certain specified mitigation measures as part of the Project approval will reduce most, but not all, of those effects to less-than-significant levels. Those impacts, which are not reduced to less-than-significant levels, are identified as impacts to visual qualities, air quality, solid waste services, and agricultural resources, and are overridden due to specific Project benefits. (*See Section 8.0, Statement of Overriding Considerations*, below). Therefore, in accordance with CEQA, Pub. Resources Code, § 21081, and the CEQA Guidelines, sections 15091 and 15092, the Board certifies the Final EIR for the Landmark Village project, adopts these findings, the statement of overriding considerations, and the attached Mitigation Monitoring Plan, and approves the Landmark Village project. In certifying the Final EIR and approving the Landmark Village project, the Board finds that the Project is consistent with the Newhall Ranch Specific Plan.

The Board further adopts the following related Project approvals to facilitate implementation and development of the Landmark Village project: (i) General Plan and Sub-Plan Amendments No. 00-196-(5); (ii) Specific Plan Amendment 00-196-(5); (iii) Vesting Tentative Tract Map No. 53108-(5); (iv) Significant Ecological Area ("SEA") Conditional Use Permit ("CUP") No. 00-196-(5); (v) Oak Tree Permit 00-196-(5); and (vi) Conditional Use Permit No. 2005-01121-(5), including modification to County floodway, off-site materials transport approval, and substantial conformance review.

1.2 ORGANIZATION AND FORMAT OF FINDINGS

Section 1.0 contains a summary description of the Landmark Village project and background facts relative to the environmental review process. **Section 2.0** identifies the significant impacts of the Project that cannot be mitigated to a less-than-significant level (even with all feasible mitigation measures having been identified and incorporated into the Project), while **Section 3.0** identifies the potentially significant effects of the Project that would be mitigated to a less-than-significant level with implementation of the identified mitigation measures. **Section 4.0** identifies the Project's potential environmental effects that were determined not to be significant. **Section 5.0** focuses on significant cumulative impacts, which cannot be reduced to less than

significant. **Section 6.0** focuses on significant cumulative impacts that have been reduced through mitigation to less-than-significant levels. **Section 7.0** discusses the feasibility of the Project alternatives, and **Section 8.0** presents the statement of overriding considerations.

1.3 SUMMARY OF PROJECT DESCRIPTION

The Project applicant, The Newhall Land and Farming Company ("Newhall"), proposes to develop the Landmark Village project site, consisting of 1,042.3 gross acres, generally located south of State Route 126 ("SR-126"), near the intersection of Chiquito Canyon Road, north of the Santa Clara River ("the River"), and west of Interstate 5 ("I-5"). The Landmark Village Project site includes proposed development of the approximate 292.6-acre tract map site. To facilitate development of the Landmark Village tract map site, several off-site components, which are described in detail below, would be developed on an additional approximately 752.3 acres of land that, for the most part, is within the approved Specific Plan boundary.¹ For purposes of this document, the "tract map site" refers to the location of the Landmark Village development site itself, and the "Project site" generally includes the tract map site, the Adobe Canyon borrow site, the Chiquito Canyon grading site, the utility corridor, the water tank sites, the Long Canyon Road Bridge, bank stabilization, drainage improvements and related haul routes.

1.3.1 Project Components

The land uses included as part of the Landmark Village tract map site are consistent with the approved Specific Plan, which designates the tract map site for single- and multi-family residential, mixed-use, commercial land uses and various public facilities. The Project would include the construction of 1,444 residential dwelling units (270 single-family units, 1,105 multi-family units, and 69 mixed-use/multi-family units), up to 1,033,000 square feet of mixed-use/commercial uses, a 9.7-acre elementary school, a 9.9-acre Community Park, a fire station, public and private recreational facilities, trails, and road improvements. More specific detail about each of these components is presented below:

- **Single-Family Residential Component:** A total of 270 single-family units would be located along private and public streets, with most lot sizes ranging from approximately 4,500 to 5,500 square feet at an average density of 7.3 dwelling units per acre.
- **Multi-Family Residential Component:** A total of 1,105 multi-family units (*e.g.*, townhomes; condominiums) would be built at an average density of 14.0 dwelling units per acre.
- **Mixed-Use/Multi-Family Component:** A total of 69 mixed-use/multi-family units (*e.g.*, condominiums above retail uses) would be built at an average density of 18.6 dwelling units per acre.

¹ Portions of the utility corridor, Chiquito Canyon grading site, potable water tank site (located within the Valencia Commerce Center business park), and the reclaimed water tank site (built and located on Round Mountain directly east of I-5) are outside the boundaries of the Newhall Ranch Specific Plan.

- **Mixed-Use/Commercial Component:** Up to 1,033,000 square feet of mixed-use/commercial areas would be constructed on approximately 25.1 acres at the proposed "Village Quad" along Wolcott Road, and "Village Center" along Long Canyon Road. This component would combine retail/commercial and office, and civic, public, and recreational uses. Multi-family units would be located in the surrounding areas.
- **Elementary School Component:** A 9.7-acre Castaic School District elementary school site would be built in the central portion of the tract map site. The school would consist of a main school building with modular classrooms, an adjacent playing field, and on-site parking. The school would be adjacent to the proposed Community Park, and the multi-purpose community trail along "A" Street would facilitate pedestrian access.
- **Community Park/Recreation Components:** An approximately 9.9-acre Community Park would be developed, and could include features such as tot lots, playground equipment, ball fields, tennis/basketball courts, picnic facilities, turf areas, and restrooms. An additional 0.6-acre park would be privately maintained by the Landmark Village Homeowners Association and is planned as a passive recreation area. This passive recreation area will be open to the public.
- **Recreation Areas:** Three private neighborhood recreation centers, to be maintained by one or more homeowners associations, are planned on a total of 5.8 acres. These centers primarily would serve recreational uses for nearby residential units, and would contain such amenities as pools, spas, wading pools, overhead shade structures, and/or restroom buildings. These facilities would be accessible by pedestrians through various trail connections.
- **Fire Station:** One fire station would be built west of Long Canyon Road. The fire station would be fully equipped and built to Fire District specifications, including vehicle apparatus, and would be conveyed by Newhall to the Fire District during Project development.
- **Trails and Paseos:** Local trails would be constructed to provide a means of pedestrian access from residential neighborhoods to and from the Community Park, recreation centers, elementary school, and mixed-use/commercial areas. The trails would adjoin major roadways and certain residential collector streets, and be separated from vehicular traffic by landscaped parkway.
- **Site Access and Circulation:** The Landmark Village Project's circulation plan includes a system of local streets with access to and from a curvilinear road ("A" Street) that 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 (SR-126). As part of the Project, "A" Street would be re-classified from a four-lane secondary highway (as designated in the Newhall Ranch Specific Plan, County Highway Plan, and City of Santa Clarita Area Plan) to a two-lane collector street. The Project would construct Long Canyon Road and the connection to Wolcott Road, which would provide regional access to and from SR-126. The Project also would construct an interim intersection with SR-126 for Long Canyon Road/SR-126. This interim intersection would be replaced in the future by a grade separated crossing when future traffic volumes determine that the crossing is warranted.

The Project would construct a network of collector streets to provide local access to and from land uses associated with the Project. These roadways would connect to "A" Street, and Wolcott and Long Canyon Roads.

Build-out of the Project also would require widening a segment of SR-126 to three lanes in each direction. This would further necessitate the widening of the existing bridge over Castaic Creek to accommodate a six-lane right-of-way. The Project would provide 8 acres, located within a 35-foot-wide strip of land along SR-126, for the future reservation of a rail right-of-way running parallel to the south side of SR-126. The mixed-use/commercial area planned along Wolcott Road would include a park and ride/future transit station lot.

- **Long Canyon Road Bridge:** The Landmark Village Project would include construction of the Long Canyon Road Bridge, which would span the width of the River, equating to a roadway segment of approximately 1,050 feet in length and approximately 100 feet in width.² A six-lane highway would be constructed that extends from the proposed realignment of the existing Chiquito Canyon Road/SR-126 intersection in a southerly direction over the River to the bridge terminus. Bridge supports would consist of concrete piers spaced approximately 100 feet apart. In addition, abutments and bank stabilization (including gunite and riprap) would be placed on either side of the bridge to protect against erosive/scouring forces.
- **Drainage/Flood Control:** The Project includes the Landmark Village Drainage and Water Quality Plan ("Water Quality Plan"), which includes a comprehensive series of drainage, flood control, and water quality improvements designed to protect development and preserve the Santa Clara River. Components of the Water Quality Plan include:
 - A Low Impact Development (LID) Performance Standard that was developed in consultation with the U.S. Army Corps of Engineers, the U.S. Environmental Protection Agency, and the Regional Water Quality Control Board.
 - Flows from several unimproved drainages that drain the undeveloped watershed located north of SR-126 would be intercepted and conveyed through the site to the River.
- **Bank Stabilization:** Where necessary, the Landmark Village Project would construct buried bank stabilization, turf reinforcement mats, or similar bank stability protection in order to retain and enhance the River's significant riparian vegetation and habitat, allow the River to continue to function as a regional wildlife corridor, and provide flood protection pursuant to County standards. The buried bank stabilization would extend along the Santa Clara River and Castaic Creek adjacent to and downstream of the tract map site. In total, approximately 18,243 linear feet of bank stabilization would be provided, plus 6,600 linear feet of stabilization for the utility corridor from Chiquita Creek to San Martinez Grande Creek, and 2,200 linear feet between the Santa Clara River and SR-126 to the Round Mountain water

² As part of the project approvals for the Newhall Ranch Specific Plan, in May 2003, the County Board of Supervisors approved a program-level SEA CUP (No. 94-087-(5)) that authorizes three elevated highway bridge crossings over the River throughout the Specific Plan boundaries, including the general alignment for the Long Canyon Road Bridge.

tank. The Project also would install various stormwater outlet structures within the tract map site and adjacent off-site areas.

- **Utility Corridor:** The Utility Corridor consists of off-site and on-site utility infrastructure for the Landmark Village project. The corridor would provide new utilities as well as relocated existing facilities to serve the Project. The utilities include a gravity sewer, pressure sewer force main, potable water, recycled water, agricultural water, electrical power, telephone, cable television, and natural gas. The Utility Corridor alignment would run parallel to SR-126 from the approved Newhall Ranch Water Reclamation Plant ("WRP") near the Los Angeles County/Ventura County line eastward to I-5, and then south past the existing Valencia WRP to the Round Mountain water tank site.
- **Potable Water:** The Valencia Water Company ("Valencia") would provide potable water to the Project. Water demand would be met by drawing groundwater from the Alluvial aquifer from newly constructed replacement wells located within the Valencia Commerce Center that have been approved and permitted by the California Department of Public Health ("DPH"). These wells replaced older wells used for irrigation that are no longer active, as they were permanently closed as directed by DPH. In August 2004, Valencia received an amended water supply permit from DPH for approval and construction of four domestic water supply wells. Two of the four replacement wells are needed for the Project, and the additional wells will be used to meet future demands when needed.

The water delivery system consists of one new water tank and three pressure regulating stations connected to a network of 18- to 20-inch water mains that generally follow the southern right-of-way of SR-126 and major roadways. A network of 8-inch lines located within the planned roadway network would distribute the water for connection to laterals located on individual lots.

Project improvements also include abandonment and relocation of existing agricultural wells used to irrigate cultivated fields on the Project site and on other portions of Newhall Ranch. These existing wells and associated piping would be relocated or properly abandoned, as necessary, to continue to meet on-going agricultural needs elsewhere on Newhall Ranch.

- **Recycled Water:** The Landmark Village project would use recycled water for landscape irrigation purposes and other allowable uses. To supply recycled water throughout the tract map site and provide for a backbone system to serve other areas of Newhall Ranch, a piping system would be constructed from the proposed Newhall Ranch WRP, through the tract map site, to the existing Valencia WRP. Additional operational storage also would be required, and would be provided by converting the 3.3 million gallon Round Mountain Tank, currently used for potable water, to a recycled water reservoir. Recycled water would be delivered to this tank through the pipeline that is connected to the Valencia WRP; ultimately, recycled water would be provided by the Newhall Ranch WRP.
- **Wastewater:** The Landmark Village project's wastewater/sewer plan is consistent with, and implements, the Specific Plan's approved Conceptual Backbone Sewer Plan. The Project-level wastewater/sewer collection system consists of gravity sewers, forced mains, and a pump station. The long-range plan is for the Newhall Ranch WRP to be constructed to serve

uses within the Specific Plan area. The WRP's capacity is 6.8 million gallons per day ("mgd"), with a maximum flow of 13.8 mgd. A new County sanitation district, the Newhall Ranch Sanitation District, has been formed to operate the WRP.

In the interim, two options are available to treat wastewater generated by the Project. One option would be to construct an initial phase of the Newhall Ranch WRP to serve this subdivision, with build-out of the WRP occurring over time as demand for treatment increases. Under this approach, a network of 8-inch wastewater collectors would convey effluent to an 18-inch sanitary wastewater interceptor line. This interceptor line would be placed in a 7.5-foot-wide by 15-foot-deep (average depth) trench in the southerly portion of the SR-126 right-of-way and would extend west approximately 26,000 linear feet ("LF"), where it would connect to the headworks of the Newhall Ranch WRP. The second option would be to construct a pump station on the Project site where wastewater would be pumped back to the existing Valencia WRP, located upstream of the Project along I-5, until such time as the first phase of the Newhall Ranch WRP is constructed. Under this approach, a sanitary sewer force main line would be placed in a 3-foot-wide by 4.5-foot-deep trench and extend from the tract map site easterly, approximately 18,000 LF, to the existing County Sanitation Districts of Los Angeles County ("CSDLAC") lift station near the intersection of The Old Road and Henry Mayo Drive. The existing lift station would convey the wastewater to the Valencia WRP. Off-site sewer improvements would be completed in one phase, over a 6- to 12-month period.

Under an Interconnection Agreement, the existing Valencia WRP can temporarily treat wastewater for up to 6,000 Newhall Ranch dwelling units until such time as the Newhall Ranch WRP is constructed and operational. The Interconnection Agreement was developed to establish a logical plan for the development and administration of the new Newhall Ranch Sanitation District ("NRSD") and its infrastructure, and it sets conditions under which the first 6,000 homes in Newhall Ranch may temporarily discharge wastewater to the Valencia WRP. The conditions include payment of the standard connection fee (fair share of the cost of the existing infrastructure) and transfer of title of the 22-acre Newhall Ranch WRP site to the NRSD. Newhall Ranch residents also would pay the Santa Clarita Valley Sanitation District ("SCVSD") an annual service charge to recover the full cost of treating their wastewater at the Valencia WRP. Temporary treatment of wastewater at the Valencia WRP would not eliminate the need for the developer to construct the Newhall Ranch WRP and to finance the new sewerage system; instead, the temporary treatment of wastewater at the Valencia WRP is a practical engineering decision based on the need to build up an adequate, steady flow of wastewater before start up of the Newhall Ranch WRP.

Related to the temporary treatment of Project wastewater at the Valencia WRP, and in response to the County's request, the Project includes the construction of interim chloride reduction facilities if needed to reduce Project wastewater chloride levels. Although the impacts of the proposed Project relative to chloride are less than significant and, therefore, chloride reduction facilities are not required of the Project, the chloride reduction would provide that, during the period Project wastewater is treated at the Valencia WRP, approximately 1.6 million gallons per day (mgd) of effluent generated by the first 6,000 dwelling units within Newhall Ranch would be at concentrations below 100 milligrams per liter (mg/L) for chloride prior to discharge to the Santa Clara River. The proposed interim

chloride facilities would be comprised of: (a) a 1.2-acre demineralization facility to be constructed adjacent to the existing Valencia WRP; (b) a 1.6-acre brine disposal well facility located within the Valencia Commerce Center, north of Castaic Creek; and (c) associated lines to and from the Valencia WRP to be constructed in existing road rights-of-way primarily within the Project's utility corridor.

- ***Electrical/Dry Utilities:*** Electrical utilities would be constructed in two phases. The first phase would relocate the existing 66 kilovolt ("kV")/16kV overhead electric power line running parallel to SR-126. New power lines would be constructed from The Old Road, west beneath the existing Castaic Creek Bridge, to approximately 300 feet west of the Commerce Center Drive and Harrison Parkway intersection within an existing Southern California Edison ("SCE") easement. The second phase would construct new transmission lines continuing west along the existing SCE easement approximately 12,000 LF, crossing the Chiquita Canyon Landfill, Chiquito Canyon Road, and Chiquito Canyon Creek. An interim 66kV/16kV overhead line would continue southerly along the west side of Chiquito Creek and tie in to the existing electric lines approximately 700 feet north of SR-126. To serve the Project, a new 16kV line would then be constructed westerly, along Franklin Parkway, and placed underground from the point of connection near the water tank access road. From the point of connection, electric lines would be placed in a joint trench extending west to Wolcott Way, then south across SR-126 into the tract map site. Within the tract map site, electric lines would be placed in a joint trench extending west along "A" Street to Long Canyon Road, and north across SR-126 to connect to the existing overhead line. Construction is anticipated to be completed in six to eight months.
- ***Natural Gas:*** A natural gas distribution main would be constructed in two phases to serve the tract map site. (Currently, the terminus of the gas line is located at the Valencia WRP.) The first phase consists of constructing an 8-inch line extending to the approved Newhall Ranch WRP from the east end of the Project site (Castaic Creek Bridge). The estimated installation time would be 8 to 10 months. The second phase would consist of extending the gas distribution main east of the tract map site, along the north SR-126 right-of-way to Commerce Center Drive, crossing SR-126, and continuing east along the south Henry Mayo Drive right-of-way, ultimately connecting to the existing gas main on The Old Road. The second phase has an estimated construction period of approximately four to six months.
- ***Grading:*** Off-tract map site grading is required at several locations in order to construct the tract map site. In addition to the Adobe Canyon borrow site that would be excavated for soil needed to elevate the site from the floodplain, the Project requires grading in Chiquito Canyon for improvements to SR-126, and construction of debris basins, off-site water tank, and wastewater treatment facilities that would be connected to the tract map site by utility lines in the utility corridor.

There would be approximately 4.2 million cubic yards ("mcy") of on-site recompaction of existing soil material within the Landmark Village tract map site, and up to 5.8 mcy of import from the Adobe Canyon borrow site, located within the approved Specific Plan boundary, for the tract map site. The approximate 5.8 mcy of import from Adobe Canyon also would include grading for a debris basin, Newhall Ranch WRP, and Utility Corridor construction. In addition, the Project would require import of approximately 1.2 mcy from

the Chiquito Canyon borrow site. The total volume of Project grading, inclusive of the utility corridor, is approximately 7 mcu. The Project grading is consistent with and implements the Specific Plan's approved Conceptual Grading Plan, and the applicable Specific Plan Design Guidelines for grading and hillside management.

Upon completion of the grading operations associated with soil import, additional work would be required for mass grading of the development areas, along with fine grading for development pads. The grading would consist of rough grading operations for major roads and infrastructure, drainage patterns, and building pads for the various land uses within the tract map site. Remedial grading and custom grading also may be required, depending upon future site-specific soils and geological investigations. Graded slopes would be landscaped and irrigated pursuant to County grading and erosion control requirements. The grading may occur in several phases, including recompaction within the tract map site prior to the transport of off-site materials from Adobe Canyon.

- **Sound Walls:** The Landmark Village project would include the construction of sound walls of varying heights within the tract map site.

1.3.2 Associated Project Approvals

The following Project approvals also need to be secured to authorize build-out of the Landmark Village project:

- **General Plan Amendment:** An amendment is requested to the County's Highway Plan, which is within the Transportation Element of the Los Angeles Countywide General Plan, for a highway located within the Landmark Village tract map site. The Project applicant is requesting that "A" Street be downgraded from a four-lane Secondary Highway, as designated in the current General Plan, to a two-lane Collector Street. While "A" Street is an integral component of the Project's circulation system, it is not critical to the overall Specific Plan and areawide circulation system. The forecasted traffic volumes on "A" Street support the requested designation change. 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 is requested to be changed to a Collector Street.
- **Sub-Plan Amendment:** The Project also requires 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 stated above.
- **Specific Plan Amendment:** Similarly, the Project requires an amendment to the Specific Plan Master Circulation Plan to change "A" Street from a Secondary Highway to a Collector Street for the reasons stated above. Furthermore, the applicant is proposing an amendment to provide a modified street design for "A" Street within the tract map site.

- **Vesting Tentative Tract Map No. 53108:** Approval of the Vesting Tentative Tract Map is required to subdivide the tract map site into 422 lots for the development of 270 single-family dwelling units, 1,105 multi-family units, 69 mixed-use/multi-family units, up to 1,033,000 square feet of mixed-use/commercial uses, and lots for, among other uses, recreation, parks, a school site, a fire station site, and open space.
- **SEA Conditional Use Permit ("CUP"):** The Project applicant is requesting a project-level SEA CUP to provide the County with the regulatory framework for determining if the Landmark Village project within the approved River Corridor Special Management Area (SMA)/SEA 23 boundaries is consistent with both the adopted Specific Plan and previously approved program-level SEA CUP No. 94-087-(5).
- **Oak Tree Permit:** An Oak Tree Permit is required under Zoning Code section 22.56.2050, *et seq.*, for the removal of 65 oak trees located on the Project site, including 10 heritage trees. In addition, 8 oak trees would be impacted by encroachment (*e.g.*, grading, excavation), including 2 heritage trees. The removal and encroachment is necessary to enable the construction of the Project due to site constraints such as topography and drainage. The County Forester has recommended approval of the subject permit, subject to recommended conditions of approval, including replacement trees to be provided at a ratio of 2:1 and 10:1 for heritage oak trees. The Project would not impact the remaining oak trees on the Landmark Village project site.
- **Conditional Use Permit:** Grading within the Adobe Canyon borrow site and the related off-site materials transport meets the definition of a "grading project; off-site transport" under Section 22.08.070(G) of the Los Angeles County Planning and Zoning Code. The Specific Plan allows the Planning Director, or Director of Public Works, to approve applications, *via* a CUP, for the off-site transport of materials over 10,000 cubic yards within the boundaries of the Specific Plan. (*See* County Code Section 22.56.210.) The Landmark Village project would import up to 5.8 mcy from the Adobe Canyon borrow site, located within the approved Specific Plan boundary, for the tract map site, debris basin, WRP, and Utility Corridor construction. As to the tract map site, the imported fill is needed to elevate the proposed finished pads to a minimum of one foot above the River's flood surface water elevation in accordance with the requirements of the Los Angeles County Department of Public Works. Average fill heights would be approximately 10 feet; however, some areas would require approximately 20 feet of fill. In addition, the Project would require import of approximately 1.2 mcy from the Chiquito Canyon borrow site. The total volume of Project grading, inclusive of the utility corridor, is approximately 7 mcy. In addition, the CUP is necessary for construction of the water tanks within the Project site. The CUP also includes a substantial conformance determination pursuant to Specific Plan Section 5.2.2 relating to the following: shared parking to allow off-site, reciprocal parking; street widths to allow "neotraditional" traffic calming features, including chokers, curb extensions and roundabouts; 10-foot front yard setbacks for side-oriented or alley loaded residences; and off-site transport of materials and hillside grading related to the grading operations at the Adobe Canyon and Chiquita Canyon borrow sites.

1.4 PROJECT OBJECTIVES

The overall objective of the Landmark Village project is to implement the first phase of the Newhall Ranch Specific Plan, including 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, which are consistent with the Specific Plan objectives, include the following:

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.

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.

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.

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.

1.5 INITIAL STUDY AND NOTICE OF PREPARATION

Preliminary environmental review of the Landmark Village project was conducted by the County's Department of Regional Planning. In the Initial Study/Notice Of Preparation ("IS/NOP"), the County stated that the Project may have a potentially significant effect on several environmental impact categories, including: (a) hazards (geotechnical, flood, and noise); (b) resources (water quality, air quality, biota, cultural resources, agricultural resources, and visual resources/aesthetics); (c) services (traffic/access, sewage disposal, education, fire/sheriff, and utilities); and (d) other categories (general, environmental safety/hazardous materials, land use, and demand for new recreation facilities).

On January 30, 2004, the County circulated the IS/NOP to responsible agencies, trustee agencies, regional agencies, County reviewing agencies, and other agencies, organizations, and interested persons for the 30-day review period required under CEQA. The IS/NOP requested that the agencies, organizations, and others provide the County with specific details about the scope and content of the environmental information to be contained in this Draft EIR, as it related to each entity's area of statutory responsibility. In addition, to facilitate local participation, the County held a scoping meeting on February 12, 2004 at the Castaic Union School District, in Valencia, California, to present the Project and to solicit suggestions from the public and other agencies on the scope and content of the Draft EIR.

In response to the IS/NOP and scoping meeting, comment letters and other input were received from interested agencies, organizations, and others. Based on the results of the County's IS/NOP and scoping efforts, the following topics were evaluated in the Draft and Recirculated Draft EIR:

- | | |
|------------------------------|--|
| 1. Geology and Soils; | 13. Sheriff Services; |
| 2. Hydrology; | 14. Fire Services/Hazards; |
| 3. Water Quality; | 15. Education; |
| 4. Biota; | 16. Parks and Recreation; |
| 5. Floodplain Modifications; | 17. Libraries; |
| 6. Visual Qualities; | 18. Agricultural Resources; |
| 7. Traffic/Access; | 19. Utilities; |
| 8. Noise; | 20. Mineral Resources; |
| 9. Air Quality; | 21. Environmental Safety; |
| 10. Water Service; | 22. Cultural/Paleontological Resources;
and |
| 11. Wastewater Disposal; | 23. Global Climate Change |
| 12. Solid Waste Disposal; | |

1.6 ENVIRONMENTAL IMPACT REPORT

CEQA provides a lead agency with the flexibility to prepare different types of EIRs, and to employ different procedural means to focus environmental analysis on the issues appropriate for decision at each level of environmental review. (Pub. Resources Code, §21093, subd. (a).) The

certified Newhall Ranch Specific Plan Program EIR ("Program EIR")³ addressed the Specific Plan at the "program" level of detail, acknowledging that further environmental review would be required in connection with preparation of project-specific tentative subdivision maps. The Program EIR also contained a separate project-level environmental analysis for the WRP, so the County could issue final approval of the WRP.

Because the Landmark Village project implements a part of the Specific Plan, and because the certified Program EIR assessed the significant environmental effects associated with development of the entire Specific Plan area, the EIR for the Project tiered from the certified Program EIR in accordance with Public Resources Code section 21093, subdivision (a), and CEQA Guidelines section 15168, subdivision (c). In this way, the EIR focused on site-specific issues relating to the Project and allowed the County, as the lead agency, to concentrate on issues that are ripe for decision and exclude from consideration issues already decided or not ripe for decision.

The Landmark Village Draft EIR (November 2006) was made available for public comment for a 60-day period. The comment period began on November 20, 2006, and ended on January 22, 2007. This comment period was subsequently extended by the Regional Planning Commission ("Commission") to February 20, 2007. Copies of the Draft EIR were available for public review at the following locations: (i) Canyon Country Jo Anne Darcy Library, 18601 Soledad Canyon Road, Canyon Country, California 91351-3721; (ii) County of Los Angeles Department of Regional Planning, Special Projects, Room 1362, 320 West Temple Street, Los Angeles, California 90012; (iii) Newhall County Library, 22704 West 9th Street, Newhall, California 91321; and (iv) Valencia County Library, 223743 West Valencia Boulevard, Valencia, California 91355.

In addition to the public comment period identified in the paragraph above, two public hearings on the Landmark Village project and Draft EIR were held on January 31, 2007, and February 28, 2007, before the Commission.

At the conclusion of testimony and discussion at the Commission hearing on February 28, 2007, the Commission closed the public hearing, directed staff to prepare the Final EIR and Project findings and conditions, and further directed the 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 reviewed the revised tract map and recommended approval, including tract map conditions.

In November 2007, the Landmark Village Final EIR (November 2007) 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

³ The Program EIR includes the Final Program EIR for the Newhall Ranch Specific Plan and WRP, certified on March 23, 1999, and the Newhall Ranch Final Additional Analysis, certified on May 27, 2003. The Newhall Ranch Program EIR is incorporated by reference, and available for public review and inspection upon request to the County's Department of Regional Planning.

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 the Landmark Village project and associated Draft EIR (November 2006) and Final EIR (November 2007). At that meeting, County staff summarized the applicant's changes to the proposed Landmark Village project in response to the Commission's direction. After independently reviewing and considering the Landmark Village Draft and Final EIRs, including all appendices thereto, the Commission adopted a resolution recommending that the Board of Supervisors certify the Draft EIR and Final EIR and approve the Landmark Village General/Sub-Plan/Specific Plan Amendment, findings and conditions for VTTM 53108, CUPs, and Oak Tree Permit. In addition, the Commission recommended that the Board approve CEQA Findings and the Mitigation Monitoring Plan for the Landmark Village project.

Following the January 9, 2008 Commission consent calendar meeting, the applicant worked with County staff to add information and include minor changes to the Landmark Village project, and update data and other information in the Landmark Village environmental documents. Based on the new information presented, County staff directed that the EIR be revised and recirculated.

The Landmark Village Recirculated Draft EIR (January 2010) was prepared and circulated for public comment, in accordance with CEQA and the CEQA Guidelines. The Recirculated Draft EIR, along with the Landmark Village Final EIR (November 2007), were circulated for public comment beginning on or about February 1, 2010. In response to public comments, Vesting Tentative Tract Map No. 53108 was revised and resubmitted for review by the Subdivision Committee to, among other things, reflect an additional setback from riparian resources that fall within the jurisdiction of the California Department of Fish and Game ("CDFG"). The Subdivision Committee reviewed the revised tract map and recommended approval, including revised tract map conditions.

The "Landmark Village Final EIR" is comprised of the following: (a) Draft EIR (November 2006), Volumes I-IX, plus Map Box (which was subsequently replaced by the Recirculated Draft EIR); (b) Final EIR (November 2007), Volumes I-V; (c) Recirculated Draft EIR (January 2010), Volumes I-XI, plus Map Box, including the November 2007 Final EIR; and (d) Final EIR (September 2011) (collectively, "Final EIR").

Following release of the Final EIR, the Board conducted a public hearing regarding the Project approvals and associated Final EIR, as described above.

The custodian of the record of proceedings is the County's Department of Regional Planning, 320 West Temple Street, Room 1362, Los Angeles, California 90012, and the County's EIR consultant, Impact Sciences, Inc., 803 Camarillo Road, Suite A, Camarillo, California 93012. The Landmark Village project's record includes, but is not limited to:

- The Final EIR for the Project;
- All reports, Project application materials, memoranda, maps, letters, and other planning documents, including attachments, related documents, and all documents cited,

incorporated by reference or relied on in those materials, prepared by the EIR consultant, the Project applicant, the County, and Commission staff relating to the EIRs;

- Any minutes and transcripts of all public meetings and public hearings relating to the Project;
- All notices issued by the County to comply with CEQA, the CEQA Guidelines, or any other law governing the processing and approval of the Project;
- Matters of common knowledge to the County, which include, but are not limited to: (i) the Los Angeles County General Plan; (ii) the Santa Clarita Valley Area Plan; and (iii) the Los Angeles County Subdivision and Planning and Zoning Codes, as amended;
- Any other written materials relevant to the County's compliance with CEQA, and its decision on the merits of the Project, including documents that have been released for public review, and copies of reports, studies or other documents relied on in any environmental documentation for the Project and either made available to the public during the public comment period or included in the County's files; and
- Regulatory approval documents governing long-term implementation of the approved Newhall Ranch Specific Plan and WRP, including the Specific Plan and all Newhall Ranch certified environmental documentation, which is cited, incorporated by reference, or relied upon in the Landmark Village Final EIR.

2.0 FINDINGS FOCUSING ON SIGNIFICANT UNAVOIDABLE IMPACTS OF THE PROJECT

This section identifies the significant unavoidable impacts that require a Statement of Overriding Considerations to be issued by the Board upon approval of the Landmark Village project. Based on the analysis contained in the Final EIR, and consistent with the determinations made in the Program EIR, the following impacts to visual qualities, air quality, solid waste services, and agricultural resources have been determined to fall within this "significant unavoidable impact" category. In addition to the identification of significant unavoidable impacts, the discussion, below, identifies significant impacts resulting from the Project to visual qualities, air quality, solid waste services, and agricultural resources, which have been mitigated to less than significant based upon the identified mitigation measures. **Section 5.0**, below, identifies impacts to these same environmental categories (visual qualities, air quality, solid waste services, and agricultural resources) as significant and unavoidable cumulative impacts.

2.1 VISUAL QUALITIES

2.1.1 Unavoidable and Significant Impacts

The Specific Plan Program EIR determined that implementation of the Specific Plan would result in significant unavoidable impacts relating to visual qualities and aesthetics due to the conversion of open space to an urban landscape. These changes were determined to be visible from three view corridors (*i.e.*, the Santa Clara River/SR-126 corridor; the Chiquito Canyon corridor; and the I-5 corridor), which include a total of eight viewsheds. Two additional viewsheds, outside of the three view corridors, also were identified as being subject to impacts.

These particular impacts were determined to be unavoidable due to the absence of feasible mitigation to avoid or mitigate the view change.

The Landmark Village project would significantly alter the visual characteristics of the Santa Clara River/SR-126 corridor through its addition of residential and commercial development, roadways, bridges, and other human activity. The addition of the Project would obstruct and alter views of the River, bluffs, and ridgelines previously visible from this corridor. The construction activity also would substantially affect this view corridor, and is likely to result in a short-term significant impact. Views in Chiquito Canyon also would be significantly altered due to Project implementation.

Further, the Project would increase the sources of outdoor illumination. As a result, the Project would increase the amount of glare (including reflected light) generated on the Project site during the day and would increase the amount of light generated during the night. Given that the site presently produces little or no light or glare, as it is primarily undeveloped land, implementation of the Project would result in a substantial change over the present condition.

Even with the inclusion of various project design features (*see* Specific Plan, Chapters 3 and 4, containing Development Regulations and Design Guidelines that apply to the Project and that address grading, lighting, fencing, landscaping, signage, architecture, and site planning), and the incorporation of the mitigation measures identified below, visual impacts would remain significant and unavoidable due to the change in the visual character of the site from rural to urban.

2.1.2 Mitigation Measures

The Board finds that there are no feasible mitigation measures available to avoid or mitigate the visual quality impacts attributable to the Landmark Village project to a less-than-significant level. However, the following feasible mitigation measures would substantially lessen the identified significant visual quality impacts as identified in the Final EIR.

2.1.2.1 Specific Plan Mitigation Measures

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.

- 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 [in] 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.

2.1.2.2 Landmark Village Mitigation Measures

No additional mitigation measures are recommended beyond those already incorporated into the Specific Plan and its related environmental documentation.

2.1.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and will substantially lessen the visual quality impacts attributable to the Landmark Village project. Pursuant to Public Resources Code section 21081, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project which would mitigate, in part, the significant visual quality impacts attributable to the Project, as identified in the Final EIR. However, there are no feasible mitigation measures that would reduce all the identified significant impacts to a level below significant. Therefore, these impacts must be considered unavoidably significant even after implementation of all feasible mitigation measures. Pursuant to Public Resources Code section 21081, subdivision (a)(3), as described in the Statement of Overriding Considerations, the Board has determined that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the EIR, and the identified visual quality impacts are thereby acceptable because of specific overriding considerations (*see Section 8.0*, below), which outweigh the significant unavoidable visual quality impacts of the Project.

2.2 AIR QUALITY

2.2.1 Unavoidable and Significant Impacts

The Specific Plan's construction and operational emissions were considered significant and unavoidable due to the absence of feasible mitigation to reduce the emission levels below applicable thresholds of significance issued by the South Coast Air Quality Management District ("SCAQMD"). However, the Newhall Ranch Specific Plan, including the Landmark Village project, has been designed to reduce the amount of vehicle miles traveled ("VMT"), as compared to more conventional, non-village designs. Further, the Specific Plan and the Project are consistent with the applicable air quality management plan.

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), oxides of nitrogen (NO_x), and respirable particulate matter (PM₁₀), including fine particulate matter (PM_{2.5}), would exceed the thresholds of significance recommended by the SCAQMD. The analysis of local significance threshold (LST) impacts suggests that PM₁₀ emissions, including PM_{2.5} emissions, could exceed the limitations in SCAQMD Rule 403. While the nitrogen dioxide (NO₂) 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 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 PM₁₀, including PM_{2.5}, would exceed SCAQMD thresholds, primarily due to mobile source emissions in the summer and winter.

No Project land uses 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 2004 Regional Transportation Plan (2004 RTP) prepared by the Southern California Association of Governments (SCAG). The 2004 RTP forms the basis for the land use and transportation control portions of the 2007 AQMP. Because the Project is within the growth forecasts for the region, it would, consequently, be consistent with the 2007 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.

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 or operational-related emissions of CO, VOC, NO_x, or PM₁₀, including PM_{2.5}, to below the SCAQMD's recommended thresholds of significance. Therefore, the Project's construction-related and operational-related emissions would be considered significant and unavoidable.

2.2.2 Mitigation Measures

The Board finds that there are no feasible mitigation measures available to avoid or mitigate all of the air quality-related impacts attributable to the Landmark Village project to a level below significant. However, the following feasible mitigation measures would substantially lessen the identified significant air quality impacts as identified in the Final EIR:

2.2.2.1 Specific Plan Mitigation Measures

Certain mitigation measures adopted to reduce air quality impacts associated with the Specific Plan have been satisfied by the Project applicant and are so noted. Those mitigation measures are as follows: SP 4.10-1 through SP 4.10-5. Other Specific Plan mitigation measures are replaced (i.e., superceded) by mitigation measures specific to the Project (i.e., mitigation measure LV 4.9-5 replaces mitigation measure SP 4.10-6, mitigation measure LV 4.9-6 replaces mitigation measure SP 4.10-7, and mitigation measure LV 4.9-7 replaces mitigation measure SP 4.10-9.) Lastly, mitigation measure SP 4.10-13 is not applicable to the Landmark Village project.

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.)*

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.

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 ten 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% 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 two 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.

PAVED ROADS

- h. Sweep 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.

(Specific Plan mitigation measure SP 4.10-6 has been replaced and superceded by project-specific mitigation measure LV 4.9-5.)

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.
- 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. *(Infeasible as written due to the present market for alternative fuels for use in construction equipment. Revised to provide greater flexibility in the selection of alternative fuel types.)*
- 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. *(Infeasible as written due to the present market for alternative fuels for use in construction equipment. Revised to provide greater flexibility in the selection of alternative fuel types.)*
- n. Use propane- or butane-powered on-site mobile equipment instead of gasoline. *(Infeasible as written due to the present market for alternative fuels for use in construction equipment. Revised to provide greater flexibility in the selection of alternative fuel types.)*

(Specific Plan mitigation measure SP 4.10-7 has been replaced and superseded by project-specific mitigation measure LV 4.9-6.)

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.

ON ROAD MOBILE SOURCE OPERATIONAL EMISSIONS

Residential Uses

- a. Include satellite telecommunications centers in residential subdivisions (*No longer applicable as growth of internet allows residents to telecommute from home using personal computers.*)
- b. Establish shuttle service from residential subdivision to commercial core areas. (*Infeasible as written; shuttle services to be provided by commercial uses and public transit.*)
- c. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters).
- 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. (*Infeasible as written; shuttle services to be provided by commercial uses and public transit.*)
- 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 foot 2 inch 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 videoconference facilities. *(No longer applicable as growth of internet allows employees to attend videoconference from home using personal computers.)*
- n. Set up resident worker training programs to improve job/housing balance.
- o. Implement home dispatching system where employees receive routing schedule by phone instead of driving to work. *(No longer applicable 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. Develop a program to minimize the use of fleet vehicles during smog alerts (for business not subject to Regulation XV (now Rule 2202) or XII). *(Not applicable to Landmark Village project as the commercial uses to be developed in this subdivision will be neighborhood supporting uses that do not utilize commercial vehicle fleets.)*
- q. Use low-emissions fleet vehicles:
 - TLEV
 - ULEV
 - LEV
 - ZEV

(Not applicable to Landmark Village project as the commercial uses to be developed in this subdivision will be neighborhood supporting uses that do not utilize commercial vehicle fleets.)

- r. Reduce employee parking spaces for those businesses subject to Regulation XV (now Rule 2202). *(Rule 2202 applies to employers with more than 250 employees on a single worksite. The Landmark Village project does not include Business Park or similar uses that would generate significant levels of employment at a single location.)*

- s. Implement a lunch shuttle service from a worksite(s) to food establishments. *(Consistent with Rule 2202, this measure applies to employers with more than 250 employees on a single worksite. The Landmark Village project would not include the types of uses that would generate significant levels of employees at a single location. Therefore, this measure is not applicable to Landmark Village.)*
- t. Implement compressed workweek schedules where weekly work hours are compressed into fewer than five days.
 - 9/80
 - 4/40
 - 3/36

(The Landmark Village project does not include the types of uses that would generate significant levels of employment at a single location. Therefore, this measure is considered not applicable.)

- u. Develop a trip reduction plan to achieve 1.5 AVR for businesses with less than 100 employees or multi-tenant worksites. *(This measure is considered not applicable, because the uses proposed by the Landmark Village project are not suited for imposition of a trip reduction plan. In addition, the requirement to achieve a specific AVR has been ruled unlawful and, therefore, is no longer recommended.)*
- v. Utilize satellite offices rather than regular worksite to reduce VMT. *(No longer applicable as growth of internet allows employees to work from home on personal computers.)*
- w. Establish a home-based telecommuting program. *(No longer applicable as growth of internet allows employees to work from home on personal computers.)*
- x. Provide on-site child care and after-school facilities or contribute to off-site development within walking distance. *(Consistent with Rule 2202, this measure applies to employers with more than 250 employees on a single worksite. The Landmark Village project would not include the types of uses that would generate significant levels of employees at a single location. Therefore, this measure is not applicable to Landmark Village.)*
- 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. *(Consistent with Rule 2202, this measure applies to employers with more than 250 employees on a single worksite. The Landmark Village project would not include the types of uses that would generate significant levels of employees*

at a single location. Therefore, this measure is not applicable to Landmark Village.)

- aa. Establish a shuttle service from residential core areas to the worksite. *(Infeasible as written due to the unlimited scope of worksite locations.)*
- 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 that is physically separated from street and parking lot traffic and walk paths.
 - Include showers for pedestrian employees' use.
- ah. Provide shuttles to major rail transit stations and multi-modal centers. *(Infeasible as written due to the unlimited scope of shuttle routes.)*
- ai. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.).
- aj. Charge visitors to park. *(Infeasible as written due to the business implications of establishing parking fees at certain commercial uses (e.g., grocery stores, big-box retailers).)*
- 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. Provide preferential parking spaces for carpools and vanpools and provide 7'2" minimum vertical clearance in parking facilities for vanpool access. *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to preferential parking spaces for carpools and vanpools in Business Park uses. The Landmark Village project does not propose a Business Park.)*
- ar. Implement on-site circulation plans in parking lots to reduce vehicle queuing. *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to improved circulation within Business Park parking lots. The Landmark Village project does not propose a Business Park.)*
- as. Set up resident worker training programs to improve job/housing balance. *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to resident worker training programs for Business Park employees. The Landmark Village project does not propose a Business Park.)*
- at. Implement home dispatching system where employees receive routing schedule by phone instead of driving to work. *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to establishment of home dispatching system for Business Park employees. The Landmark Village project does not propose a Business Park.)*
- au. Develop a program to minimize the use of fleet vehicles during smog alerts (for business not subject to Regulation XV (now Rule 2202) or XII). *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to creation of a program designed to reduce use of vehicle fleets. The Landmark Village project does not propose a Business Park.)*
- av. Use low-emissions fleet vehicles:
 - TLEV
 - ULEV

- LEV
- ZEV

(This mitigation measure is not applicable to the Landmark Village project. The measure promotes use of alternative fuels in vehicle fleets. The Landmark Village project does not propose a Business Park.)

- aw. Require employers not subject to Regulation XV (now Rule 2202) to provide commuter information area. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires employers in Business Parks to provide commuter information area. The Landmark Village project does not propose a Business Park.)*
- ax. Reduce employee parking spaces for those businesses subject to Regulation XV (now Rule 2202). *(This mitigation measure is not applicable to the Landmark Village project. The measure requires employers in Business Parks to limit employee parking. The Landmark Village project does not propose a Business Park.)*
- ay. Implement compressed workweek schedules where weekly work hours are compressed into fewer than five days.
 - 9/80
 - 4/40
 - 3/36

(This mitigation measure is not applicable to the Landmark Village project. The measure promotes use of flexible work schedules in Business Park uses. The Landmark Village project does not propose a Business Park.)

- az. Offer first right of refusal, low interest loans, or other incentives to employees who purchase or rent local residences. *(This mitigation measure has been omitted because it is not applicable to the Landmark Village project. The measure promotes use of incentives to Business Park employees who choose to reside in a local residence. The Landmark Village project does not propose a Business Park.)*
- ba. Develop a trip reduction plan to achieve 1.5 AVR for businesses with less than 100 employees or multi-tenant worksites. *(This mitigation measure is not applicable to the Landmark Village project. The measure promotes use of a trip reduction plan for Business Park users. The Landmark Village project does not propose a Business Park.)*
- bb. Provide on-site child care and after-school facilities or contribute to off-site development within walking distance. *(This mitigation measure is not applicable to the Landmark Village project. The measure promotes on-site childcare in Business Park uses. The Landmark Village project does not propose a Business Park.)*

- bc. Provide on-site employee services such as cafeterias, banks, etc. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide on-site employee amenities such as cafeterias or banks. The Landmark Village project does not propose a Business Park.)*
- bd. Establish a shuttle service from residential core areas to the worksite. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide shuttle service to residential areas. The Landmark Village project does not propose a Business Park.)*
- be. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters) *(This mitigation measure is not applicable to the Landmark Village project. The measure requires bus stops in Business Park uses. The Landmark Village project does not propose a Business Park.)*
- bf. Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharers. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to encourage ridesharing and discourage travel in single occupancy vehicles. The Landmark Village project does not propose a Business Park.)*
- bg. Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide parking in excess of code for park and ride lots. The Landmark Village project does not propose a Business Park.)*
- bh. 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.

(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to construct on-site improvements that encourage bicycling. The Landmark Village project does not propose a Business Park.)

- bi. 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 that is physically separated from street and parking lot traffic and walk paths.
 - Include showers for pedestrian employees' use.

(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide pedestrian facility improvements. The Landmark Village project does not propose a Business Park.)

- bj. Provide shuttles to major rail transit stations and multi-modal centers. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide shuttles to transit stations. The Landmark Village project does not propose a Business Park.)*

- bk. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.). *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to contribute towards regional transit improvements. The Landmark Village project does not propose a Business Park. Nonetheless, the Landmark Village project would provide eight acres, located within a 35-foot-wide strip of land along SR-126, for the future reservation of a rail right-of-way running parallel to the south side of SR-126.)*

- bl. Synchronize traffic lights on streets impacted by development. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to synchronize traffic signals affected by operation of the park. The Landmark Village project does not propose a Business Park.)*

- bm. Reschedule truck deliveries and pickups to off-peak hours. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to schedule deliveries at off-peak hours. The Landmark Village project does not propose a Business Park.)*

- bn. Implement a lunch shuttle service from a worksite(s) to food establishments. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to implement a lunch shuttle service. The Landmark Village project does not propose a Business Park.)*

- bo. Require on-site truck loading zones. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide on-site truck loading zones. The Landmark Village project does not propose a Business Park.)*
- bp. Install aerodynamic add-on devices to heavy-duty trucks. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to install aerodynamic devices on truck fleets. The Landmark Village project does not propose a Business Park.)*
- bq. Implement or contribute to public outreach programs. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to conduct public outreach programs to reduce VMT. The Landmark Village project does not propose a Business Park.)*

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.
- 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.

Commercial Uses

- 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).

Business Park Uses

- cn. Provide shade trees to reduce building heating/cooling needs. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to provide shade trees near structures. The Landmark Village project does not propose a Business Park.)*
- co. Use energy-efficient and automated controls for air conditioning. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to use energy efficient air conditioning. The Landmark Village project does not propose a Business Park.)*
- cp. Use double-paned windows. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to use energy efficient windows. The Landmark Village project does not propose a Business Park.)*
- cq. Use energy-efficient low-sodium parking lot lights. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to use energy efficient parking lot lighting. The Landmark Village project does not propose a Business Park.)*
- cr. Use lighting controls and energy-efficient lighting. *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses*

within the Business Park to use energy efficient lighting. The Landmark Village project does not propose a Business Park.)

- cs. Use light-colored roofing materials to reflect heat. *(This mitigation is not applicable to the Landmark Village project. The measure requires uses within the Business Park to use light color roofing materials. The Landmark Village project does not propose a Business Park.)*
- ct. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting). *(This mitigation measure is not applicable to the Landmark Village project. The measure requires uses within the Business Park to orient the structure to account for passive solar design. The Landmark Village project does not propose a Business Park.)*
- cu. Increase walls and attic insulation beyond Title 24 requirements. *(This mitigation measure has been omitted because it is not applicable to the Landmark Village project. The measure requires uses within the Business Park to increase wall insulation beyond code requirements. The Landmark Village project does not propose a Business Park.)*
- cv. Improved storage and handling or source materials. *(This mitigation measure has been omitted because it is not applicable to the Landmark Village project. The measure requires uses within the Business Park to improve storage and handling. The Landmark Village project does not propose a Business Park.)*
- cw. Materials substitution (e.g., use water-based paints, life-cycle analysis). *(This mitigation measure has been omitted because it is not applicable to the Landmark Village project. The measure requires uses within the Business Park to conduct materials substitution in their processes. The Landmark Village project does not propose a Business Park.)*
- cx. Modify manufacturing processes (e.g., reduce process stages, closed-loop systems, materials recycling). *(This mitigation measure has been omitted because it is not applicable to the Landmark Village project. The measure addresses manufacturing uses within a Business Park. The Landmark Village project does not propose a Business Park.)*
- cy. Resource recovery systems that redirect chemicals to new production processes. *(This mitigation measure has been omitted because it is not applicable to the Landmark Village project. The measure addresses manufacturing uses within a Business Park. The Landmark Village project does not propose a Business Park.)*

(Specific Plan mitigation measure SP 4.10-9 has been replaced and superseded by project-specific mitigation measure LV 4.9-7.)

- 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 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 [Specific Plan EIR] 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.
- 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 Any on-site subterranean parking structures shall provide adequate ventilation systems to disperse pollutants and preclude the potential for a pollutant concentration to occur. *(This mitigation measure is not applicable to the Landmark Village project. The measure addresses ventilation of subterranean parking garages. The Landmark Village project does not propose such parking facilities.)*
- 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 VMT and related air quality impacts, as well as on local opportunities for public transit and ridesharing.

2.2.2.2 Landmark Village Mitigation Measures

To further reduce the magnitude of the Project's air quality impacts, the following mitigation measures are incorporated:

- 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 URBEMIS20072 model for its use in construction equipment, it can reduce NO_x emissions by 15 percent and PM₁₀, including PM_{2.5}, emissions by 50 percent.

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 PM₁₀, including PM_{2.5}, 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, the amount 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. The URBEMIS2007 model does not estimate emissions reductions from EGR.

LV 4.9-4 All on-road and off-road construction equipment shall employ diesel particulate filters.

Diesel particulate filters can reduce PM₁₀ emissions from construction equipment by as much as 85 percent based on information provided in the URBEMIS2007 model.

LV 4.9-4a On-road construction trucks shall be routed away from sensitive receptor areas.

LV 4.9-4b Require all on-site construction equipment to meet EPA Tier 2 or higher emissions standards according to the following schedule:

- April 1, 2010, to December 31, 2011: All offroad diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 2 offroad emissions standards. In addition, all construction equipment shall be outfitted with the BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 2 or Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- January 1, 2012, to December 31, 2014: All offroad diesel-powered construction equipment greater than 50 hp shall meet Tier 3 offroad emissions standards. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.
- Post-January 1, 2015: All offroad diesel-powered construction equipment greater than 50 hp shall meet the Tier 4 emission standards, where available. In addition, all construction equipment shall be outfitted with BACT devices certified by CARB. Any emissions control device used by the contractor shall achieve emissions reductions that are no less than what could be achieved by a Level 3

diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.

- A copy of each unit's certified tier specification, BACT documentation, and CARB or AQMD operating permit shall be provided at the time of mobilization of each applicable unit of equipment.

LV4.9-5 (Replaces Mitigation Measure Specific Plan 4.10-6) The applicant 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 Recirculated Draft EIR **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.

The project applicant or its designee shall implement the following:

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 miles per hour.
- 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.

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 miles per hour 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.

LV 4.9-6 (Replaces Mitigation Measure SP 4.10-7) Prior to the approval of each future subdivision proposed in association with Landmark Village, each of the construction emission reduction measures indicated below, which are based on Tables 11-2 and 11-3 of the SCAQMD's *CEQA Air Quality Handbook*, shall be implemented:

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.
- 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 pile drivers powered by an alternative to diesel fuel.
- 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 mobile equipment powered by an alternative to diesel fuel.
- n. Use on-site mobile equipment powered by an alternative to gasoline.

Construction Emissions With Mitigation

Although substantial mitigation is recommended for the Project's construction-related emissions, Mitigation Measures LV 4.9-2, 4.9-3, and 4.9-4 are based on technology unproven on a large scale and which may be infeasible for some equipment. However, if these mitigation measures are found feasible at the time of construction, the Project's construction-related CO, VOC, NO_x, and PM₁₀, including PM_{2.5}, emissions would be reduced, as shown in Table 4.9-27, Estimated Mitigated Construction Emissions. However, even with the implementation of these mitigation measures, if feasible, construction emission thresholds for CO, VOC, NO_x, and PM₁₀, including

PM_{2.5}, emissions would still be exceeded.⁴ As a result, construction air quality impacts are considered significant and unavoidable.

Table 4.9-27 Estimated Mitigated Construction Emissions						
Subphase/Emissions Source	Emissions (lbs/day)					Mitigation
	CO	VOC	NO_x	SO_x	PM₁₀	
Weeks 1 thru 19						
Unmitigated Emissions Total	475.33	117.27	1,068.47	0.13	1,923.62	
Mitigated Emissions Total	475.33	117.27	920.16	0.13	1,891.35 ¹	Rule 403
SCAQMD Thresholds	550.00	75.00	100.00	150.00	150.00	Aqueous Fuel
Exceeds Thresholds?	NO	YES	YES	NO	YES	Diesel Particulate Filter (DPF)
Notes: No Demolition, Pavement and Asphalt, or Building Construction during this subphase. Assumes conformance with Fugitive Dust Rule 403.						
¹ Includes 405.03 pounds of mitigated PM _{2.5} emissions, which exceed the 55 pound significance threshold.						
Weeks 20 thru 39						
Unmitigated Emissions Total	764.59	191.69	1,700.58	0.17	2,431.89	
Mitigated Emissions Total	764.59	191.69	1,459.38	0.17	2,377.65 ²	Rule 403
SCAQMD Thresholds	550.00	75.00	100.00	150.00	150.00	Aqueous Fuel
Exceeds Thresholds?	YES	YES	YES	NO	YES	Diesel Particulate Filter (DPF)
Notes: No Demolition or Building Construction during this subphase. Assumes conformance with Fugitive Dust Rule 403, and use of low VOC asphalt.						
² Includes 512.20 pounds of mitigated PM _{2.5} emissions, which exceed the 55 pound significance threshold.						
Weeks 40 thru 46						
Unmitigated Emissions Total	1,058.30	303.71	2,428.89	0.18	2,466.19	
Mitigated Emissions Total	1,058.30	303.71	2,078.89	0.18	2,386.48 ³	Rule 403
SCAQMD Thresholds	550.00	75.00	100.00	150.00	150.00	Aqueous Fuel
Exceeds Thresholds?	YES	YES	YES	NO	YES	Diesel Particulate Filter (DPF)
Notes: No Demolition during this subphase. Assumes conformance with Fugitive Dust Rule 403, and use of low VOC asphalt.						
³ Includes 520.18 pounds of mitigated PM _{2.5} emissions, which exceed the 55 pound significance threshold.						
Weeks 47 thru 91						
Unmitigated Emissions Total	642.89	188.97	1,376.08	0.14	65.22	
Mitigated Emissions Total	642.89	188.97	1,174.38	0.14	17.79 ⁴	Aqueous Fuel
SCAQMD Thresholds	550.00	75.00	100.00	150.00	150.00	Diesel Particulate Filter (DPF)
Exceeds Thresholds?	YES	YES	YES	NO	NO	
Notes: No Demolition or Grading during this subphase. Assumes conformance with Fugitive Dust Rule 403, and use of low VOC asphalt.						
⁴ Includes 16.00 pounds of mitigated PM _{2.5} emissions, which is below the 55 pound significance threshold.						
Week 92						
Unmitigated Emissions Total	622.94	196.86	1,435.16	0.05	67.75	
Mitigated Emissions Total	622.94	196.86	1,221.69	0.05	17.46 ⁵	Aqueous Fuel
SCAQMD Thresholds	550.00	75.00	100.00	150.00	150.00	Diesel Particulate Filter (DPF)
Exceeds Thresholds?	YES	YES	YES	NO	NO	
Notes: No Demolition or Grading during this subphase. Assumes conformance with Fugitive Dust Rule 403, and use of low VOC asphalt and architectural coatings.						
⁵ Includes 15.95 pounds of mitigated PM _{2.5} emissions, which is below the 55 pound significance threshold.						

⁴ The RDEIR identified CO post-mitigation construction emissions as continuing to exceed applicable significance thresholds. See Table 4.9-27. The omission of CO from the listing of emissions in this text was an inadvertent error.

Table 4.9-27 Estimated Mitigated Construction Emissions						
Subphase/Emissions Source	Emissions (lbs/day)					Mitigation
	CO	VOC	NO _x	SO _x	PM ₁₀	
Weeks 93 thru 144						
Unmitigated Emissions Total	642.49	177.84	1,326.41	0.14	63.01	
Mitigated Emissions Total	642.49	177.84	1,130.44	0.14	16.88 ⁶	Aqueous Fuel Diesel Particulate Filter (DPF)
SCAQMD Thresholds	550.00	75.00	100.00	150.00	55.00	
Exceeds Thresholds?	YES	YES	YES	NO	NO	
Notes: No Demolition or Grading during this subphase. Assumes use of low VOC asphalt and architectural coatings. ⁶ Includes 15.17 pounds of mitigated PM _{2.5} emissions, which is below the 55 pound significance threshold.						
Weeks 145 thru 158						
Unmitigated Emissions Total	534.31	160.25	1,139.61	0.07	54.67	
Mitigated Emissions Total	534.31	160.25	970.89	0.07	14.38 ⁷	Aqueous Fuel Diesel Particulate Filter (DPF)
SCAQMD Thresholds	550.00	75.00	100.00	150.00	150.00	
Exceeds Thresholds?	NO	YES	YES	NO	NO	
Notes: No Demolition or Grading during this subphase. Assumes use of low VOC asphalt and architectural coatings. ⁷ Includes 13.04 pounds of mitigated PM _{2.5} emissions, which is below the 55 pound significance threshold.						
Weeks 159 thru 178						
Unmitigated Emissions Total	271.68	91.64	551.13	0.05	26.18	
Mitigated Emissions Total	271.68	91.64	469.36	0.05	6.91 ⁸	Aqueous Fuel Diesel Particulate Filter (DPF)
SCAQMD Thresholds	550.00	75.00	100.00	150.00	150.00	
Exceeds Thresholds?	NO	YES	YES	NO	NO	
Notes: No Demolition, Grading, or Pavement and Asphalt during this subphase. Assumes use of low VOC asphalt and architectural coatings. ⁸ Includes 6.23 pounds of mitigated PM _{2.5} emissions, which is below the 55 pound significance threshold.						
Weeks 179 thru 196						
Unmitigated Emissions Total	233.03	80.61	476.87	0.04	22.42	
Mitigated Emissions Total	233.03	80.61	406.11	0.04	5.91 ⁹	Aqueous Fuel Diesel Particulate Filter (DPF)
SCAQMD Thresholds	550.00	75.00	100.00	150.00	150.00	
Exceeds Thresholds?	NO	YES	YES	NO	NO	
Notes: No Demolition, Grading, or Pavement and Asphalt during this subphase. Assumes use of low VOC asphalt and architectural coatings. ⁹ Includes 5.34 pounds of mitigated PM _{2.5} emissions, which is below the 55 pound significance threshold.						
Weeks 197 thru 210						
Unmitigated Emissions Total	151.89	53.65	323.81	0.02	14.98	
Mitigated Emissions Total	151.89	53.65	275.65	0.02	3.90 ¹⁰	Aqueous Fuel Diesel Particulate Filter (DPF)
SCAQMD Thresholds	550.00	75.00	100.00	150.00	150.00	
Exceeds Thresholds?	NO	NO	YES	NO	NO	
Notes: No Demolition, Grading, or Pavement and Asphalt during this subphase. Assumes use of low VOC architectural coatings. ¹⁰ Includes 3.51 pounds of mitigated PM _{2.5} emissions, which is below the 55 pound significance threshold.						
Weeks 211 thru 220						
Unmitigated Emissions Total	101.08	35.75	209.78	0.01	9.28	
Mitigated Emissions Total	101.08	35.75	178.43	0.01	2.37 ¹¹	Aqueous Fuel Diesel Particulate Filter (DPF)
SCAQMD Thresholds	550.00	75.00	100.00	150.00	150.00	
Exceeds Thresholds?	NO	NO	YES	NO	NO	
Notes: No Demolition, Grading, or Pavement and Asphalt during this subphase. Assumes use of low VOC asphalt and architectural coatings. ¹¹ Includes 2.16 pounds of mitigated PM _{2.5} emissions, which is below the 55 pound significance threshold.						
Weeks 221 thru 235						
Unmitigated Emissions Total	59.47	22.02	128.35	0.00	5.43	

Table 4.9-27 Estimated Mitigated Construction Emissions						
Subphase/Emissions Source	Emissions (lbs/day)					Mitigation
	CO	VOC	NO _x	SO _x	PM ₁₀	
Mitigated Emissions Total	59.47	22.02	109.14	0.00	1.38 ¹²	Aqueous Fuel Diesel Particulate Filter (DPF)
SCAQMD Thresholds	550.00	75.00	100.00	150.00	150.00	
Exceeds Thresholds?	NO	NO	YES	NO	NO	
Notes: No Demolition, Grading, or Pavement and Asphalt during this subphase. Assumes use of low VOC architectural coatings.						
¹² Includes 1.26 pounds of mitigated PM _{2.5} emissions, which is below the 55 pound significance threshold.						
Beg. 2015 (196 Weeks) ¹						
Unmitigated Emissions Total	143.93	50.59	220.62	0.08	9.35	Aqueous Fuel Diesel Particulate Filter (DPF)
Mitigated Emissions Total	143.93	50.59	188.45	0.08	2.84 ¹³	
SCAQMD Thresholds	550.00	75.00	100.00	150.00	150.00	
Exceeds Thresholds?	NO	NO	YES	NO	NO	
Notes: No Demolition, Grading, or Pavement and Asphalt during this subphase.						
¹³ Includes 2.42 pounds of mitigated PM _{2.5} emissions, which is below the 55 pound significance threshold.						

Source: Impact Sciences, Inc., Air quality calculations can be found in Recirculated Draft EIR **Appendix 4.9**.

¹ As a worst-case scenario, assumes all associated grading and pavement/asphalt is completed during the first three subphases.

Operational Mitigation Measures

Point Source Operational Emissions

LV4.9-7 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.

Mobile Source Operational Emissions

LV4.9-8 (Replaces Mitigation Measure SP 4.10-9) Prior to the approval of each future subdivision proposed in association with Landmark Village, each of the operational emission reduction measures indicated below, which are based on Tables 11-6 and 11-7 of the SCAQMD's *CEQA Air Quality Handbook*, shall be implemented.

On Road Mobile Source Operational Emissions

Residential Uses

- a. Provide residents with information regarding the availability of existing shuttle service providers and public transit.
- b. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters).
- c. Construct off-site pedestrian facility improvements, such as overpasses and wider sidewalks.

- d. Include retail services within or adjacent to residential subdivisions.
- e. Provide residents with information regarding the availability of existing shuttle service providers and public transit.
- f. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.).
- g. Synchronize traffic lights on streets impacted by development.
- h. Construct, contribute, or dedicate land for the provision of off-site bicycle trails linking the facility to designated bicycle commuting routes.

Commercial Uses

- i. Provide preferential parking spaces for carpools and vanpools and provide 7 foot 2 inch minimum vertical clearance in parking facilities for vanpool access.
- j. Implement on-site circulation plans in parking lots to reduce vehicle queuing.
- k. 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.
- l. Set up resident worker training programs to improve job/housing balance.
- m. Require retail facilities or special event centers to offer travel incentives such as discounts on purchases for transit riders.
- n. Establish a shuttle service from residential core areas to the commercial core areas.
- o. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters).
- p. Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharers.
- q. Include residential units within a commercial project.
- r. Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots.
- s. 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.
- t. 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 that is physically separated from street and parking lot traffic and walk paths.
 - Include showers for pedestrian employees' use.
- u. Provide shuttles from the commercial core areas to major transit stations.
- v. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.).
- w. Charge visitors to park at specialty commercial/entertainment developments.
- x. Synchronize traffic lights on streets impacted by development.
- y. Reschedule truck deliveries and pickups to off-peak hours.
- z. Set up paid parking systems where drivers pay at walkup kiosk and exit via a stamped ticket to reduce emissions from queuing vehicles.
- aa. Require on-site truck loading zones.
- ab. Implement or contribute to public outreach programs.
- ac. Require employers not subject to Regulation XV (now Rule 2202) to provide commuter information area.

Stationary Source Operational Emissions

Residential

- ad. Use solar or low emission water heaters.
- ae. Use central water heating systems.
- af. Use built-in energy-efficient appliances.
- ag. Provide shade trees to reduce building heating/cooling needs.
- ah. Use energy-efficient and automated controls for air conditioners.

- ai. Use double-paned windows.
- aj. Use energy-efficient low-sodium parking lot lights.
- ak. Use lighting controls and energy-efficient lighting.
- al. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting).
- am. Use light-colored roofing materials to reflect heat.
- an. Increase walls and attic insulation beyond Title 24 requirements.

Commercial Uses

- ao. Use solar or low emission water heaters.
 - ap. Use central water heating systems.
 - aq. Provide shade trees to reduce building heating/cooling needs.
 - ar. Use energy-efficient and automated controls for air conditioners.
 - as. Use double-paned windows.
 - at. Use energy-efficient low-sodium parking lot lights.
 - au. Use lighting controls and energy-efficient lighting.
 - av. Use light-colored roofing materials to reflect heat.
 - aw. Increase walls and attic insulation beyond Title 24 requirements.
 - ax. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting).
- LV4.9-9 The project developer(s) shall coordinate with Santa Clarita Transit to identify appropriate bus stop/turnout locations.
- LV4.9-10 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.

Area Source Operational Emissions

- LV4.9-11 Wood-burning fireplaces and stoves shall be prohibited in all residential units. Use of wood in fireplaces shall be prohibited through project Covenants, Conditions, and Restrictions.

2.2.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and will substantially lessen the Landmark Village project's air quality impacts. Pursuant to Public Resources Code section 21081, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project which would mitigate, in part, the significant air quality impacts attributable to the Project, as identified in the Final EIR. However, there are no feasible mitigation measures that would reduce all the identified significant impacts to a level below significant. Therefore, these impacts must be considered unavoidably significant even after implementation of all feasible mitigation measures. Pursuant to Public Resources Code section 21081, subdivision (a)(3), as described in the Statement of Overriding Considerations, the Board has determined that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the EIR, and the identified air quality impacts are thereby acceptable because of specific overriding considerations (*see Section 8.0*, below), which outweigh the significant unavoidable air quality impacts of the Project.

2.3 SOLID WASTE SERVICES

2.3.1 Unavoidable and Significant Impacts

The Specific Plan's Program EIR determined that implementation of the Specific Plan would result in significant impacts relating to solid waste disposal services because an adequate supply of landfill space had not been identified and existing hazardous management facilities in the County were inadequate. Even with the application of the recommended mitigation measures, the Program EIR concluded that these impacts would be significant and unavoidable.

As for the Landmark Village project, site preparation (vegetation removal and grading activities) and construction activities would generate approximately 20,556 tons, or an average of approximately 4,111 tons per year, of construction wastes over the 5-year build-out of the Project assuming no recycling, or approximately 10,278 total tons assuming a 50 percent diversion rate. Once operational, the Project would generate approximately 21,249 pounds per day, or approximately 3,878 tons per year, of solid waste, assuming no solid wastes from the Project would be recycled -- a worst-case scenario. The Project may also generate household type hazardous wastes.

Mitigation has been identified to reduce construction and operation wastes to the extent feasible. The County's 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, 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 solid and hazardous waste impacts are considered significant and unavoidable.

2.3.2 Mitigation Measures

The Board finds that there are no feasible mitigation measures available to avoid or mitigate all of the solid waste impacts attributable to the Landmark Village project to a level below significant. However, the following feasible mitigation measures would substantially lessen the identified significant solid waste impacts as identified in the Final EIR:

2.3.2.1 Specific Plan Mitigation Measures

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;
- 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.

2.3.2.2 Landmark Village Mitigation Measures

To further reduce the magnitude of the Landmark Village project's solid waste impacts, the following mitigation measure is incorporated:

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.

2.3.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and will substantially lessen the Landmark Village project's solid waste impacts. Pursuant to Public Resources Code section 21081, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project which would mitigate, in part, the significant solid waste services impacts attributable to the Project, as identified in the Final EIR. However, there are no feasible mitigation measures that would reduce all the identified significant impacts to a level below significant. Therefore, these impacts must be considered unavoidably significant even after implementation of all feasible mitigation measures. Pursuant to Public Resources Code section 21081, subdivision (a)(3), as described in the Statement of Overriding Considerations, the Board has determined that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the EIR, and the identified solid waste impacts are thereby acceptable because of specific overriding considerations (*see Section 8.0*, below), which outweigh the significant unavoidable solid waste impacts of the Project.

2.4 AGRICULTURAL RESOURCES

2.4.1 Unavoidable and Significant Impacts

The Specific Plan's Program EIR identified the conversion of agricultural land to urban uses as a significant unavoidable impact associated with Specific Plan build-out on a project-specific and cumulative basis. The analysis also found that future residents of the Specific Plan may be incidentally exposed to agricultural-related activities; however, mitigation measures were recommended and adopted to reduce this impact to below a level of significance.

Consistent with the analysis at the Specific Plan level of environmental review, the Landmark Village project would result in the conversion of agricultural land to non-agricultural land. Specifically, 199 acres of Prime Farmland, 6 acres of Farmland of Statewide Importance, and 143 acres of Unique Farmland would be converted to non-agricultural land uses, which are considered significant impacts under CEQA's thresholds of significance. No feasible mitigation exists to reduce this impact, and the irreversible loss of a combined 348 acres of Prime Farmland, Farmland of Statewide Importance, and Unique Farmland is a significant and unavoidable impact.

With respect to forest resources, development of the proposed Landmark Village tract map and related off-site improvements would not conflict with forestland or timberland zoning. In the

past, the Project site was zoned for agricultural uses; but, with approval of the Newhall Ranch Specific Plan on May 27, 2003, the Landmark Village project site was re-zoned as non-agriculture. Therefore, development of the Project site would not require a zone change from an existing forestland/timberland zone to a non-forestland/timberland zone, and there would be no related impacts.

The Landmark Village project site contains approximately 35.5 acres (approximately 3.4 percent of the approximate 1,042.3-acre total Project site) of native trees (i.e., oak trees and cottonwood trees), that are dense enough to qualify as Forest Land as defined by Public Resources Code section 12220(g). Of these 35.5 acres, 5.8 acres would be permanently disturbed as a result of Project development and 21.0 acres would be temporarily disturbed, thereby resulting in a potentially significant impact. However, mitigation is provided to address the loss of these forest resources such that any potentially significant impacts related to such loss would be reduced to a less than significant level. (See **Section 3.3, Biota**, below.)

2.4.2 Mitigation Measures

The Board finds that no feasible mitigation measures exist to avoid or mitigate to below a level of significance the Landmark Village project's identified impacts on significant agricultural resources. However, the following feasible mitigation measure would substantially lessen the identified agricultural impacts as identified in the Final EIR:

2.4.2.1 Specific Plan Mitigation Measures

Mitigation measure, SP 4.4-2, adopted in connection with the Specific Plan, is not applicable to the Landmark Village project.

- 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 New homes within 1,500 feet of farming uses within Ventura County, if any, are to be informed that agricultural activities within Ventura County are protected under the County's right-to-farm ordinance, and are to be provided with copies of the County's Amended Ordinance 3730-5/7/85. (*This mitigation measure is not applicable to the Landmark Village tract map site due to its distance from Ventura County.*)

2.4.2.2 Landmark Village Mitigation Measures

To reduce the magnitude of the Landmark Village project's impacts on agricultural resources, the following mitigation measure is incorporated:

- LV 4.18-1 In order to minimize the premature conversion of agricultural lands and to track that conversion, prior to issuance of the first grading permit in areas of Landmark Village where agricultural soils designated as prime farmland, unique farmland, and/or farmland of statewide importance exist (Pub. Resources Code section 21060.1), Newhall Land shall prepare a phasing map to document the phased discontinuation

of existing agricultural activities located within the Landmark Village Project area over the course of its development.

2.4.3 Findings

The Board finds that the above mitigation measure is feasible, is adopted, and will substantially lessen the Landmark Village project's agricultural resources-related impacts. Pursuant to Public Resources Code section 21081, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project which would mitigate, in part, the significant agricultural resources impacts attributable to the Project, as identified in the Final EIR. However, there are no feasible mitigation measures that would reduce all the identified significant impacts to a level below significant. Therefore, these impacts must be considered unavoidably significant even after implementation of all feasible mitigation measures. Pursuant to Public Resources Code section 21081, subdivision (a)(3), as described in the Statement of Overriding Considerations, the Board has determined that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the EIR, and the identified agricultural resources-related impacts are thereby acceptable because of specific overriding considerations (*see Section 8.0*, below), which outweigh the significant unavoidable agricultural resources impacts of the Project.

3.0 FINDINGS ON SIGNIFICANT BUT MITIGATED IMPACTS

This section identifies significant adverse impacts of the Landmark Village project that require findings to be made under Public Resources Code section 21081 and CEQA Guidelines section 15091. On the basis of information in the Final EIR, the Board finds that, based upon substantial evidence in the record, adoption of the mitigation measures set forth below will reduce the identified significant impacts to less than significant levels.

3.1 BIOTA

3.1.1 Potential Significant Impacts

The Program EIR for the Specific Plan identified significant and unavoidable impacts to biological resources, as portions of the contemplated development would occur in sensitive upland and riparian habitats and displace native species. While mitigation was recommended and adopted by the County, all impacts were not reduced to a level below significant.

The Landmark Village project, including the necessary off-site Project components, would result in the permanent conversion of, or temporary disturbance to, 424.6 acres of land currently used for agricultural purposes, 53.6 acres of California annual grassland, 3.3 acres of coast live oak woodland, 47.2 acres of undifferentiated chaparral, 1.2 acres of chamise chaparral, 10.5 acres of mulefat scrub (including disturbed), 23.5 acres of southern cottonwood-willow riparian, 182.6 acres of coastal scrub, 14 acres of river wash, 0.5 acre of alluvial scrub, 12.6 acres of big sagebrush scrub alliances, 7.0 acres of arrow weed scrub, 3 acres of herbaceous wetland, 11.1 acres of developed land, and 244.3 acres of disturbed land. The conversion will permanently decrease the amount of land available for natural habitats and the flora and fauna that inhabit them, resulting in a significant impact. 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 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 are consistent with the findings of the Newhall Ranch Specific Plan Program EIR (March 1999) and Revised Additional Analysis (May 2003), or with the inclusion of the additional mitigation measures required by this EIR. Together, the biological mitigation measures reduce the project and cumulative impacts on sensitive biological resources to less-than-significant levels.

In this regard, it should be noted that the Landmark Village Final EIR is consistent with the findings made by CDFG in the certified EIR for the Newhall Resource Management and Development Plan/Spineflower Conservation Plan (RMDP/SCP) project. For further information regarding the Newhall Ranch RMDP/SCP project, please see Final EIR Updated Topical Response 2: Newhall Ranch RMDP/SCP Project and Associated EIS/EIR. CDFG certified the EIR for the RMDP/SCP project on December 3, 2010, and found that the RMDP/SCP project, as revised, had reduced to less-than-significant levels with mitigation the project's impacts on sensitive biological resources. Similarly, on August 31, 2011, the Corps approved the EIS portion of the joint EIS/EIR for the Newhall Ranch RMDP/SCP project, and issued its "Record of Decision," or ROD, approving the applicant's requested Clean Water Act section 404 permit. (For further information, please refer to CDFG's adopted "CEQA Findings of Fact and Statement of Overriding Considerations" (December 3, 2010), CDFG's adopted Mitigation Monitoring and Reporting Plan ("MMRP;" December 3, 2010), and the Corps' Record of Decision (August 2011).⁵

3.1.2 Mitigation Measures

The Board finds that, based on substantial evidence in the record, potentially significant biological impacts of the Landmark Village project are reduced to less-than-significant levels by implementation of the following mitigation measures.

3.1.2.1 Specific Plan Mitigation Measures

Eighty (80) biota mitigation measures were adopted in conjunction with approval of the Newhall Ranch Specific Plan. However, not all of the 80 mitigation measures are applicable to the Landmark Village project. The following mitigation measures are not applicable to the Landmark Village project: SP 4.6-29 through 4.6-33, SP 4.6-60 through 4.6-62, SP 4.6-64 through 4.6-66, and SP 4.6-68 through 4.6-80. For additional information regarding the reasons why the identified mitigation measures are not applicable to the Project, please refer to revised Section 4.4, Biota, of the Final EIR.

⁵ CDFG's CEQA findings and MMRP, and the Corps' Record of Decision, are incorporated by reference and are available upon request from the County's Department of Regional Planning.

- 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 mitigation measure 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 mitigation 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.)*
- 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 Final EIS/EIR for the Newhall Ranch RMDP/SCP project.)*
- 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 and mitigation measure LV4.4-1 for the Landmark Village project.)*
- 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 and mitigation measures LV 4.4-1 and 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 mitigation 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 mitigation measures LV 4.4-31 and LV 4.4-34 for the Landmark Village project.)*
- 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 mitigation 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 mitigation 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 mitigation 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.)*
- 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 mitigation 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" reestablishment 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 and mitigation measure LV 4.4-1 for the Landmark Village project.)*
- 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 (*Ricans 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 mitigation 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.)*

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 day time 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.)

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 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.)*

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 SMA 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.
- 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.)

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 mitigation 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 ("SMAs") and the Significant Ecological Areas ("SEAs") compatibility criteria.)

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.)*

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.)*

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 land owner 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.)

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 Access to the High Country SMA will be limited to day time use of the designated trail system. *(Not applicable.)*

SP 4.6-30 No pets of any kind will be allowed within the High Country SMA, with the exception that equestrian use is permitted on established trails. *(Not applicable.)*

SP 4.6-31 No hunting, fishing, or motor or trail bike riding shall be permitted. *(Not applicable.)*

SP 4.6-32 The trail system shall be designed and constructed to minimize impacts on native habitats. *(Not applicable.)*

SP 4.6-33 Construction of buildings and other structures (such as patios, decks, etc.) shall only be permitted upon developed pads within Planning Areas OV-04, OV-10, PV-02, and PV-28 and shall not be permitted on southerly slopes facing the High Country SMA (Planning Area HC-01) or in the area between the original SEA 20 boundary and the High Country boundary. If disturbed by grading, all southerly facing slopes which adjoin the High Country SMA within those Planning Areas shall have the disturbed areas revegetated with compatible trees, shrubs, and herbs from the list of plant species for south and west facing slopes as shown in Table 2.6-3, Recommended Plant Species For Use In Enhancement Areas In The High Country.

Transition from the development edge to the natural area shall also be controlled by the standards of wildfire fuel modification zones as set forth in Mitigation Measure **SP 4.6-49**. Within fuel modification areas, trees and herbs from Table 2.6-3 of the Resource Management Plan should be planted toward the top of slopes; and trees at lesser densities and shrubs planted on lower slopes. (*Not applicable.*)

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 mitigation 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 mitigation 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 approval of the Newhall Ranch Specific Plan. The Landmark Village project was designed in compliance with the development standards for the SMA and SEA 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
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 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 and the provision of the Newhall Ranch Specific Plan.)*
- 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 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 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.)*
- 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.)*

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 in accordance with the conditions of approval for the Landmark Village project and the provision of the Newhall Ranch Specific Plan.)*

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.)*

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, and mainland cherry trees/shrubs):

- To mitigate the impacts to oak resources that 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.
- 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.)

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.)*
- SP 4.6-51 In order to enhance the habitat value of plant communities that 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.)*
- 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 United States Fish and Wildlife Service or the California Department of Fish and Game, all such protocols shall be followed in preparing the updated site-specific surveys.

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 (*CEQA Guidelines* Section 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.*)

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 conducted under the Federal Endangered Species Act and the issuance of the USFWS Biological Opinion during the processing of the section 404 Permit by the Corps.*)

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 to 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 of the CDFG section 2081 Incidental Take Permits and issuance of the section 404 Permit by the Corps, 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.)

- 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 to all provisions of required NPDES permits and water quality permits that would be required by the State of California Regional Water Quality Control Board. *(This measure is implemented through the Landmark Village mitigation measures LV4.4-14 and the issuance of and compliance with the 401 certification 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.
 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 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 compliance by the applicant with the CDFG section 2081 Incidental Take Permits.)*

- SP 4.6-60 If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be elderberry scrub vegetation on the property being subdivided, then a site-specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied. *(This measure is not applicable to Landmark Village because the Project would not impact elderberry scrub.)*
- SP 4.6-61 If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be mainland cherry trees and/or mainland cherry shrubs on the property being subdivided, then a site-specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied. *(This measure is not applicable to Landmark Village because the Project would not impact cherry trees.)*
- SP 4.6-62 When a map revision or Substantial Conformance determination on any subdivision map or Conditional Use Permit would result in changes to an approved oak tree permit, then the oak tree report for that oak tree permit must be amended for the area of change, and the addendum must be approved by the County Forester prior to issuance of grading permits for the area of the map or CUP being changed. *(This measure is not applicable to Landmark Village because the Project does not propose any change to an existing oak tree permit.)*
- 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 The operator of the golf course shall prepare a Golf Course Maintenance Plan which shall include procedures to control storm water quality and ground water quality as a result of golf course maintenance practices, including irrigation, fertilizer, pesticide and herbicide use. This Plan shall be prepared in coordination with the County biologist and approved by the County Planning Director prior to the issuance of a Certificate of Occupancy. *(This measure is not applicable to the Landmark Village project because the Project does not include construction and operation of a golf course.)*
- SP 4.6-65 In order to facilitate the conservation of the spineflower on the Newhall Ranch Specific Plan site, the applicant, or its designee, shall, concurrent with Specific Plan approval, agree to the identified special study areas shown in Figure 2.6-8,

Spineflower Mitigation Area Overlay. The applicant, or its designee, further acknowledges that, within and around the Spineflower Mitigation Area Overlay (Figure 2.6-8), changes will likely occur to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading at the subdivision map level. The applicant, or its designee, shall design subdivision maps that are responsive to the characteristics of the spineflower and all other Endangered plant species that may be found on the Specific Plan site. *(Not applicable.)*

- SP 4.6-66 Direct impacts to known spineflower populations within the Newhall Ranch Specific Plan area shall be avoided or minimized through the establishment of one or more on-site preserves that are configured to ensure the continued existence of the species in perpetuity. Preserve(s) shall be delineated in consultation with the County and CDFG, and will likely require changes and revisions to Specific Plan development footprints for lands within and around the Spineflower Mitigation Area Overlay (Figure 2.6-8).

Delineation of the boundaries of Newhall Ranch spineflower preserve(s) for the entire Specific Plan area shall be completed in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesas Village, or that portion of Riverwood Village in which the San Martinez spineflower population occurs.

A sufficient number of known spineflower populations shall be included within the Newhall Ranch spineflower preserve(s) in order to ensure the continued existence of the species in perpetuity. The conservation of known spineflower populations shall be established in consultation with the County and CDFG, and as consistent with standards governing issuance of an incidental take permit for spineflower pursuant to Fish and Game Code Section 2081, subdivision (b).

In addition to conservation of known populations, spineflower shall be introduced in appropriate habitat and soils in the Newhall Ranch preserve(s). The creation of introduced populations shall require seed collection and/or top soil at impacted spineflower locations and nursery propagation to increase seed and sowing of seed. The seed collection activities, and the maintenance of the bulk seed repository, shall be approved in advance by the County and CDFG.

Once the boundaries of the Newhall Ranch spineflower preserve(s) are delineated, the project applicant, or its designee, shall be responsible for conducting a spineflower population census within the Newhall Ranch spineflower preserve(s) annually for 10 years. (These census surveys shall be in addition to the surveys required by Mitigation Measure **SP 4.6-53**, above.) The yearly spineflower population census documentation shall be submitted to the County and CDFG, and maintained by the project applicant, or its designee. If there are any persistent population declines documented in the annual population census reports, the project applicant, or its designee, shall be responsible for conducting an assessment of the ecological factor(s) that are likely responsible for the decline, and implement management activity or activities to address these factors where feasible. In no event,

however, shall project-related activities jeopardize the continued existence of the Newhall Ranch spineflower populations. If a persistent population decline is documented, such as a trend in steady population decline that persists for a period of 5 consecutive years, or a substantial drop in population is detected over a 10-year period, spineflower may be introduced in consultation with CDFG in appropriate habitat and soils in the Newhall Ranch preserve(s), utilizing the bulk spineflower seed repository, together with other required management activity or activities. These activities shall be undertaken by a qualified botanist/biologist, subject to approval by the County and CDFG. The project applicant, or its designee, shall be responsible for the funding and implementation of the necessary management activity or activities, including monitoring, as approved by the County and CDFG.

Annual viability reports shall be submitted to the County and CDFG for 10 years following delineation of the Newhall Ranch spineflower preserve(s) to ensure long-term documentation of the spineflower population status within the Newhall Ranch preserve(s). In the event annual status reports indicate the spineflower population within the Newhall Ranch preserve(s) is not stable and viable 10 years following delineation of the spineflower preserve(s), the project applicant, or its designee, shall continue to submit annual status reports to the County and CDFG for a period of no less than an additional 5 years. *(Not applicable.)*

- 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 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.

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 Landmark Village mitigation measure LV 4.4-1, although the Project would not impact a spineflower preserve area.*)

- SP 4.6-68 To protect the preserved Newhall Ranch spineflower populations, and to further reduce potential direct impacts to such populations due to unrestricted access, the project applicant, or its designee, shall erect and maintain temporary orange fencing and prohibitive signage around the Newhall Ranch preserve(s), open space connections and buffer areas, which are adjacent to areas impacted by proposed development prior to and during all phases of construction. The areas behind the temporary fencing shall not be used for the storage of any equipment, materials, construction debris, or anything associated with construction activities.

Following the final phase of construction of any Newhall Ranch subdivision map adjacent to the Newhall Ranch spineflower preserve(s), the project applicant, or its designee, shall install and maintain permanent fencing along the subdivision tract bordering the preserve(s). Permanent signage shall be installed on the fencing along the preservation boundary to indicate that the fenced area is a biological preserve, which contains protected species and habitat, that access is restricted, and that trespassing and fuel modification are prohibited within the area. The permanent fencing shall be designed to allow wildlife movement.

The plans and specifications for the permanent fencing and signage shall be approved by the County and CDFG prior to the final phase of construction of any Newhall Ranch subdivision map adjacent to a Newhall Ranch spineflower preserve(s). *(Not applicable.)*

- SP 4.6-69 Indirect impacts resulting from changes to hydrology (i.e., increased water runoff from surrounding development) at the interface between spineflower preserve(s) and planned development within the Newhall Ranch Specific Plan shall be avoided or mitigated to below a level of significance.

Achievement of this standard will be met through the documented demonstration by the project applicant, or its designee, that the storm drain system achieves pre-development hydrological conditions for the Newhall Ranch spineflower preserve(s). To document such a condition, the project applicant, or its designee, shall prepare a study of the pre- and post-development hydrology, in conjunction with Newhall Ranch subdivision maps adjacent to spineflower preserve(s). The study shall be used in the design and engineering of a storm drain system that achieves pre-development hydrological conditions. The study must conclude that proposed grade changes in development areas beyond the buffers will maintain pre-development hydrology conditions within the preserve(s). The study shall be approved by the Planning Director of the County, and the resulting conditions confirmed by CDFG.

The storm drain system for Newhall Ranch subdivision maps adjacent to any spineflower preserves must be approved by the County prior to the initiation of any grading activities. *(Not applicable.)*

- SP 4.6-70 Consistent with the Spineflower Mitigation Area Overlay reflected in Mitigation Measure **SP 4.6-65**, direct impacts to known Newhall Ranch spineflower populations associated with proposed road construction or modifications to existing roadways shall be further assessed for proposed road construction at the Newhall Ranch subdivision map level, in conjunction with the tiered EIR required for each subdivision map. To avoid or substantially lessen direct impacts to known spineflower populations, Specific Plan roadways shall be redesigned or realigned, to the extent practicable, to achieve the spineflower preserve and connectivity/preserve design/buffer standards set forth in Mitigation Measures **SP 4.6-66** and **SP 4.6-67**. The project applicant, or its designee, acknowledges that that road redesign and realignment is a feasible means to avoid or substantially lessen potentially significant impacts on the now known Newhall Ranch spineflower populations. Road redesign or alignments to be considered at the subdivision map level include

- (a) Commerce Center Drive;
- (b) Magic Mountain Parkway;
- (c) Chiquito Canyon Road;
- (d) Long Canyon Road;

- (e) San Martinez Grande Road;
- (f) Potrero Valley Road;
- (g) Valencia Boulevard; and
- (h) Any other or additional roadways that have the potential to significantly impact known Newhall Ranch spineflower populations.

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. *(Not applicable.)*

SP 4.6-71 Consistent with the Spineflower Mitigation Area Overlay reflected in Mitigation Measure **SP 4.6-65**, direct impacts to known Newhall Ranch spineflower populations shall be further assessed at the Newhall Ranch subdivision map level, in conjunction with the required tiered EIR process. To avoid or substantially lessen impacts to known spineflower populations at the subdivision map level, the project applicant, or its designee, may be required to adjust Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading to achieve the spineflower preserve and connectivity/preserve design/buffer standards set forth in Mitigation Measures **SP 4.6-66** and **SP 4.6-67** for all future Newhall Ranch subdivision maps that encompass identified spineflower populations. *(Not applicable.)*

SP 4.6-72 A Fire Management Plan shall be developed to avoid and minimize direct and indirect impacts to the spineflower, in accordance with the adopted Newhall Ranch Resource Management Plan (RMP), to protect and manage the Newhall Ranch spineflower preserve(s) and buffers.

The Fire Management Plan shall be completed by the project applicant, or its designee, in conjunction with approval of any Newhall Ranch subdivision map adjacent to a spineflower preserve.

The final Fire Management Plan shall be approved by the County of Los Angeles Fire Department through the processing of subdivision maps.

Under the final Fire Management Plan, limited fuel modification activities within the spineflower preserves will be restricted to selective thinning with hand tools to allow the maximum preservation of Newhall Ranch spineflower populations. No other fuel modification or clearance activities shall be allowed in the Newhall Ranch spineflower preserve(s). Controlled burning may be allowed in the future within the Newhall Ranch preserve(s) and buffers, provided that it is based upon a burn plan approved by the County of Los Angeles Fire Department and CDFG. The project applicant, or its designee, shall also be responsible for annual maintenance of fuel modification zones, including, but not limited to, removal of undesirable non-native

plants, revegetation with acceptable locally indigenous plants and clearing of trash and other debris in accordance with the County of Los Angeles Fire Department. *(Not applicable.)*

SP 4.6-73 At the subdivision map level, the project applicant, or its designee, shall design and implement project-specific design measures to minimize changes in surface water flows to the Newhall Ranch spineflower preserve(s) for all Newhall Ranch subdivision maps adjacent to the preserve(s) and buffers, and avoid and minimize indirect impacts to the spineflower. Prior to issuance of a grading permit for each such subdivision map, the project applicant, or its designee, shall submit for approval to the County plans and specifications that ensure implementation of the following design measures:

- (1) During construction activities, drainage ditches, piping or other approaches will be put in place to convey excess storm water and other surface water flows away from the Newhall Ranch spineflower preserve(s) and connectivity/preserve design/buffers, identified in Mitigation Measures **SP 4.6-66** and **SP 4.6-67**;
- (2) Final grading and drainage design will be developed that does not change the current surface and subsurface hydrological conditions within the preserve(s);
- (3) French drains will be installed along the edge of any roadways and fill slopes that drain toward the preserve(s);
- (4) Roadways will be constructed with slopes that convey water flows within the roadway easements and away from the preserve(s);
- (5) Where manufactured slopes drain toward the preserve(s), a temporary irrigation system would be installed to the satisfaction of the County in order to establish the vegetation on the slope area(s). This system shall continue only until the slope vegetation is established and self sustaining;
- (6) Underground utilities will not be located within or through the preserve(s). Drainage pipes installed within the preserve(s) away from spineflower populations to convey surface or subsurface water away from the populations will be aligned to avoid the preserve(s) to the maximum extent practicable; and
- (7) Fencing or other structural type barriers that will be installed to reduce intrusion of people or domestic animals into the preserve(s) shall incorporate footing designs that minimize moisture collection. *(Not applicable.)*

SP 4.6-74 A knowledgeable, experienced botanist/biologist, subject to approval by the County and CDFG, shall be required to monitor the grading and fence/utility installation activities that involve earth movement adjacent to the Newhall Ranch spineflower preserve(s) to avoid the incidental take through direct impacts of conserved plant species, and to avoid disturbance of the preserve(s). The biological monitor will

conduct biweekly inspections of the project site during such grading activities to ensure that the mitigation measures provided in the adopted Newhall Ranch Mitigation Monitoring Program (Biota section) are implemented and adhered to.

Monthly monitoring reports, as needed, shall be submitted to the County verifying compliance with the mitigation measures specified in the adopted Newhall Ranch Mitigation Monitoring Program (Biota section).

The biological monitor will have authority to immediately stop any such grading activity that is not in compliance with the adopted Newhall Ranch Mitigation Monitoring Program (Biota section), and to take reasonable steps to avoid the take of, and minimize the disturbance to, spineflower populations within the preserve(s). *(Not applicable.)*

SP 4.6-75 The following measures shall be implemented to avoid and minimize indirect impacts to Newhall Ranch spineflower populations during all phases of project construction:

- (1) Water Control. Watering of the grading areas would be controlled to prevent discharge of construction water into the Newhall Ranch preserve(s) or on ground sloping toward the preserve(s). Prior to the initiation of grading operations, the project applicant, or its designee, shall submit for approval to the County an irrigation plan describing watering control procedures necessary to prevent discharge of construction water into the Newhall Ranch preserve(s) and on ground sloping toward the preserve(s).
- (2) Storm Water Flow Redirection. Diversion ditches would be constructed to redirect storm water flows from graded areas away from the Newhall Ranch preserve(s). To the extent practicable, grading of areas adjacent to the preserve(s) would be limited to spring and summer months (May through September) when the probability of rainfall is lower. Prior to the initiation of grading operations, the project applicant, or its designee, would submit for approval to the County a storm water flow redirection plan that demonstrates the flow of storm water away from the Newhall Ranch spineflower preserve(s).
- (3) Treatment of Exposed Graded Slopes. Graded slope areas would be trimmed and finished as grading proceeds. Slopes would be treated with soil stabilization measures to minimize erosion. Such measures may include seeding and planting, mulching, use of geotextiles and use of stabilization mats. Prior to the initiation of grading operations, the project applicant, or its designee, would submit for approval to the County the treatments to be applied to exposed graded slopes that would ensure minimization of erosion. *(This measure has been omitted because the Project design directly incorporates these measures.)*

- SP 4.6-76 In conjunction with submission of the first Newhall Ranch subdivision map in either Mesas Village or that portion of Riverwood Village in which the San Martinez spineflower location occurs, the project applicant, or its designee, shall reassess project impacts, both direct and indirect, to the spineflower populations using subdivision mapping data, baseline data from the Newhall Ranch Final EIR and data from the updated plant surveys (see, Specific Plan EIR Mitigation Measure **SP 4.6-53**).

This reassessment shall take place during preparation of the required tiered EIR for each subdivision map. If the reassessment results in the identification of new or additional impacts to Newhall Ranch spineflower populations, which were not previously known or identified, the mitigation measures set forth in this program, or a Fish and Game Code Section 2081 permit(s) issued by CDFG, shall be required, along with any additional mitigation required at that time. (*Not applicable.*)

- SP 4.6-77 Direct and indirect impacts to the preserved Newhall Ranch spineflower populations shall require a monitoring and management plan, subject to the approval of the County. The applicant shall consult with CDFG with respect to preparation of the Newhall Ranch spineflower monitoring/management plan. This plan shall be in place when the preserve(s) and connectivity/preserve design/buffers are established (see Mitigation Measures **SP 4.6-66** and **SP 4.6-67**). The criteria set forth below shall be included in the plan.

Monitoring. The purpose of the monitoring component of the plan is to track the viability of the Newhall Ranch spineflower preserve(s) and its populations, and to ensure compliance with the adopted Newhall Ranch Mitigation Monitoring Program (Biota section).

The monitoring component of the plan shall investigate and monitor factors such as population size, growth or decline, general condition, new impacts, changes in associated vegetation species, pollinators, seed dispersal vectors, and seasonal responses. Necessary management measures will be identified. The report results will be sent annually to the County, along with photo documentation of the assessed site conditions.

The project applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, with the concurrence of CDFG, to conduct quantitative monitoring over the life of the Newhall Ranch Specific Plan. The botanist/biologist shall have a minimum of three years experience with established monitoring techniques and familiarity with southern California flora and target taxa. Field surveys of the Newhall Ranch spineflower preserve(s) will be conducted each spring. Information to be obtained will include (a) an estimate of the numbers of spineflowers in each population within the preserve(s); (b) a map of the extent of occupied habitat at each population; (c) establishment of photo monitoring points to aid in documenting long-term trends in habitat; (d) aerial photographs of the preserved areas at five-year intervals; (e) identification of significant impacts that may have occurred or problems that need attention, including invasive plant

problems, weed problems and fencing or signage repair; and (f) overall compliance with the adopted mitigation measures.

For a period of three years from Specific Plan re-approval, all areas of potential habitat on the Newhall Ranch site will be surveyed annually in the spring with the goal of identifying previously unrecorded spineflower populations. Because population size and distribution limits are known to vary depending on rainfall, annual surveys shall be conducted for those areas proposed for development in order to establish a database appropriate for analysis at the project-specific subdivision map level (rather than waiting to survey immediately prior to proceeding with the project-specific subdivision map process). In this way, survey results gathered over time (across years of varying rainfall) will provide information on ranges in population size and occupation. New populations, if they are found, will be mapped and assessed for inclusion in the preserve program to avoid impacts to the species.

Management. Based on the outcome of ongoing monitoring and additional project-specific surveys addressing the status and habitat requirements of the spineflower, active management of the Newhall Ranch spineflower preserve(s) will be required in perpetuity. Active management activities will be triggered by a downward population decline over 5 consecutive years, or a substantial drop in population over a 10-year period following County re-approval of the Specific Plan. Examples of management issues that may need to be addressed in the future include, but are not limited to, control of exotic competitive non-native plant species, herbivory predation, weed control, periodic controlled burns, or fuel modification compliance.

After any population decline documented in the annual populations census following County re-approval of the Specific Plan, the project applicant, or its designee, shall be responsible for conducting an assessment of the ecological factor(s) that are likely responsible for the decline, and implement management activity or activities to address these factors where feasible. If a persistent population decline is documented, such as a trend in steady population decline persistent for a period of 5 consecutive years, or a substantial drop in population detected over a 10-year period, spineflower may be introduced in appropriate habitat and soils in the Newhall Ranch preserve(s), utilizing the bulk spineflower seed repository, together with other required management activity or activities. In connection with this monitoring component, the project applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, to complete (a) a study of the breeding and pollination biology of the spineflower, including investigation into seed physiology to assess parameters that may be important as management tools to guarantee self-sustainability of populations, which may otherwise have limited opportunity for germination; and (b) a population genetics study to document the genetic diversity of the Newhall Ranch spineflower population. The criteria for these studies shall be to develop data to make the Newhall Ranch spineflower management program as effective as possible. These studies shall be subject to approval by the County's biologist, with the concurrence of CDFG. These activities shall be undertaken by a qualified botanist/biologist, subject to approval by the County with the concurrence of CDFG. The project applicant, or its designee, shall be responsible

for the funding and implementation of the necessary management activity or activities, as approved by the County and CDFG.

The length of the active management components set forth above shall be governed by attainment of successful management criteria set forth in the plan rather than by a set number of years. *(Not applicable.)*

- SP 4.6-78 To the extent project-related direct and indirect significant impacts on spineflower cannot be avoided or substantially lessened through establishment of the Newhall Ranch spineflower preserve(s), and other avoidance, minimization, or other compensatory mitigation measures, a translocation and reintroduction program may be implemented in consultation with CDFG to further mitigate such impacts. Direct impacts (i.e., take) to occupied spineflower areas shall be fully mitigated at a 4:1 ratio. Impacts to occupied spineflower areas caused by significant indirect effects shall be mitigated at a 1:1 ratio.

Introduction of new spineflower areas will be achieved through a combination of direct seeding and translocation of the existing soil seed bank that would be impacted by grading. Prior to any development within, or disturbance to, spineflower populations, on-site and off-site mitigation areas shall be identified and seed and top soil shall be collected. One-third of the collected seed shall be sent to the Rancho Santa Ana Botanical Garden for storage. One third of the seed shall be sent to the USDA National Seed Storage Lab in Fort Collins, Colorado for storage. One third shall be used for direct seeding of the on-site and off-site mitigation areas.

Direct seeding. Prior to the initiation of grading, the project applicant, or its designee, shall submit to the County a program for the reintroduction of spineflower on Newhall Ranch. The reintroduction program shall include, among other information: (a) location map with scale; (b) size of each introduction polygon; (c) plans and specifications for site preparation, including selective clearing of competing vegetation; (d) site characteristics; (e) protocol for seed collection and application; and (f) monitoring and reporting. The program shall be submitted to CDFG for input and coordination. The project applicant, or its designee, shall implement the reintroduction program prior to the initiation of grading. At least two candidate spineflower reintroduction areas will be created within Newhall Ranch and one candidate spineflower reintroduction area will be identified off site. Both on-site and off-site reintroduction areas will be suitable for the spineflower in both plant community and soils, and be located within the historic range of the taxon. Success criteria shall be included in the monitoring/management plan, with criteria for the germination, growth, and production of viable seeds of individual plants for a specified period.

Although the reintroduction program is experimental at this stage, the County considers such a program to be a feasible form of mitigation at this juncture based upon available studies. Botanists/biologists familiar with the ecology and biology of the spineflower would prepare and oversee the reintroduction program.

Translocation. Prior to the initiation of grading, the project applicant, or its designee, shall submit to the County a translocation program for the spineflower. Translocation would salvage the topsoil of spineflower areas to be impacted due to grading. Salvaged spineflower soil seed bank would be translocated to the candidate spineflower reintroduction areas. The translocation program shall include, among other information: (a) location map with scale; (b) size of each translocation polygon; (c) plans and specifications for site preparation, including selective clearing of competing vegetation; (d) site characteristics; (e) protocol for topsoil collection and application; and (f) monitoring and reporting. The translocation program shall be submitted to CDFG for input and coordination. Translocation shall occur within the candidate spineflower reintroduction areas on site and off site. Successful criteria for each site shall be included in the monitoring/management plan/with criteria for the germination and growth to reproduction of individual plants for the first year a specified period.

Although the translocation program is experimental at this stage, the County considers such a program to be a feasible form of mitigation at this juncture based upon available studies. Botanists/biologists familiar with the ecology and biology of the spineflower would prepare and oversee the translocation program. (*Not applicable.*)

- SP 4.6-79 The project applicant, or its designee, shall engage in regular and ongoing consultation with the County and CDFG in connection with its ongoing agricultural operations in order to avoid or minimize significant direct impacts to the spineflower.

In addition, the project applicant, or its designee, shall provide 30 days advance written notice to the County and CDFG of the proposed conversion of its ongoing rangeland operations on Newhall Ranch to more intensive agricultural uses. The purpose of the advance notice requirement is to allow the applicant, or its designee, to coordinate with the County and CDFG to avoid or minimize significant impacts to the spineflower prior to the applicant's proposed conversion of its ongoing rangeland operations to more intensive agricultural uses. This coordination component will be implemented by or through the County's Department of Regional Planning and/or the Regional Manager of CDFG. Implementation will consist of the County and/or CDFG conducting a site visit of the proposed conversion area(s) within the 30-day period, and making a determination of whether the proposed conversion area(s) would destroy or significantly impact spineflower population in or adjacent to those areas. If it is determined that the conversion area(s) do not destroy or significantly impact spineflower populations, then the County and/or CDFG will authorize such conversion activities in the proposed conversion area(s). However, if it is determined that the conversion area(s) may destroy or significantly impact spineflower populations, then the County and/or CDFG will issue a stop work order to the applicant, or its designee. If such an order is issued, the applicant, or its designee, shall not proceed with any conversion activities in the proposed conversion area(s). However, the applicant, or the designee, may take steps to relocate the proposed conversion activities in an alternate conversion area(s). In doing so, the applicant, or

its designee, shall follow the same notice and coordination provisions identified above. This conversion shall not include ordinary pasture maintenance and renovation or dry land farming operations consistent with rangeland management. *(This measure is not applicable to the Landmark Village project because the Project does not include an agricultural component.)*

- SP 4.6-80 Upon approval of tentative tract map(s) impacting the San Martinez portion of the Specific Plan site, the applicant shall work with the Department of Regional Planning staff and SEATAC to establish an appropriately sized preserve area to protect the spineflower population at San Martinez Canyon. *(This measure is not applicable to the Landmark Village project because the Project is not proposed within the San Martinez portion of the Newhall Ranch Specific Plan.)*

3.1.2.2 Landmark Village Mitigation Measures

To further reduce the magnitude of impacts to biological resources that would result from Project implementation, the following mitigation measures are incorporated:

- 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 mitigation measure LV 4.4-29). The CMIP does not identify mitigation actions specifically for impacts to waters of the United States. But since these waters are a subset of CDFG jurisdiction, the necessary Corps mitigation requirements would be met or exceeded.⁶

Detailed riparian/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

⁶ For detailed information concerning the Corps compensatory mitigation program for impacts to waters of the United States, please reference the Corps' Record of Decision (August 2011) and the Section 404(b)1 Alternatives Analysis included in the Final EIS/EIR for the Newhall Ranch RMDP/SCP project.

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. The 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 Riparian Communities (HARC)). The biological value shall be used to determine mitigation replacement ratios required under mitigation measures 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 CDFG and the Corps and approved prior to the impact to riparian resources. Mitigation measure LV 4.4-31 describes that the functions and values will be assessed for the riparian areas that will be removed, and mitigation measures 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 155.7 acres of coastal scrub shall be preserved on site within Open Area and/or off-site within the High Country SMA/SEA 20, the Salt Creek area, or the River Corridor SMA/SEA 23 within the Specific Plan area to offset impacts associated with Landmark Village. This measure ensures that preserved areas will be part of a greater managed preserved system of numerous natural vegetation communities meant to support both common and special-status wildlife species. These areas support the same types of habitat that would be lost through construction and would be further enhanced through management and monitoring activities.
- 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 mitigation measure 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.
- 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. 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.

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 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.

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). No bulbs will be translocated into areas within 300 feet of proposed or existing development. 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.

- 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 mitigation measure 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.

- 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.

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 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.

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 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.

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 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.

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.

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.
- 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.
- 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.

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 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.
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.
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.
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.
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.
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.

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 maintained 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 environmental/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;
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. This applies to preconstruction activities, such as site surveying and staking, natural resources surveying or reconnaissance, establishment of water quality BMPs, and geotechnical or hydrological investigations;
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);
8. Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity;
9. Flag or temporarily fence any construction activity areas immediately adjacent to riparian areas;

10. Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented;
11. To reduce the potential for the spread of exotic invasive invertebrates (e.g. New Zealand mud snails) and weeds (including weed seeds) during Project clearing and construction, all heavy equipment proposed for use on the Project site shall be verified cleaned (including wheels, tracks, undercarriages, and bumpers, as applicable) before delivery to the Project site. Equipment must be documented as exotic invasive invertebrate (e.g. mud snail) and weed free upon delivery to the Project site initial staging area, including: (1) vegetation clearing equipment (skid steer loaders, loaders, dozers, backhoes, excavators, chippers, grinders, and any hauling equipment, such as off-road haul trucks, flat bed, or other vehicles); (2) earth-moving equipment (scrapers, dozers, excavators, loaders, motor-graders, compactors, backhoes, off-road water trucks, and off-road haul trucks); and (3) all Project-associated vehicles (including personal vehicles) that, upon inspection by the monitoring biologist, are deemed to present a risk for spreading exotic invasive invertebrates (e.g. mud snails) or weeds. Equipment shall be cleaned at existing construction yards or at a wash station.

The biological monitor shall document that all construction equipment (as described above) has been cleaned prior to working within the Project work site. Any equipment/vehicles determined to not be free of exotic invasive invertebrates (e.g. mud snails) and weeds shall immediately be sent back to the originating construction yard for washing, or wash station where rinse water is collected and disposed of in either a sanitary sewer or other legal point of disposal. Equipment/vehicles moved from the site must be inspected, and re-washed as necessary, prior to re-engaging in construction activities in the Project work area. A written daily log shall be kept for all vehicle/equipment washing that states the date, time, location, type of equipment washed, methods used, and location of work;

12. Be present during initial vegetation clearing and grading; and
 13. Submit to 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, 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 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.
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.

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.

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 disturbing 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. Pre-construction surveys shall include nighttime surveys to identify active rookery sites. 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 disturbing 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.

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 to 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 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.

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.

- 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.

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.

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.

- 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.

- 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 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.

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 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 common or special-status species bat day roost sites found by a qualified biologist during pre-construction surveys conducted per mitigation measure **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.

- 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. After the first five years, a Natural Lands Management Organization (NLMO) will conduct monitoring and control exotic species in perpetuity.
- 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 (at a ratio of 1:1) of similar functions and values (see mitigation measure **LV 4.4-31** on the Project site, or as allowed under mitigation measure **LV 4.4-37**. Riparian habitat meeting success criteria (see mitigation measure **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.

Table 4.4-12
CDFG Jurisdictional Permanent Impacts Mitigation Ratios
Ratios Listed by Vegetation Types & Quality

Vegetation Community	Veg Code / ID	HIGH Reach	MEDIUM Reach	LOW Reach
		Value*	Value**	Value***
		(Mit. Ratio)	(Mit. Ratio)	(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).

- LV 4.4-30 Creation of new vegetation communities and restoration of impacted vegetation communities shall occur at suitable sites in or adjacent to jurisdictional areas or in areas where bank stabilization would occur. Locations where the excavation of uplands for bank protection/stabilization results in the creation of new, unvegetated riverbed or other disturbance shall receive the highest level of priority for vegetation community restoration. 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 (mitigation measure **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 mitigation 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 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	<i>Salix laevigata</i>
Arroyo willow	<i>Salix lasiolepis</i>
Fremont cottonwood	<i>Populus fremontii</i>
black cottonwood	<i>Populus balsamifera</i> ssp. <i>Trichocarpa</i>
western sycamore	<i>Platanus racemosa</i>
Shrubs	
Mulefat	<i>Baccharis salicifolia</i>
sandbar willow	<i>Salix exigua</i>
arrow weed	<i>Pluchea sericea</i>
Herbs	
Mugwort	<i>Artemisia douglasiana</i>
western ragweed	<i>Ambrosia psilostachya</i>
Cattail	<i>Typha latifolia</i>
Bulrush	<i>Scirpus americanus</i>
Prairie bulrush	<i>Scirpus maritimus</i>

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

- 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 mitigation measure 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.
- 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.
6. Using the HARC assessment methodology, the compensatory mitigation site shall meet or exceed the baseline functional scores of the impact area in Corps' jurisdictional waters, as described in the Compensatory Mitigation Plan⁷ for Waters of the United States.

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 In areas where invasive exotic plant species control is authorized by CDFG in-lieu of other riparian habitat mitigation (mitigation measure LV 4.4-29), 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

⁷ For detailed information concerning the Corps compensatory mitigation program for impacts to waters of the United States, please reference the Corps' Record of Decision (August 2011) and the Section 404(b)1 Alternatives Analysis, included in the Final EIS/EIR for the Newhall Ranch RMDP/SCP project.

approval pursuant to a sub-notification letter or annual mitigation status report submittal. Exotic plant species control will be credited at an acreage equivalent to the percentage of exotic vegetation at the restoration site. By example: a 10-acre site occupied by 10% exotic species 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 mitigation measure 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 mitigation measures LV 4.4-34, LV 4.4-40, and LV 4.4-41.
- LV 4.4-39 Vegetation communities temporarily impacted by the proposed project shall be revegetated as described in mitigation measure 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 mitigation measures 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 (mitigation measure LV 4.4-40 and LV 4.4-41).
- 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 mitigation measure 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 mitigation measure 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.

- LV 4.4-42 Road undercrossings will be built in accordance with accepted design criteria to allow the passage of mountain lions and mule deer. The applicant shall prepare a Wildlife Movement Corridor Plan that specifically addresses wildlife movement corridors at San Martinez Grande, Chiquito Canyon, and Castaic Creek, which shall be monitored for one year prior to construction of the SR-126 widenings. The Plan shall address current movement that is occurring, the methods that will be implemented to provide for passage, including lighting, fencing, vegetation planting, the installation of bubblers to encourage wildlife usage, and the size of the passage. The applicant shall install motion cameras at these locations in consultation with CDFG and monitor these passages for a period of two years subsequent to constructing improvements. A report of the wildlife documented to utilize these crossings shall be provided to CDFG annually. In addition, the Salt Creek crossing west of the Project area will be enhanced prior to initiation of construction in Long Canyon (southern portion of the Homestead Village). This crossing will be monitored for one year at the initiation of RMDP development, for two years at the time the crossing is enhanced, and then for three years after Project build-out. 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 likely to cross. (This mitigation measure has been identified to offset cumulative impacts to wildlife habitat, including coastal scrub. Implementation of the measure is linked directly to construction activities related to the widening of SR-126 and/or the southern portion of the Homestead Village area, but is not required for implementation with the Landmark Village tract map.)
- 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.
- LV 4.4-44 Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 200 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 200 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.
- 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. The IPM will implement appropriate Best Management Practices to avoid and minimize adverse effects on the natural environment, including vegetation communities, special-status species, species without special status, and associated habitats, including prey and food resources (*e.g.*, insects, small mammals, seeds). Potential management practices include cultural (*e.g.*, planting pest-free stock plants), mechanical (*e.g.*, weeding, trapping), and biological controls (*e.g.*, natural predators or competitors of pest species, insect growth regulators, natural pheromones, or biopesticides), and the judicious use of chemical controls, as appropriate (*e.g.*, targeted spraying versus broadcast applications). The IPM will establish management thresholds (*i.e.*, not all incidences of a pest require management); prescribe monitoring to determine when management thresholds have been exceeded; and identify the most appropriate and efficient control method that avoids and minimizes risks to natural resources. 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.

- 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.
- LV 4.4-51 Upon initiating landscaping within 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. After the first 5 years, the NLMO or other entity will be responsible for controlling Argentine ants.

- 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.
- 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 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;
 - 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.
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.
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.
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.

LV 4.4-56 Bridge and culvert designs, where practicable, shall provide roosting habitat for bats. A qualified biologist shall work with the project engineer in identifying and incorporating structures into the design that provide suitable roosting habitat for bat species occurring in the project area. The final design of the roosting structures would be chosen in consultation with CDFG.

LV 4.4-57 The 1,518-acre Salt Creek area shall be offered for dedication to the public pursuant to Condition 42 of the approved Specific Plan using a "rough step" land dedication approach. Irrevocable offers of dedication will be provided to CDFG for identified impact offsets in accordance with the Plan (mitigation measure LV 4.4-1). The Salt Creek area includes approximately 629 acres of coastal scrub communities within both Ventura and Los Angeles counties. This land dedication shall be managed in conjunction with the 4,205-acre High Country SMA (containing 1,314 acres of coastal scrub communities).

- a. To facilitate wildlife movement between the north side of SR-126 and the Salt Creek area, enhancements will be made to the existing agricultural undercrossing and to the agricultural land at the base of Salt Creek as discussed in mitigation measure LV 4.4-42. A Wildlife Movement Enhancement Plan shall be submitted to the Corps and CDFG for approval prior to implementation. The plan shall include at the minimum the following:
 - i. A portion of the agricultural field on the north side of SR-126 will be dedicated to wildlife movement. Trees and/or scrubs will be planted in the agricultural field to guide wildlife into the existing undercrossing.
 - ii. On the south side of SR-126 two rows of trees/scrubs will be planted to guide wildlife to the Santa Clara River.
 - iii. A wildlife corridor will be created through the agricultural fields at the base of Salt Creek Canyon.

(The second part of this mitigation measure (a.i. through a.iii.) has been identified to offset cumulative impacts to wildlife habitat, including coastal scrub. Implementation of the measure is linked directly to construction activities related to the widening of SR-126 and/or the southern portion of the Homestead Village area but is not required for implementation with the Landmark Village tract map.)

LV 4.4-58 The Newhall Ranch JPA will have overall responsibility for recreation within and conservation of the High Country. The Newhall Ranch JPA and NLMO shall develop and implement a conservation education and citizen awareness program for the High Country SMA informing the public of the special-status resources present within the High Country SMA and providing information on common threats posed by the presence of people and pets to those resources. The NLMO shall install trailhead and trail signage indicating the High Country SMA is a biological conservation area and advising that people and their animals must stay on existing trails at all times and that violators may be cited. The NLMO shall provide quarterly

maintenance patrols to remove litter and monitor trail expansion and fire hazards within the High Country SMA, funded by the JPA.

- LV 4.4-59 Supplemental restoration of coastal scrub shall be conducted as an adaptive management measure pursuant to mitigation measure LV 4.4-2. Eight areas were identified in the Draft Newhall Ranch Mitigation Feasibility Report in the High Country SMA, Salt Creek area, and River Corridor SMA (Dudek 2007A) for coastal scrub restoration. In the event that coastal scrub restoration is required pursuant to mitigation measure LV 4.4-24, the applicant shall develop a Coastal Scrub Restoration Plan, subject to the approval of CDFG. The plan shall specify, at a minimum, the following: (1) the location of mitigation sites to be selected from suitable mitigation land in the High Country and Salt Creek areas identified in the Feasibility Study; (2) a description of "target" vegetation (native shrubland) to include estimated cover and abundance of native shrubs; (3) site preparation measures to include topsoil treatment, soil 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 (*e.g.*, seed, potted nursery stock, *etc.* collected from within five miles of the restoration site), 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% of cover and species richness at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation.

Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning. 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 vegetation survival or establishment in quantitative terms.

- LV 4.4-60 Bridges over the Santa Clara River shall be designed to minimize impacts to natural areas and riparian resources from associated lighting and stormwater runoff. All lighting will be designed to be directed away from natural areas (pursuant to mitigation measure SP-4.6-56) using shielded lights, low sodium-vapor lights, bollard lights, or other available light and glare minimization methods. Bridges will

be designed to minimize normal vehicular lighting from trespassing into natural areas using side walls a minimum of 24 inches high. All stormwater from the bridges will be directed to water treatment facilities for water quality treatment.

- LV 4.4-61 a. As a supplement to mitigation measures LV 4.4-1, LV 4.4-15, and LV 4.4-29 through LV 4.4-41, additional habitat mitigation through replacement or enhancement of nesting/foraging habitat for least Bell's vireo will be provided for certain key habitat zones at higher ratios (identified as "key population areas" in [Final EIR] Figure 4.5-86, Alternative 2 Impacts to Least Bell's Vireo Habitat⁸). Southern willow scrub, southern cottonwood–willow riparian, arrow weed scrub, mulefat scrub, and Mexican elderberry scrub and woodland that provide nesting/foraging habitat for least Bell's vireo in "key population areas" shall be replaced or enhanced. All permanent loss to nesting/foraging habitat in key population areas shall be mitigated at a 5:1 ratio unless otherwise authorized by CDFG or USFWS. Temporary habitat loss of foraging/nesting habitat in key population areas shall be mitigated at a 2:1 ratio. The requirements for replacing habitat by either creating new habitat or removing exotic species from existing habitat shall follow the procedures outlined in mitigation measures LV 4.4-1, LV 4.4-15, and LV 4.4-29 through LV 4.4-41. To replace the lost functions of habitat located adjacent to the Santa Clara River due to noise impacts, all nesting/foraging habitat within the 60 dBA sound contour (associated with development site roadway improvements) shall be considered degraded. Nesting/foraging habitat within this area shall be mitigated at a ratio of 2:1.
- b. The loss of documented occupied nesting habitat for coastal California gnatcatcher shall be mitigated. If the coastal California gnatcatcher is identified nesting on site, the applicant will acquire or preserve nesting coastal California gnatcatcher habitat at a 3:1 ratio for impacts to documented occupied habitat, or by the ratio specified in mitigation measure LV 4.4-29, whichever is greater. Mitigation acquisition shall occur at an agreed-upon location as approved by the USFWS upon consultation. The applicant shall enter into a binding legal agreement regarding the preservation of occupied habitat describing the terms of the acquisition, enhancement, and management of those lands.
- LV 4.4-62 At least 1,900 acres of Open Area within the Specific Plan area shall be offered for dedication to an NLMO in fee and/or by conservation easement. These 1,900 acres of the Open Area will be left as natural vegetation. Dedication of open areas lands shall be reported annually to CDFG.
- LV 4.4-63 The mitigation program shall incorporate applicable principles in the interagency Federal Guidance for the Establishment, Use, and Operation of Mitigation Banks (60 FR 58605–58614) to the extent feasible and appropriate, particularly the guidance on administration and accounting. Nothing in the section 404 or section 2081 Permit or

⁸ The figure is included in the Final EIS/EIR, available for public review at CDFG's website: <http://www.dfg.ca.gov/regions/5/newhall/docs/>

section 1605 agreement shall preclude the applicant from selling mitigation credits to other parties wishing to use those permits or that agreement for a project and/or maintenance activity included in the permits/agreement.

LV 4.4-64 Construction plans shall include necessary design features and construction notes to ensure protection of vegetation communities and special-status plant and aquatic wildlife species adjacent to construction. In addition to applicable erosion control plans and performance under SCAQMD Rule 403d dust control (SCAQMD 2005), the Project stormwater pollution prevention plan (SWPPP) shall include the following minimum BMPs. Together, the implementation of these requirements shall ensure protection of adjacent habitats and wildlife species during construction. At a minimum, the following measures/restrictions shall be incorporated into the SWPPP, and noted on construction plans where appropriate, to avoid impacting special-status species during construction:

- Avoid planting or seeding invasive species in development areas within 200 feet of native vegetation communities.
- Provide location and details for any dust control fencing along Project boundaries (mitigation measure LV 4.4-43).
- Vehicles shall not be driven or equipment operated in areas of ponded or flowing water, or where wetland vegetation, riparian vegetation, or aquatic organisms may be destroyed, except as otherwise provided for in the 404 Permit or 1603 Agreement.
- Silt settling basins installed during the construction process shall be located away from areas of ponded or flowing water to prevent discolored, silt-bearing water from reaching areas of ponded or flowing water during normal flow regimes.
- If a stream channel has been altered during the construction and/or maintenance operations, its low flow channel shall be returned as nearly as practical to pre-Project topographic conditions without creating a possible future bank erosion problem or a flat, wide channel or sluice-like area. The gradient of the streambed shall be returned to pre-Project grade, to the extent practical, unless it represents a wetland restoration area.
- Temporary structures and associated materials not designed to withstand high seasonal flows shall be removed to areas above the high water mark before such flows occur.
- Staging/storage areas for construction equipment and materials shall be located outside of the ordinary high water mark.
- Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily, to prevent leaks of materials that could be deleterious to aquatic life if introduced to water.

- Stationary equipment such as motors, pumps, generators, and welders which may be located within the riverbed construction zone shall be positioned over drip pans. No fuel storage tanks shall be allowed in the riverbed.
- No debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil, petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into, watercourses included in the permit. When construction operations are completed, any excess materials or debris shall be removed from the work area.
- No equipment maintenance shall be done within or near any stream where petroleum products or other pollutants from the equipment may enter these areas with stream flow.
- The operator shall install and use fully covered trash receptacles to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash.
- The operator shall not permit pets on or adjacent to the construction site.

No guns or other weapons are allowed on the construction site during construction, with the exception of the security personnel and only for security functions. No hunting shall be authorized/permitted during construction.

LV 4.4-65 The installation of new, or relocation of existing, utility poles and phone and cell towers shall be coordinated with CDFG where located in the High Country SMA and Salt Creek area. The applicant or SCE shall install utility poles, phone, and cell towers in conformance with APLIC standards for collision-reducing techniques as outlined in Suggested Practices for Avian Protection on Power Lines: The State of the Art in 2006 (APLIC 2006).

- LV 4.4-66 a. All surfaces on new antennae and phone/utility towers shall be designed and operated with anti-perching devices in conformance with APLIC standards to deter California condors and other raptors from perching. During construction the area shall be kept clean of debris, such as cable, trash, and construction materials. The applicant shall collect all microtrash and litter (anything shiny, such as broken glass), vehicle fluids, and food waste from the Project area on a daily basis. Workers will be trained on the issue of microtrash: what constitutes microtrash, its potential effects on California condors, and how to avoid the deposition of microtrash.
- b. The applicant shall retain a qualified biologist with knowledge of California condors to monitor construction activities within the Project area. The resumes of the proposed biologist(s) will be provided to CDFG for concurrence. This biologist(s) will be referred to as the authorized biologist hereafter. During clearing and grubbing of construction areas, the qualified biologist shall be present at all times. During mass grading, construction sites shall be monitored

on a daily basis. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. If condors are observed landing in the Project area, the applicant shall avoid further construction within 500 feet of the sighting until the animals have left the area, or as otherwise authorized by CDFG and USFWS. All condor sightings in the Project area will be reported to CDFG and USFWS within 24 hours of the sighting. Should condors be found roosting within 0.5 mile of the construction area, no construction activity shall occur between one hour before sunset to one hour after sunrise, or until the condors leave the area, or as otherwise directed by USFWS. Should condors be found nesting within 1.5 miles of the construction area, no construction activity will occur until further authorization occurs from CDFG and USFWS.

- c. To further protect California condor potentially foraging in the Project area over the long term from negative interactions with humans and/or artificial structures, the applicant or the JPA or the NLMO shall remove dead cattle that are found or reported within 1,000 feet of a residential or commercial development boundary. Dead cattle shall be relocated to a predetermined location within the High Country SMA or Salt Creek area. The locations where carcasses shall be placed shall be a minimum of 1,000 feet from a development area boundary. Appropriate locations for transfer of carcasses include open grasslands and oak/grassland areas where condors can readily detect carcasses and easily land and take off without encountering physical obstacles such as powerlines and other utility structures. The proposed locations would be selected and approved by the CDFG and USFWS. Pursuant to this measure, a telephone number for reporting dead cattle shall be provided and actively maintained. Any cattle carcasses transferred to the relocation areas shall be reported to the USFWS Condor group.

3.1.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and reduce the potentially significant sensitive biological resource impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid all potentially significant biological resource impacts of the Project as identified in the Final EIR.

3.2 GEOTECHNICAL AND SOIL RESOURCES

3.2.1 Potential Significant Impacts

The Specific Plan's Program EIR concluded that build-out of the Newhall Ranch Specific Plan would result in significant geologic, soil, and geotechnical impacts, but that the recommended mitigation measures would reduce the impacts to below a level of significance. The Program

EIR further determined that site-specific geologic, soil, and geotechnical analysis would be required throughout implementation of the Specific Plan.

The analysis provided in the Landmark Village Draft and Final EIRs disclosed the following potentially significant Project impacts relating to the site's geologic, soil, and geotechnical conditions:

- *Dynamic Compaction and Differential Materials Response:* The tract map site is underlain by materials with different densities or strengths that are in contact. A potentially significant geotechnical impact could result if these different materials are subject to seismic waves from an earthquake.
- *Sympathetic Movement:* The tract map site, and the Adobe and Chiquito Canyon sites are underlain by geologic formations that may be subject to bedding plane slippage as a result of strong ground motion. As the Adobe and Chiquito Canyon sites are only to be used for soil removal, this impact is not potentially significant. However, a potentially significant geotechnical impact could result at the tract map site.
- *Landslides:* With regard to the Chiquito Canyon grading site, four landslides have been mapped within this area. The new alignment proposed to provide continued access to the Edison Tower would traverse a mapped landslide, and landslide movement may be triggered if the grading operations destabilize a portion of a landslide; this is potentially significant.
- *High Slope Instability:* At the tract map site, all analyzed cut-slopes, proposed grades, and compacted fill slopes would comply with gross stability and loading condition requirements, but for the compacted on-site silty sands and cuts in older Alluvium. Use of these soil types within fill slopes and stability fills may result in potentially significant impacts. In addition, the Chiquito Canyon grading site's proposed cut slope located near the existing Edison Transmission Tower, and the small cut slopes associated with the new Edison access road alignment may result in potentially significant impacts.
- *High Groundwater Levels:* Construction and development within high groundwater table areas on the tract map site could result in a potentially significant impact.
- *Substantial Grading and/or Alteration of Topography:* The Landmark Village project may result in potentially significant impacts due to the considerable amount of grading that would occur on the sites, and due to the modification and alteration of existing topography.
- *Expansive Soils:* The shallow soils located at a few locations on the tract map site have an expansion potential of medium to high. Further, the fine-grained units of the Saugus and Pico Formations located within the Adobe and Chiquito Canyon sites are potentially very expansive. These soil types may result in potentially significant impacts to future development of the tract map site.
- *Shrink-Swell Potential:* The expected rate of shrinkage of the various near-surface materials encountered at the site, upon excavation, relocation, and compaction, is considered potentially significant.

- *Soil Corrosivity*: Shallow soils at the tract map sites and the Adobe and Chiquito Canyon sites are mildly corrosive in the presence of ferrous metals; this is potentially significant.

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, 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 below are adopted and implemented during Project construction.

3.2.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, potentially significant geologic, soils, and geotechnical impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measures:

3.2.2.1 Specific Plan Mitigation Measures

Fifty-six (56) mitigation measures were adopted by the County in connection with its approval of the Newhall Ranch Specific Plan. However, not all of the 56 mitigation measures are applicable to the Landmark Village project. As noted below, the following Specific Plan mitigation measures are not applicable to the Landmark Village project: SP 4.1-5; SP 4.1-11; SP 4.1-14; SP 4.1-16 through SP 4.1-18; SP 4.1-22 through SP 4.1-28; and SP 4.1-51 through SP 4.1-56.

- 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 Wherever the Pacoima Formation is exposed, it may be potentially expansive; therefore, it is to be tested by the project soils engineer at the grading plan stage to

determine its engineering characteristics and mitigation requirements, as necessary. *(This mitigation measure is not applicable to Landmark Village because there is no Pacoima Formation on the tract map site or the borrow sites.)*

- 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 Canyon subdrains may be installed in "V"-ditches or in a rectangular trench excavated to expose competent material or bedrock as approved by the geotechnical engineer. *(This mitigation measure applies to the Canyon fills proposed in the Adobe Canyon borrow site and is therefore not applicable to Landmark Village.)*
- 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 Proposed structures on ridgelines will have a minimum 20-foot horizontal setback from the margin of the bedrocks to prevent perched or ground water levels where relatively impermeable materials can block downward migration. *(This mitigation measure is not applicable to the Landmark Village project. The measure calls for*

proposed “structures on ridgelines” to have minimum horizontal setback requirements; however, the Landmark Village project does not propose construction of structures on any ridgelines due to the topographic conditions found on the site.)

- 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 At the subdivision stage, the existence of landslides designated with “3” on **Figure 4.1-2**, Existing Landslide Areas, and within or adjacent to the development area is to be confirmed. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 15.) If landslides are confirmed in these areas, they are to be mitigated through stabilization, removal, and/or building setbacks as determined by the Newhall Ranch Specific Plan geotechnical engineer. *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to the “existence of landslides” designated with a “3” on Figure 4.1-2 contained in the Newhall Ranch Specific Plan Program EIR. There are no such designated landslides within the boundaries of the Landmark Village tract map and borrow sites.)*
- SP 4.1-17 The existence, or lack thereof, of landslides on or adjacent to the roadway alignments for the extension of Magic Mountain Parkway and Valencia Boulevard will be evaluated by subsurface investigations at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 11.) If landslides are confirmed in these areas, they are to be mitigated through stabilization, removal, and/or building setbacks as determined by the Newhall Ranch Specific Plan geotechnical engineer. *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to “landslides” on or adjacent to roadway alignments, which are not located within the boundaries of the Landmark Village project, including the off-site grading areas.)*
- SP 4.1-18 The potential hazards associated with debris flow scars and other possible surficial failures located in proximity to the roadway alignments for the extension of Magic Mountain Parkway and Valencia Boulevard will be evaluated at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 11.) These areas are to be mitigated as determined by the Newhall Ranch Specific Plan geotechnical engineer. *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to “debris flow scars and other possible surficial failures” located in proximity to roadway alignments, which are not located within the boundaries of the Landmark Village project, including the off-site grading areas.)*
- 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.)

- 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.
- SP 4.1-22 Additional geologic investigations are required prior to approval of future tentative maps which allow construction, or grading plans to determine the geologic and geotechnical feasibility of the fifteen (15) lots proposed in the High Country Special Management Area (SMA). *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to the 15 lots proposed in the High Country SMA, which is not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)*
- SP 4.1-23 Prior to construction of the road embankment located within landslide QIs II, a compacted fill shear key will be constructed at the property boundary. (R.T. Frankian & Associates, 19 September 1994, p. 6.) *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to a specific road embankment, which is not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)*
- SP 4.1-24 Landslides, which will not affect the proposed grading concept, are to be placed in Restricted Use Areas on the Final Maps. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 43.) *(This mitigation measure is not applicable because landslides in and immediately adjacent to the borrow sites are required by LACDPW to be placed in restricted use areas until site-specific geotechnical elevations are completed and proposed mitigation is recommended.)*
- SP 4.1-25 Surficial stability of cut-slopes designated with a “G” are to be fully evaluated at the subdivision stage, due to the possibility of wedge failures or surficial material in the slope. Corrective grading measures are to be presented in detail as mitigation at both the subdivision and Grading Plan stages of development. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, pp. 17, 43.) *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to*

“surficial stability” of certain designated cut-slopes, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)

- SP 4.1-26 Cut slopes designated as “P” are potentially unstable and are to be fully evaluated at the subdivision stage to ascertain whether they are stable as designed. Corrective grading measures are to be presented in detail as mitigation at both the subdivision and Grading Plan stages of development. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, pp. 17, 43.) *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to “potentially unstable” designated cut slopes, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)*
- SP 4.1-27 Cut-slopes designated with a “U” are to be further investigated at the subdivision stage to confirm underlying geologic conditions and slope stability. Corrective grading measures are to be presented in detail as mitigation at both the subdivision and Grading Plan stages of development. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, pp. 17, 43.) *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to designated “cut-slopes” requiring further investigation at the subdivision stage, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)*
- SP 4.1-28 Cut-slopes associated with the construction of the proposed extensions of Magic Mountain Parkway and Valencia Boulevard are to be further investigated at the subdivision stage to confirm the underlying geologic conditions and slope stability. Corrective measures are to be required if it is determined that the cut-slopes will not be stable. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, pp. 11 and 12.) *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to “cut-slopes” associated with construction of certain proposed road extensions, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)*
- 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 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.)

- 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.)
- 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.)
- 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.)
- 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 Survey control will be required to precisely locate the Salt Creek and Del Valle Faults at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 33) *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to certain faults, which are not located within*

the boundaries of the Landmark Village project site, including the off-site grading areas.)

- SP 4.1-52 Additional subsurface trenching will be performed within the Holser Structural Zone on Newhall Ranch during the subdivision stage to evaluate its existence. Within Potrero Canyon, additional subsurface evaluation will be performed during the subdivision stage to confirm that nontectonic alluvial movement was the cause of surface ground cracking during the January 17, 1994 earthquake, and to evaluate the potential for shallow-depth faults. (Allan E. Seward Engineering Geology, Inc. 19 September 1994, p. 42, as revised above.) *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to subsurface trenching and additional subsurface evaluation required on areas of Newhall Ranch, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)*
- SP 4.1-53 Precise Building Setback Zones for the Newhall Ranch Specific Plan site are to be defined at the subdivision stage. *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to “precise building setback zones,” which are not applicable to the Landmark Village project site, including the off-site grading areas.)*
- SP 4.1-54 Due to the potential activity of the Salt Creek and Del Valle Faults, site development is to remain outside of Building Setback Zones around fault traces, and the possible fault zone connecting them (see Figure 4.1-4). (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 42.) *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to certain faults, which are not located within the boundaries of the Landmark Village project site, including the off-site grading areas.)*
- SP 4.1-55 To minimize potential hazards from shattered ridge effects, structures and storage tanks proposed on ridgelines are to have a minimum 20-foot setback from the margins of the bedrock. Designation of specific building setbacks will require evaluation at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 40.) Building setback zones are to be identified on all site plans and tract maps for the site. *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to storage tanks on ridgelines within areas of Newhall Ranch, which are not applicable to the Landmark Village project site, including the off-site areas.)*
- SP 4.1-56 The potential for ground motion and ground failure associated with a seismic event in proximity to the planned roadway alignments of Magic Mountain Parkway and Valencia Boulevard will be evaluated at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 11.) Mitigation to reduce associated significant impacts will also be identified at that time. *(This mitigation measure is not applicable to the Landmark Village project. The measure refers to planned roadway alignments within Newhall Ranch, which are not applicable to the Landmark Village project site, including the off-site grading areas.)*

3.2.2.2 Landmark Village Mitigation Measures

To further reduce the magnitude of the Project's geologic, soils, and geotechnical impacts, the following mitigation measures are incorporated:

- 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.
- 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.
- 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.
- 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 project's licensed geotechnical engineer prior to placement of backfill.
- 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 placed in accordance with the recommendation of the soils engineer in on-site areas designated as suitable for rock disposal or placement.
- 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 project's licensed soils engineer and/or the controlling agency for the project, and the engineer shall follow all applicable regulatory standards, including those established by the California Department of Oil and Gas.

- 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 project's licensed geotechnical engineer or representative with field experience, may be used for bedding and shading material in the pipe zone areas. These soils are considered satisfactory for compaction by jetting procedures.
- 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 project's licensed 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 with field experience.

- 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.

- 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. The project's licensed civil 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.

- 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.

- 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.

- 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.
- 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.

- 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.
- 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.
- 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.
- 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.

3.2.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and reduce the potentially significant geologic, soils, and geotechnical impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid all potentially significant geologic, soils, and geotechnical impacts of the Project as identified in the Final EIR.

3.3 HYDROLOGY

3.3.1 Potential Significant Impacts

The Specific Plan's Program EIR concluded that implementation of the Specific Plan would not increase site discharge during a capital storm, not result in upstream or downstream flooding, and not subject any on-site or off-site improvements to flood hazards. Therefore, the development proposed in the Specific Plan was found to result in less than significant on-site and off-site flooding impacts.

The Landmark Village project has the potential to result in increased sedimentation and debris production on the site, and erosion and sedimentation in the Santa Clara River and creek beds during storm events, which is considered potentially significant. The sources of these impacts include: (i) site clearing and grading operations within the tract map site; (ii) the placement of up to 5.8 million cubic yards of fill on the tract map site; (iii) excavation within the Project site to install the bank stabilization, to construct the Long Canyon Road Bridge, and to widen and extend the Castaic Creek Bridge; (iv) clearing, excavating, grading, and exporting of cut material from the Adobe and Chiquito Canyon grading sites; and (v) construction of the utility corridor.

3.3.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, potentially significant hydrology-related impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measures:

3.3.2.1 Specific Plan Mitigation Measures

- 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 LACDPW, 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, California Department of Fish and Game, and the 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 4.6, Biological Resources, Mitigation Measures 4.6-1 through 4.6-10 (restoration) and 4.6-11 through 4.6-16 (enhancement) (of the Newhall Ranch Specific Plan Program EIR).
- 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 4.6, Biological Resources, Mitigation Measures 4.6-1 through 4.6-10 (restoration) and 4.6-11 through 4.6-16 (enhancement) (of the Newhall Ranch Specific Plan Program EIR).
- SP 4.2-4 Conditional Letters of Map Revision (CLOMR) relative to adjustments to the 100-year FIA floodplain are to be obtained by the applicant after the proposed drainage facilities are constructed. *(The CLOMR is to be obtained before the proposed drainage facilities are constructed. The use of the word "after" in this measure was an error.)*
- 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 LACDPW.

- 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 LACDPW.
- 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 LACDPW. 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 LACDPW shall monitor compliance with those NPDES requirements.

3.3.2.2 Landmark Village Mitigation Measures

To further reduce the magnitude of the Project's hydrology impacts, the following mitigation measures are incorporated:

- 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.
- 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;
- 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 U.S. Army Corps of Engineers (Corps) 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).

LV 4.2-8 A final developed condition hydrology analysis (LACDPW Drainage Concept Report (DCR) and Final Design Report (FDR)) 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.

3.3.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and reduce the potentially significant hydrology-related impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant hydrology-related impacts of the Project as identified in the Final EIR.

3.4 WATER QUALITY

3.4.1 Potential Significant Impacts

The Specific Plan's Program EIR identified certain potentially significant impacts related to water quality. Specifically, the Program EIR determined that implementation of the Specific Plan would significantly increase the potential for erosion and sediment discharge downstream during grading activity. Further, on-going operation of urban uses could result in the release of fertilizers, herbicides, or other types of contaminants that could potentially impact surface water quality. Mitigation measures were adopted to reduce these potentially significant impacts to less-than-significant levels.

The Landmark Village tract map site presently is 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 text below summarizes the impacts of the pollutants of concern under wet- and dry-weather conditions in the post-developed conditions. In addition, the Project applicant has included a Low Impact Development (LID) Performance Standard.

- **Sediments:** Municipal Separate Storm Sewer System (MS4) Permit, Construction General Permit, Dewatering General Permit, Standard Urban Stormwater Mitigation Plan (SUSMP), and LID-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.
- **Nutrients (Phosphorus and Nitrogen [Nitrate+Nitrite-N, Ammonia-N, and Total Nitrogen]):** MS4 Permit, Construction General Permit, Dewatering General Permit, SUSMP, and LID-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 5.⁹ Nitrate-N plus nitrite-N and ammonia-N concentrations are predicted to decrease with development to a point well below the Los Angeles Regional Water Quality Control Board Basin Plan's objectives and total maximum daily load (TMDL) 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, Construction General Permit, General Dewatering Permit, SUSMP, and LID-compliant BMPs will be incorporated into the Project to address trace metals in both the construction phase and post-development. The mean annual loads and concentrations of dissolved copper, total lead, dissolved zinc, and total aluminum are predicted to decrease with Project 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 material concentrations in runoff discharges from the Project. On this basis, the impact of the Project on trace metals is considered less than significant.
- **Chloride:** MS4 Permit, Construction General Permit, Dewatering General Permit, SUSMP, and LID-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. 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 LID BMPs, and advanced irrigation control, 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 Dewatering 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.
- **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

⁹ The Santa Clara River is divided into reaches for purposes of establishing beneficial uses and water quality objectives. This EIR will utilize the Los Angeles Regional Water Quality Control Board (RWQCB) reach designations.

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 the 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 LID BMPs. Source control BMPs incorporated in compliance with the MS4 Permit, the Construction General Permit, and the SUSMP also would minimize the presence of hydrocarbons in runoff. During the construction phase of the Project, pursuant to the Construction General 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.

- **Trash and Debris:** Trash and debris in runoff would likely increase with development. However, the Project PDFs, including source control and LID BMPs incorporated in compliance with the MS4 Permit, SUSMP, and LID 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 lots and in the LID PDFs. During the construction phase of the Project, PDFs implemented per Construction General Permit and Dewatering General 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.

- **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 relatively 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 LID 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.
- **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 would 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.
- **Regulatory Requirements:** The proposed Project satisfies MS4 Permit requirements for new development, including SUSMP and LID requirements, and satisfies construction-related requirements of the Construction General Permit and General Dewatering Permit. Therefore, the Project would comply with water quality regulatory requirements applicable to stormwater runoff.

Additionally, 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.

Finally, although the chloride impacts are less than significant, the applicant has identified interim chloride reduction treatment at the Valencia WRP. This involves chloride treatment of the effluent amount originating from Newhall Ranch (up to 6,000 units) at the Valencia WRP during the operation period of the 2002 Interconnection Agreement. The result is that the Project effluent discharged to the Santa Clara River through the permitted Valencia WRP outfall would result in discharge equivalent to 100 mg/L chloride (or other applicable standard), which is the chloride effluent treatment standard under the Newhall Ranch WRP NPDES permit (NPDES No. CA0064556, Order No. R4-2007-0046). This additional treatment process would remove chloride from the Newhall Ranch effluent at the Valencia WRP, so that the interim chloride reduction would be equivalent to that of the Newhall Ranch WRP under the Newhall Ranch WRP Permit (100 mg/L).

3.4.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, the following mitigation measures, which incorporate Project water quality and hydrologic PDFs/BMPs, will ensure that the water quality-related impacts of the Project remain at less-than-significant levels:

3.4.2.1 Specific Plan Mitigation Measures

- SP 4.2-1 All on- and off-site flood control improvements necessary to serve the NRSP 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, California Department of Fish and Game, and the Regional Water Quality Control Board 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, Biological Resources, Mitigation Measures 4.6-1 through 4.6-10 (restoration) and 4.6-11 through 4.6-16 (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 4.6, Biological Resources, Mitigation Measures 4.6-1 through 4.6-10 (restoration) and 4.6-11 through 4.6-16 (enhancement).
- SP 4.2-4 Conditional Letters of Map Revision (CLOMR) relative to adjustments to the 100-year FIA flood plain are to be obtained by the applicant after the proposed drainage facilities are constructed.
- 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.

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 BMPs appropriate and applicable to the subdivision. In addition, the requirements currently include preparation of an 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.

3.4.2.2 Landmark Village Mitigation Measure

To further reduce the magnitude of the Project's water quality impacts, the following mitigation measures are incorporated:

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 4.3-18** (below).

Table 4.3-18 SUSMP Requirements and Corresponding Project Design Features		
SUSMP Requirement¹	Criteria/ Description	Corresponding Landmark Village PDFs
1. Runoff Flow Control	<ul style="list-style-type: none"> • Control post-development peak stormwater runoff discharge rates, velocities, and duration in Natural Drainage Systems to prevent accelerated downstream erosion and to protect habitat related beneficial uses.² • All post-development runoff from a 2-year, 24-hour storm shall not exceed 	<ul style="list-style-type: none"> • Hydromodification source controls include minimizing impervious surfaces through clustering development and using parcel-based LID BMPs, regional LID BMPs, and single family hydrologic source controls (HSCs) to disconnect impervious surfaces and reduce runoff volumes through evapotranspiration and infiltration.

**Table 4.3-18
SUSMP Requirements and Corresponding Project Design Features**

SUSMP Requirement ¹	Criteria/ Description	Corresponding Landmark Village PDFs
	<p>the predevelopment peak flow rate, burned, from a 2-year, 24-hour storm when the predevelopment peak flow rate equals or exceeds five cfs. Discharge flow rates shall be calculated using the County of Los Angeles Modified Rational Method.</p> <ul style="list-style-type: none"> • Post-development runoff from the 50-year capital storm shall not exceed the predevelopment peak flow rate, burned and bulked, from the 50-year capital storm. • Control peak flow discharge to provide stream channel and over bank flood protection, based on flow design criteria selected by the local agency. 	<ul style="list-style-type: none"> • 50-year capital storm peak flow rate analysis is contained in the “Landmark Village Tentative Tract Map 53108 Drainage Concept”, prepared by Psomas (Psomas, 2009)
2. Conserve Natural Areas	<ul style="list-style-type: none"> • Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition • Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allow access, and provide fire protection • Maximize trees and other vegetation at each site, planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants • Promote natural vegetation by using parking lot islands and other landscaped areas • Preserve riparian areas and wetlands 	<ul style="list-style-type: none"> • The NRSP clusters development into villages, including Landmark Village. Approximately 74% (10,145 acres) of the NRSP subregion will remain undeveloped. • Approximately 71.3 acres (24%) of the 292.6 gross acre Landmark Village project tract map area would remain as trails, parks, vegetated slopes, open space, and water quality treatment BMPs. Additional landscaped areas would be provided in conjunction with the residential and commercial uses, resulting in approximately 36% of the tract map site being pervious. • Existing site land use is agriculture, so little or no native vegetation is found in pre-development conditions. • Site clearing and grading will be limited as necessary to allow development, allow access, and provide fire protection. • Native and/or non-native/non-invasive vegetation will be utilized within the development. • The final project stormwater system would include the use of parcel-based LID BMPs, including, but not limited to, infiltration, bioinfiltration, and biofiltration BMPs placed in common area landscaping in commercial, multi-family residential, institutional, recreational, and park areas, roadway median strips, and parking lot islands (where applicable) and regional infiltration/biofiltration facilities incorporating

**Table 4.3-18
SUSMP Requirements and Corresponding Project Design Features**

SUSMP Requirement ¹	Criteria/ Description	Corresponding Landmark Village PDFs
		<p>natural vegetation.</p> <ul style="list-style-type: none"> • Riparian buffers will be preserved along the Santa Clara River corridor by clustering development upland and away from the river.
<p>3. Minimize Stormwater Pollutants of Concern</p>	<ul style="list-style-type: none"> • Minimize, to the maximum extent practicable, the introduction of pollutants of concern that may result in significant impacts generated from site runoff of directly connected impervious areas (DCIA) to the stormwater conveyance system as approved by the building official. 	<ul style="list-style-type: none"> • LID BMPs would be selected to address the pollutants of concern for the project. These LID BMPs include infiltration, bioinfiltration, and biofiltration BMPs implemented at the parcel-scale, media filters units implemented in right-of-ways, USEPA Green Streets practices implemented in right-of-ways, as feasible, and regional infiltration/biofiltration facilities. These BMPs are designed to minimize introduction of pollutants to the Maximum Extent Practicable (MEP). • The Project will include numerous source controls, including education programs, animal waste bag stations, street sweeping and catch basin cleaning, an Integrated Pest Management (IPM) Program for common area landscaping in commercial areas and multi-family residential areas, use of native and/or non-native/non-invasive climate appropriate vegetation, use of smart irrigation control, and installation of a car wash pad in multi-family residential areas. • An education program will be implemented that includes both the education of residents and commercial businesses regarding water quality issues. Topics will include services that could affect water quality, such as carpet cleaners and others that may not properly dispose of cleaning wastes; community car washes; and residential car washing. The education program will emphasize animal waste management, such as the importance of cleaning up after pets and not feeding pigeons, seagulls, ducks, and geese. • Landscape watering in common areas, commercial areas, multiple family residential areas, and in parks will use efficient recycled water irrigation technologies with centralized irrigation controls.
<p>4. Protect Slopes and Channels</p>	<p>Project plans must include BMPs consistent with local codes and ordinances and the SUSMP requirements to decrease the potential of slopes and/or channels from eroding and impacting stormwater runoff:</p>	<ul style="list-style-type: none"> • There are no significant slopes or natural drainage channels within the developed portion of the Project in the post-developed condition. • Natural slopes and native vegetation on slopes adjacent to the SCR will be preserved and/or, if

**Table 4.3-18
SUSMP Requirements and Corresponding Project Design Features**

SUSMP Requirement ¹	Criteria/ Description	Corresponding Landmark Village PDFs
	<ul style="list-style-type: none"> • Convey runoff safely from the tops of slopes and stabilize disturbed slopes • Utilize natural drainage systems to the maximum extent practicable • Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable • Stabilize permanent channel crossings • Vegetate slopes with native or drought tolerant vegetation • Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion with the approval of all agencies with jurisdiction, e.g., the U.S. Army Corps of Engineers and the California Department of Fish and Game. 	<p>impacted during construction, they will be restored and enhanced. Native plants will be used in all plant palettes placed on restored slopes.</p> <ul style="list-style-type: none"> • Project PDFs, parcel-based BMPs, regional LID BMPs, and Single Family HSCs, and USEPA Green Streets practices (hydrologic source controls), will reduce flows to natural channels through infiltration and evapotranspiration. • The banks of the Santa Clara River at portions of this site will be stabilized primarily using buried bank stabilization per the Newhall Ranch Resource Management and Development Plan (RMDP). After the implementation of these measures and other flow control and volume reduction PDFs, the Santa Clara River will be capable of handling the expected flow volumes, velocities, and durations with no excess erosion. For a detailed description of bank stabilization see Section 2.3.3. • All outlet points to the Santa Clara River will include energy dissipaters per the Newhall Ranch RMDP. For a detailed description of energy dissipation see Section 2.3.2.
<p>5. Provide Storm Drain System Stenciling and Signage</p>	<ul style="list-style-type: none"> • All storm drain inlets and catch basins within the Project area must be stenciled with prohibitive language and/or graphical icons to discourage illegal dumping. • Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the Project area. • Legibility of stencils and signs must be maintained. 	<ul style="list-style-type: none"> • All storm drain inlets and water quality inlets will be stenciled or labeled. • Signs will be posted in areas where dumping could occur. • The County, a Landscape or Local Maintenance District (LMD), Home Owners Association (HOA), or other maintenance entity will maintain stencils and signs.
<p>6. Properly Design Outdoor Material Storage Areas</p>	<ul style="list-style-type: none"> • Where proposed Project plans include outdoor areas for storage of materials that may contribute pollutants to the storm water conveyance system measures to mitigate impacts must be included. 	<ul style="list-style-type: none"> • Pesticides, fertilizers, paints, and other hazardous materials used for maintenance of common areas, parks, commercial areas, and multifamily residential common areas will be kept in enclosed storage areas.
<p>7. Properly Design Trash Storage Areas</p>	<p>All trash containers must meet the following structural or treatment control BMP requirements:</p>	<ul style="list-style-type: none"> • All outdoor trash storage areas will be covered and isolated from stormwater runoff.

**Table 4.3-18
SUSMP Requirements and Corresponding Project Design Features**

SUSMP Requirement ¹	Criteria/ Description	Corresponding Landmark Village PDFs
	<ul style="list-style-type: none"> • Trash container areas must have drainage from adjoining roofs and pavement diverter around the areas. • Trash container areas must be screened or walled to prevent offsite transport of trash. 	
8. Provide Proof of Ongoing BMP Maintenance	<ul style="list-style-type: none"> • Applicant required to provide verification of maintenance provisions through such means as may be appropriate, including, but not limited to legal agreements, covenants, and/or Conditional Use Permits. 	<ul style="list-style-type: none"> • Depending on the type and location of the BMP, either the County, a Landscape or Local Maintenance District (LMD), or Home Owners Association (HOA) will be responsible for maintenance of regional BMPs. The County will have the right, but not the duty, to inspect and maintain the BMPs that are maintained by the HOA or LMD, at the expense of the HOA or LMD, if they are not being properly maintained. • The HOA or commercial/business owners would be responsible for operation and maintenance of parcel-based BMPs such as bioretention placed in common area landscaping and parking lot islands. • Home owners will be responsible for maintenance of HSCs on single family parcels.
9. Design Standards for Structural or Treatment Control BMPs	<ul style="list-style-type: none"> • Post-construction Structural or Treatment Control BMPs shall be designed to mitigate (infiltrate or treat) stormwater runoff using either volumetric treatment control BMPs or flow-based treatment control BMPs sized per listed criteria (see section 3.6.2 above). 	<ul style="list-style-type: none"> • LID and treatment control BMPs will be designed to meet or exceed the sizing standards in the Los Angeles County SUSMP requirements. • Volume-based treatment control BMPs for the Project will be designed to capture 80 percent or more of the annual runoff volume per Criteria 2 of the MS4 Permit. • Flow-based treatment control BMPs will be sized using Criteria 3, which will provide 80 percent capture of annual runoff volume per criteria of the MS4 Permit. • The size of the facilities will be finalized during the design stage by the project engineer with the final hydrology study, which will be prepared and approved to ensure consistency with this analysis prior to issuance of a final grading permit. • Types of LID and treatment control BMPs that would be employed include parcel-based BMPs, regional LID BMPs, single family HSCs, USEPA Green Streets practices, media filtration, and a combination thereof.

**Table 4.3-18
SUSMP Requirements and Corresponding Project Design Features**

SUSMP Requirement ¹	Criteria/ Description	Corresponding Landmark Village PDFs
10.B.1 Properly Design Loading/ Unloading Dock Areas (100,000 ft ² Commercial Developments)	<ul style="list-style-type: none"> • Cover loading dock areas or design drainage to minimize run-on and runoff of stormwater • Direct connections to storm drains from depressed loading docks (truck wells) are prohibited 	<ul style="list-style-type: none"> • Loading dock areas will be covered or designed to preclude run-on and runoff. • Direct connections to storm drains from depressed loading docks (truck wells) will be prohibited. • Below grade loading docks for fresh food items will drain through a Treatment Control BMP applicable to the use, such as a catch basin insert. • Loading docks will be kept in a clean and orderly condition through weekly sweeping and litter control, at a minimum and immediate cleanup of spills and broken containers without the use of water.
10B.2. Properly Design Repair/ Maintenance Bays (100,000 ft ² Commercial Developments)	<ul style="list-style-type: none"> • Repair/ maintenance bays must be indoors or designed in such a way that does not allow stormwater run-on or contact with stormwater runoff. • Design a repair/maintenance bay drainage system to capture all wash water, leaks, and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/ maintenance bays to the storm drain system is prohibited. If required by local jurisdiction, obtain an Industrial Waste Discharge Permit. 	<ul style="list-style-type: none"> • Commercial areas will not have repair/maintenance bays or the bays will comply with design requirements.
10B.3. Properly Design Vehicle/ Equipment Wash Areas (100,000 ft ² Commercial Developments)	<ul style="list-style-type: none"> • Self-contained and /or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to a sanitary sewer. 	<ul style="list-style-type: none"> • Areas for washing/steam cleaning of vehicles will be self-contained or covered with a roof or overhang; will be equipped with a wash racks and with the prior approval of the sewer agency; will be equipped with a clarifier or other pretreatment facility: and will be properly connected to a sanitary sewer.
10.C. Properly Design Equipment/ Accessory Wash Areas (Restaurants)	<ul style="list-style-type: none"> • Self-contained, equipped with a grease trap, and properly connected to a sanitary sewer. • If the wash area is to be located outdoors, it must be covered, paved, have secondary containment, and be connected to the sanitary sewer. 	<ul style="list-style-type: none"> • Food preparation areas shall have either contained areas or sinks, each with sanitary sewer connections for disposal of wash waters containing kitchen and food wastes. • If located outside, the containment areas or sinks shall also be structurally covered to prevent entry of storm water. Adequate signs shall be provided and appropriately placed stating the prohibition of discharging wash water to the storm drain system.

**Table 4.3-18
SUSMP Requirements and Corresponding Project Design Features**

SUSMP Requirement ¹	Criteria/ Description	Corresponding Landmark Village PDFs
10.D. Properly design fueling area (Retail Gasoline Outlets)	<ul style="list-style-type: none"> • The fuel dispensing area must be covered with an overhanging roof structure or canopy. The cover's minimum dimensions must be equal to or greater than the area within the grade break. The cover must not drain onto the fuel dispensing area and the downspouts must be routed to prevent drainage across the fueling area. • The fuel dispensing area must be paved with Portland cement concrete (or equivalent smooth impervious surface). The use of asphalt concrete shall be prohibited. • The fuel dispensing areas must have a 2% to 4% slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of urban runoff. • At a minimum, the concrete fuel dispensing area must extend 6.5 feet (2.0 meters) from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot (0.3 meter), whichever is less. 	<ul style="list-style-type: none"> • Retail gasoline outlets will comply with design requirements.
10.E.1. Properly design fueling area (Automotive Repair Shops)	<ul style="list-style-type: none"> • See requirement 10.D. above. 	<ul style="list-style-type: none"> • Automotive repair shop fueling areas will comply with design requirements.
10.E.2. Properly design repair/maintenance bays (Automotive Repair Shops)	<ul style="list-style-type: none"> • See requirement 10.B.2 above. 	<ul style="list-style-type: none"> • Automotive repair shop repair/maintenance bays will comply with design requirements.
10.E.3. Properly design vehicle/equipment wash areas (Automotive Repair Shops)	<ul style="list-style-type: none"> • Self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to a sanitary sewer or to a permitted disposal facility. 	<ul style="list-style-type: none"> • Automotive repair shop vehicle/equipment wash areas will comply with design requirements.
10.E.4. Properly design loading/unloading dock areas (Automotive Repair Shops)	<ul style="list-style-type: none"> • See requirement 10.B.1. above. 	<ul style="list-style-type: none"> • Automotive repair shop loading/unloading dock areas will comply with design requirements.

**Table 4.3-18
SUSMP Requirements and Corresponding Project Design Features**

SUSMP Requirement ¹	Criteria/ Description	Corresponding Landmark Village PDFs
10.F.1. Properly Design Parking Area (Parking Lots)	<ul style="list-style-type: none"> • Reduce impervious land coverage of parking areas • Infiltrate runoff before it reaches the storm drain system • Treat runoff before it reaches storm drain system 	<ul style="list-style-type: none"> • Commercial, multi-family, institutional, recreational, and park parking lots would incorporate parcel-based LID BMPs located in islands to promote filtration and infiltration of runoff. • Stormwater runoff from parking lots would be directed to LID BMPs, including infiltration, bioinfiltration, and biofiltration BMPs installed at the parcel scale and regional scale, and/or media filters in compliance with the LID Performance Standard.
10.F.2 Properly Design to Limit Oil Contamination and Perform Maintenance (Parking Lots)	<ul style="list-style-type: none"> • Treat to remove oil and petroleum hydrocarbons at parking lots that are heavily used. • Ensure adequate operation and maintenance of treatment systems particularly sludge and oil removal 	<ul style="list-style-type: none"> • See above. • Treatment of runoff in LID BMPs will be used to address oil and petroleum hydrocarbons from high-use parking lots. • The Home Owners Associations or Business Owners will be responsible for operation and maintenance of LID BMPs that serve private parking lots.
13. Limitation of Use of Infiltration BMPs	<ul style="list-style-type: none"> • Infiltration is limited based on design of BMP, pollutant characteristics, land use, soil conditions, and traffic. • Appropriate conditions (groundwater >10 ft from grade) must exist to utilize infiltration to treat and reduce stormwater runoff for the Project. 	<ul style="list-style-type: none"> • Per the LARWQCB Clarification Letter (LARWQCB, 2006), generally, the common pollutants in stormwater are filtered or adsorbed by soil, and unlike hydrophobic solvents and salts, do not cause groundwater contamination. In any case, infiltration of 1-2 inches of rainfall in semi-arid areas like Southern California where there is a high rate of evapo-transpiration, presents minimal risks.
<p>¹ SUSMP Requirements 10A (Single Family Hillside Home), 11 (Waiver), and 12 (Mitigation Funding) do not apply to the proposed Project and, therefore, are not listed in Table 5-1.</p> <p>² This requirement is from Part 4, Section D.1 of the MS4 permit.</p>		

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.
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.

3.4.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and ensure that the water quality-related impacts of the Landmark Village project, as identified in the Final EIR, remain at less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant water quality-related impacts of the Project as identified in the Final EIR.

3.5 TRAFFIC/ACCESS

3.5.1 Potential Significant Impacts

As approved, the Specific Plan would generate 357,000 average daily trips ("ADT"). The Specific Plan's Program EIR concluded that implementation of the Specific Plan would result in significant impacts, but that the identified mitigation measures would reduce the impacts to below a level of significance.

Construction Impacts

During construction of the Landmark Village project, trucks to deliver construction equipment and building supplies and to haul away demolition debris potentially would disrupt traffic on local roadways resulting in a short-term impact that could adversely affect regional or local roadway operations. With implementation of traffic management controls for construction vehicles where necessary, no significant traffic impacts associated with construction of the Project would occur.

Operational Impacts

The Landmark Village project would generate 41,517 ADT at buildout. Consistent with County of Los Angeles and California Department of Transportation ("Caltrans") traffic impact analysis guidelines, the impacts of the proposed Project relative to the capacity of the surrounding roadways were analyzed under short-term Project buildout and long-range cumulative conditions. Project impacts under short-term Project buildout conditions are addressed in this Section 3.5; long-range cumulative impacts are addressed in Section 6.5.

The Project would be built out in three phases. During Phase 1 (build-out of 500 residential units) and Phase 2 (build-out of remaining residential component, the elementary school, 100,000 square feet of commercial space, and a park), potentially significant impacts are expected at the Wolcott/SR-126 and Commerce Center Drive/SR-126 intersections. During Phase 3 (build-out of balance of commercial uses), potentially significant impacts are expected at the following intersections: I-5/Southbound Ramps/SR-126; Wolcott/SR-126; Commerce Center Drive/SR-126; and Chiquito-Long Canyon/SR-126.

Traffic signals also will be needed 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 for build-out conditions. In addition, while the Project would not impact the Congestion Management Program's ("CMP") highway system, it may result in a potentially significant impact to transit as a result of the increased demand generated by residents.

Under existing plus Project conditions, which is a hypothetical scenario presented for information purposes that assumes immediate full Project buildout and does not account for cumulative traffic growth and future roadway improvements and, therefore, potentially understates and overstates Project impacts, the Project would result in significant impacts at the following four intersections: I-5 Northbound Ramps & SR-126; Wolcott & SR-126; Commerce Center & SR-126; and Chiquito Canyon/Long Canyon & SR-126. Under this analysis scenario, the Project also would result in significant impacts to the southbound I-5 freeway segment between Calgrove Avenue and SR-14.

Each of the impacted intersection locations is identified as significantly impacted under the primary analysis scenarios presented in the EIR and, consequently, the identified impacts would be reduced to a level below significant with implementation of the mitigation measures identified in this Section 3.5 (mitigation measures LV 4.7-7, LV 4.7-10, LV 4.7-11, and LV 4.7-12). As to the freeway segment, the identified impact would be mitigated with the addition of one truck lane in the southbound direction, which will be constructed as part of the first phase of the I-5

Improvement Project, presently being undertaken by Caltrans and scheduled to be completed in 2013, prior to buildout of Landmark Village. The Project applicant will pay to Caltrans the Project's share of the costs to implement the I-5 Improvement Project. See Section 6.5, *infra*, mitigation measure LV 4.7-17.

3.5.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, potentially significant traffic/access-related impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measures:

3.5.2.1 Specific Plan Mitigation Measures

Certain Specific Plan mitigation measures required future development under the Specific Plan to prepare additional studies and those measures are: SP 4.8-2, SP 4.8-6, SP 4.8-10, and SP 4.8-13. The Project applicant has complied with such measures relative to Landmark Village by preparing the required studies and analyses and such is noted below.

- 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. *(EIR Section 4.7, Traffic/Access, and its related appendices provides the required transportation performance evaluation and, in combination with EIR Section 1.0, Project Description, indicates the on-site roadway improvements necessary to provide adequate capacity.)*
- 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 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.)*
- 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 needed improvements of 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. *(EIR Section 4.7, and its related appendices, 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.)*
- 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 presently in effect.)*
- 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 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 mitigation measure LV-4.7-22, 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-4.7-21, 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

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 EIR Section 4.7, and its related appendices, 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 I-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 and, to that end, the applicant and Caltrans have prepared a funding agreement under which the applicant will pay to Caltrans the Project's share of the I-5 Improvement Project. See Final EIR, Appendix F4.7.)*
- 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 map recordation.)*
- 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 EIR Section 4.7 fulfills the requirements of this Specific Plan mitigation measure.)*

3.5.2.2 Landmark Village Mitigation Measures

To further reduce the magnitude of the Project's traffic impacts, the following mitigation measures are incorporated:

(1) On-Site Mitigation

- 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 Newhall Ranch Specific Plan (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 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.

(2) Off-Site Mitigation

(a) Phase 1 Mitigation Measures

LV 4.7-3 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.

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.*)

(b) Phase 2 Mitigation Measures

LV 4.7-5 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.

(c) Phase 3 Mitigation Measures

- LV 4.7-6 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 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 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 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 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 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.

(d) Project Buildout (Phase 3) with Related Projects Mitigation Measures

LV 4.7-9 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 in 4 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 shall 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.)*

LV 4.7-10 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 shall 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 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 shall pay by phase as each phase gets recorded: Phase I= 6.6 percent, Phase II= 9.1 percent and Phase III= 18.1 percent).
- LV 4.7-12 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 shall 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.

(d) Other Mitigation Measures

- 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.
- 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;

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.

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.

3.5.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and reduce the identified potentially significant traffic/access impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant traffic/access-related impacts of the Project as identified in the Final EIR.

3.6 WATER SERVICE

3.6.1 Potential Significant Impacts

The analysis presented in the Specific Plan EIR forecasted that an adequate supply of water exists in the Santa Clarita Valley to meet the demands of the Newhall Ranch Specific Plan. Nonetheless, the County adopted 22 water-related Specific Plan mitigation measures relative to water supply.

The Landmark Village project would generate a total water demand of 917 acre-feet per year ("afy"), specifically 575 afy of potable water demand and 342 afy of non-potable water demand. Potable water demand (575 afy) would be met by the Valencia Water Company through the use of the Project applicant's rights to 7,038 afy of local 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 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 (342 afy) would be met through the use of recycled water from the initial phase of the Newhall Ranch 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.

Accordingly, the 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 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.

Based on the information presented in the Final EIR and record, including the 2010 Urban Water Management Plan (UWMP) adopted by CLWA, Newhall County Water District, and Valencia Water Company, which is incorporated by reference and available for public review upon request to CLWA, an adequate supply of water is available to serve the Landmark Village project, in conjunction with other approved and planned development within the CLWA service area.

3.6.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, the following mitigation measures will ensure that the water service-related impacts of the Landmark Village project remain at less-than-significant levels:

3.6.2.1 Specific Plan Mitigation Measures

Certain Specific Plan mitigation measures are not applicable to the Landmark Village project. Those measures are: SP 4.11-5, SP 4.11-11 through SP 4.11-14, SP 4.11-18, and SP 4.11-20. In addition, other Specific Plan mitigation measures already have been complied with by the Project applicant *via* the preparation of particular environmental studies or similar documentation of water availability. Those measures are SP 4.11-6 and SP 4.11-17. For additional information regarding such measures, please refer to **Section 4.10, Water Service**, of the Draft EIR.

- 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.)*
- 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 The area within each future subdivision within Newhall Ranch shall be annexed to the Valencia Water Company prior to issuance of building permits. *(This measure is not applicable to the Landmark Village project, because the Project site is already located within the Valencia Water Company's service area.)*
- 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 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 Revised Landmark WSA for the Project, confirming the availability of water to serve the Project concurrent with need.)*

- 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 Public Health.)*
- 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 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 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, eleven such water reports have been prepared (1998-2009) and provided to both the County of Los Angeles and the City of Santa Clarita.)*
- SP 4.11-10 Pursuant to Public Resources Code §21081(a)(2), the County shall recommend that Castaic Lake Water Agency (CLWA), in cooperation with other Santa Clarita Valley retail water providers, continue to update the *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 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 completed the 2010 Urban Water Management Plan (2010 UWMP) for the CLWA service area. The County has considered the information contained in the 2010 UWMP in connection with the Landmark Village project. This mitigation also will be applicable to subsequent updates to the UWMP.*)

SP 4.11-11 With implementation of the proposed Saugus ASR program, ASR wells shall be spaced so that adjacent non-project wells will not lose pumping capacity as a result of drawdown occurring during pumping of the ASR wells. (*This measure is not applicable to the Landmark Village project, because the Saugus ASR program is not needed to satisfy the water demands of the Santa Clarita Valley.*)

SP 4.11-12 With implementation of the proposed Saugus ASR program, the ultimate number of ASR wells to be constructed shall be sufficient to inject the ultimate target injection volume of 4,500 afy and withdraw the ultimate target withdraw volume of 4,100 afy. (*This measure is not applicable to the Landmark Village project, because the Saugus ASR program is not needed to satisfy the water demands of the Santa Clarita Valley.*)

SP 4.11-13 With implementation of the proposed Saugus ASR program, ASR wells shall be constructed in the following two general areas:

- (a) South of the Santa Clara River and west of Interstate 5. This location includes areas within the Newhall Ranch Specific Plan boundary. (This area is referred to as the “south ASR well field.”); and
- (b) North of the Santa Clara River and west of Castaic Creek. (This location is referred to as the “north ASR well field.”)

(*This measure is not applicable to the Landmark Village project, because the Saugus ASR program is not needed to satisfy the water demands of the Santa Clarita Valley.*)

SP 4.11-14 The Saugus Groundwater Banking/ASR program injection water must meet the water quality requirements of the State Regional Water Quality Control Board, Los Angeles Region. The water extracted for use on the Specific Plan site shall meet the Title 22 drinking water standards of the State Department of Health Services. (*This measure is not applicable to the Landmark Village project, because the Saugus ASR program is not needed to satisfy the water demands of the Santa Clarita Valley.*)

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 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.)*

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 The storage capacity purchased in the Semitropic Groundwater Banking Project by the Newhall Ranch Specific Plan applicant shall be used in conjunction with the provision of water to the Newhall Ranch Specific Plan. The applicant, or entity responsible for storing Newhall Ranch water in this groundwater bank, shall prepare an annual status report indicating the amount of water placed in storage in the groundwater bank. This report shall be made available annually and used by Los Angeles County in its decision-making processes relating to buildout of the Newhall Ranch Specific Plan. *(This measure is not applicable to the Landmark Village project, because the water to be stored in the Semitropic Groundwater Banking Project is not needed to satisfy the water demand of the Project or cumulative development in the Santa Clarita Valley.)*

SP 4.11-19 A Memorandum of Understanding (MOU) and Water Resource Monitoring Program has been entered into between United Water Conservation District and the Upper

Basin Water Purveyors, effective August 20, 2001.¹⁰ 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 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.

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.)*

¹⁰ See, Appendix F to Final Additional Analysis (Memorandum of Understanding Between the Santa Clara River Valley Upper Basin Water Purveyors and United Water Conservation District, dated August 2001).

SP 4.11-20 The Specific Plan applicant, or its successors, shall assign its acquired Nickel Water rights to the Valencia Water Company or CLWA, and, in consultation with the Valencia Water Company, CLWA or their designee(s), the applicant shall ensure that the Nickel Water is delivered to the appropriate place of use necessary to serve the Newhall Ranch Specific Plan at the time of need, as determined by the County of Los Angeles through required SB221 and/or SB610 analyses for future subdivision map applications. Upon approval of the Specific Plan, the applicant, Valencia Water Company, CLWA or a designee, will take delivery of the Nickel Water, so that such water will be used, or stored for use, for the Specific Plan in future years.

To ensure that an adequate supply of water is available for the Specific Plan over the long-term, the decision of whether or not the Nickel Water agreement should be extended or otherwise canceled cannot occur without first obtaining CLWA's concurrence. If the applicant, or its designee, seeks to not extend the Nickel Water agreement beyond its initial 35-year term, or seeks to cancel said agreement prior to the expiration of its initial 35-year period, or the expiration of the 35-year option period, if exercised, then the applicant, or its designee, must obtain CLWA's written concurrence and that concurrence must include findings to the effect that other equivalent water supplies are available at a comparable cost and that non-extension or cancellation of the agreement will not impact the water supplies of Newhall Ranch and the rest of the Santa Clarita Valley. *(This measure is not applicable to the Landmark Village project, because Newhall's Nickel Water rights are not needed at this time to satisfy the water demand of the Project or cumulative development in the Santa Clarita Valley. However, as stated above, the applicant has stored Nickel Water in the Semitropic Groundwater Bank, and will continue to do so in future years.)*

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 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.)

3.6.2.2 Landmark Village Mitigation Measures

In addition to the adopted Specific Plan mitigation measures, the following water-related mitigation measure is applicable to the Landmark Village project:

LV 4.10-1 Prior to the issuance of building permits associated with each subdivision map allowing construction within the Landmark Village site, the applicant shall pay Facility Capacity Fees to the Castaic Lake Water Agency (CLWA) in accordance with CLWA policies and procedures.

3.6.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and ensure that the water service-related impacts of the Landmark Village project, as identified in the Final EIR, remain at less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant water service-related impacts of the Project as identified in the Final EIR.

3.7 WASTEWATER DISPOSAL

3.7.1 Potential Significant Impacts

The Specific Plan's Program EIR concluded that implementation of the Specific Plan without mitigation would result in significant impacts to wastewater disposal, but that construction of the Newhall Ranch WRP and associated waste transmission infrastructure, as well as implementation of the recommended mitigation measures, would reduce impacts to a level below significant.

The Landmark Village project would generate a worst-case average total of 0.38 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 completed and the wastewater is treated through the newly-formed NRSD, there are two options for the temporary conveyance and treatment of wastewater generated by the 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 Specific Plan area, of which the Project is a part, the initial phase of the WRP would be designed and constructed to accommodate the Project's predicted wastewater generation of 0.38 mgd. The second option would temporarily direct wastewater flows to the Valencia WRP until the first phase of the Newhall Ranch WRP is complete. Under this latter option, wastewater from the Project would

be pumped temporarily to the existing Valencia WRP; however, the developer (Newhall) would still be required to build the Newhall Ranch WRP.

Under the 2002 Interconnection Agreement, the existing Valencia WRP can temporarily treat wastewater for up to 6,000 Newhall Ranch dwelling units in Landmark Village and Mission Village until such time as the Newhall Ranch WRP is constructed and operational. The Interconnection Agreement was developed to establish a logical plan for the development and administration of the new NRSD and its infrastructure, and it sets conditions under which the first 6,000 dwelling units in Newhall Ranch may temporarily discharge wastewater to the existing Valencia WRP. The conditions include payment of the standard connection fee (fair share of the cost of the existing infrastructure) and transfer of title of the 22-acre Newhall Ranch WRP site to the NRSD. Newhall Ranch residents also would pay the SCVSD an annual service charge to recover the full cost of treating their wastewater at the Valencia WRP. As stated, temporary treatment of wastewater at the existing Valencia WRP would not eliminate the need for the developer to construct the Newhall Ranch WRP and to finance the new sewerage system within the Specific Plan area; instead, the temporary treatment of wastewater at the existing Valencia WRP is a practical engineering decision based on the need to build up an adequate, steady flow of wastewater before start up of the Newhall Ranch WRP.

Based on the SCVSD 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 0.38 mgd. Additionally, the Landmark Village project is expected to produce wastewater chloride concentrations similar to those in the existing SCVSD service area, therefore, and based on information provided by the Santa Clarita Valley Sanitation District of Los Angeles County (SCVSD), the interim discharge of wastewater from the Valencia WRP due to the Landmark Village project's wastewater would not impact the SCVSD's ability to comply with the adopted chloride TMDL, or create any significant effects on the environment.

The 2002 Interconnection Agreement was subject to public review throughout the process. The Agreement was considered and approved by SCVSD's predecessor Boards (i.e., Districts 26 and 32) at their January 9, 2002 meeting, which was noticed, the subject of an agenda, and open to the public in compliance with the Brown Act. Further, the Agreement was referenced in prior County staff reports supporting formation of the new NRSD (see, for example, Department of Public Works staff report to the Board of Supervisors, dated December 1, 2005, pages 3-4; and the Department's staff report to the Board, dated January 18, 2011, both of which are incorporated by reference).

Based on the above information and that provided in **Topical Response 13: Chloride** in the Landmark Village Final EIR, the wastewater disposal impacts of the Landmark Village project would be less than significant.

3.7.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, the following mitigation measures will ensure that the wastewater disposal-related impacts of the Landmark Village project remain at less-than-significant levels:

3.7.2.1 Specific Plan Mitigation Measures

- 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.)*
- 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.
- 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.

3.7.2.2 Landmark Village Mitigation Measures

No additional mitigation measures beyond those identified above are required or necessary, because the Landmark Village project does not result in any significant wastewater disposal impacts after implementation of the above mitigation measures.

3.7.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and ensure the wastewater disposal-related impacts of the Landmark Village project, as identified in the Final EIR, remain at less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project,

which mitigate or avoid potentially significant wastewater disposal-related impacts of the Project as identified in the Final EIR.

3.8 SHERIFF SERVICES

3.8.1 Potential Significant Impacts

The Specific Plan Program EIR determined that implementation of the Specific Plan would significantly increase the demand for sheriff (police) protection services throughout the Newhall Ranch site and the local vicinity. The Program EIR further estimated that the Specific Plan would require the services of an additional 20 sworn officers and 8.5 civilian support personnel at build-out. However, the Program EIR also concluded that adoption of the recommended mitigation measure would reduce this impact to a less-than-significant level.

Construction of the Landmark Village 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. Potentially significant impacts to the Sheriff's Department also may arise as a result of Project design, lighting, landscape materials, and building orientation, which could limit visibility or offer concealment.

Notably, while build-out of the Project would significantly increase the demand for police protection and traffic-related services from the County Sheriff's Department on the Project site and the local vicinity (based on the Department's standard deputy-to-resident ratio, the Project would require the services of an additional four sworn Sheriff's Department officers), in terms of personnel (both deputies and supportive personnel) and equipment needed to adequately serve the Project, these impacts can be mitigated through the payment of law enforcement facilities fees (see Los Angeles County Code, ch. 22.74, sec. 22.74.010, et seq.) and new tax revenues generated by the Project as it builds out. Therefore, any potential impacts to the Sheriff's Department would be less than significant. Additionally, although not made necessary by the Project, the applicant has entered into negotiations with the Sheriff's Department for the provision of a Sheriff station site within the Newhall Ranch Specific Plan that would serve all uses within the Specific Plan boundary.

Similarly, the Project also would increase demands for Department of California Highway Patrol ("CHP") services in the Project area, which also is a potentially significant impact. 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 Project would generate more than sufficient funding for the additional staffing and equipment that would be needed to serve the Project area, including future demands. This funding can and should be allocated to the CHP Santa Clarita Valley station by the State CHP to meet projected demands. Therefore, Project-related impacts to the CHP would be less than significant.

3.8.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, potentially significant sheriff services-related impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measures:

3.8.2.1 Specific Plan Mitigation Measures

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.

3.8.2.2 Landmark Village Mitigation Measures

To further reduce the magnitude of the Project's sheriff services impacts, the following mitigation measures are incorporated:

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.

3.8.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and reduce the identified potentially significant sheriff services-related impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant sheriff services-related impacts of the Project as identified in the Final EIR.

3.9 FIRE PROTECTION SERVICES

3.9.1 Potential Significant Impacts

The Specific Plan Program EIR determined that implementation of the Specific Plan would significantly increase the demand for fire protection services. The Program EIR recommended

and the County adopted four mitigation measures to reduce these impacts to less-than-significant levels.

Construction of the Landmark Village project has the potential to increase the risk of fire due to the use of mechanical equipment in vegetated areas, cutting and grinding metal, welding, and the storage of flammable materials (*e.g.*, fuel and wood). Further, occupancy of the tract map site would result in an increase in fire hazards and a corresponding increase in the need for fire protection services, including paramedic services. The increased service demands would result from the development of the Project adjacent to natural areas, which have wildfire potential, and the ordinary fire risks associated with residential, commercial, and office uses.

3.9.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, potentially significant fire protection services-related impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measures:

3.9.2.1 Newhall Ranch Mitigation Measures

Mitigation measure SP 4.18-4, adopted in connection with the Specific Plan, is no longer applicable as it has been superceded and replaced by project-specific mitigation measure LV 4.14-2, which has resulted from the ongoing negotiations between the Project applicant and the County's Fire District.

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.

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.

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 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 process. Mitigation Measure LV 4.14-2 contains the updated requirements.)*

3.9.2.2 Landmark Village Mitigation Measures

To further reduce the magnitude of the Project's fire protection services impacts, the following mitigation measures are incorporated:

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 Village 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.
- 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.
- 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.
- 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.
- 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.
- 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.

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.

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.

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.

LV 4.14-26 All access devices and gates shall meet the following requirements:

- a. Any single-gated opening used for ingress and egress shall be a minimum of 26 feet in width, clear-to-sky.

- b. Any divided gate opening (when each gate is used for a single-direction of travel -- i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.
- c. Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.
- d. All limited access devices shall be of a type approved by the Fire Department.
- e. Gate detail plans shall be submitted for review and approval to the Fire Department as part of the tentative map submittal or prior to installation. These plans shall show all locations, widths, and details of the proposed gates.

3.9.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and reduce the identified potentially significant fire protection services-related impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant fire protection services-related impacts of the Project as identified in the Final EIR.

3.10 EDUCATION

3.10.1 Potential Significant Impacts

Implementation of the Specific Plan was forecasted to significantly increase the demand for educational services within the boundary of Newhall Ranch and in the local vicinity. However, the Program EIR concluded that adoption of the recommended mitigation measures and the execution of three school facilities/funding agreements would reduce the impacts to below a level of significance.

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 to the Landmark Village project. The Project would generate an estimated 290 new elementary students, 135 new middle school students, and 167 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, would mitigate the potentially significant impacts associated with the Project relating to increased demand for educational services. Under the Castaic School Funding Agreement, the Project 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 Specific Plan. (The Landmark Village project is part of the Riverwood Village Planning Area.)

Project-specific impacts relating to increased demand on the Hart District are 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 December 1, 2009. The Hart School Funding Agreement conditionally obligates the applicant to provide up to three additional junior high schools and two additional senior high schools to the Hart District.

3.10.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, the potentially significant education-related impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measures:

3.10.2.1 Specific Plan Mitigation Measures

- 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 and 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.

3.10.2.2 Landmark Village Mitigation Measures

No additional mitigation measures beyond those identified in the Specific Plan's Program EIR are required or necessary, because the Landmark Village project does not result in any potentially significant education impacts after implementation of the above measures.

3.10.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and reduce the identified potentially significant education-related impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant education-related impacts of the Project as identified in the Final EIR.

3.11 LIBRARY SERVICES

3.11.1 Potential Significant Impacts

The Program EIR for the Specific Plan identified potentially significant impacts resulting from implementation of the Specific Plan as a result of the significantly increased demands that would be placed on library facilities and library materials due to the increased residency in the Santa Clarita area. The Program EIR recommended a mitigation program, adopted by the County, that facilitated collaboration between the Project applicant and the County to ensure that adequate library services are funded and provided; and, therefore, impacts were reduced to a level below significance.

The Landmark Village project will be serviced by the County Library's Valencia Library. The Santa Clarita Valley area, generally, is also served by the County's Newhall Library and Canyon Country Jo Anne Darcy Library, and the Santa Clarita Valley Bookmobile. Existing library facility space in the Santa Clarita Valley does not meet the County Library's service guidelines. Build-out of the Landmark Village project would require the addition of 1,825 square feet of library facilities, 10,038 additional library items, and four public computers to serve that population. This is considered a potentially significant impact.

3.11.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, potentially significant library services-related impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measure:

3.11.2.1 Specific Plan Mitigation Measures

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 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.

3.11.2.2 Landmark Village Mitigation Measures

No additional mitigation measures beyond that identified in the Specific Plan are required or necessary, because the Landmark Village project would not result in any significant library services-related impacts after implementation of the above mitigation measures.

3.11.3 Findings

The Board finds that the above mitigation measure is feasible, is adopted, and reduces the identified potentially significant library services-related impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant library services-related impacts of the Project as identified in the Final EIR.

3.12 UTILITIES

3.12.1 Potential Significant Impacts

The Specific Plan's Program EIR identified potentially significant impacts to electricity and natural gas, as build-out under the Specific Plan would increase demand for both utility types and require the provision of new delivery infrastructure. The Program EIR concluded that implementation of the recommended mitigation measures would reduce all utilities impacts to below a level of significance.

The Landmark Village project would require energy resources and infrastructure to serve the Project site during the construction and operational phases. While projections for energy supply and demand by Southern California Edison and the Southern California Gas Company indicate that both agencies would have sufficient electricity and natural gas supply to serve the Project, impacts are considered potentially significant absent mitigation.

3.12.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, potentially significant utilities-related impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measures:

3.12.2.1 Specific Plan Mitigation Measures

As noted below, Specific Plan mitigation measure SP 4.14-6 is not applicable to the Landmark Village project as it relates to transfer of the High Country SMA.

Electricity

- 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 Code of Regulations*).
- 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 Upon transfer of the High Country Special Management Area to another entity for long-term maintenance, continued and adequate access to all Southern California Edison facilities in the High Country Special Management Area is to be ensured within the transfer agreement. (*This mitigation measure is not applicable to the Landmark Village project because Landmark Village is not located within the High Country SMA.*)

Natural Gas

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 Code of Regulations*).

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 incorporated as mitigation measures in **Section 4.23, Global Climate Change**, also would reduce the Landmark Village project's demand for electricity and natural gas.

3.12.2.2 Landmark Village Mitigation Measures

No additional mitigation measures beyond those identified in the Specific Plan's Program EIR, as set forth above, are required or necessary, because the Landmark Village project would not result in any significant electricity and natural gas utilities impacts after implementation of the above mitigation measures.

3.12.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and reduce the identified potentially significant utilities-related impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant utilities-related impacts of the Project as identified in the Final EIR.

3.13 ENVIRONMENTAL SAFETY

3.13.1 Potential Significant Impacts

The Specific Plan's Program EIR determined that potentially significant hazardous materials impacts would result from implementation of the Specific Plan. Specifically, on-site impacts would occur with respect to past and present oil and natural gas production operations, existing Southern California Edison electrical transmission lines, existing high-pressure natural gas lines, the future transport of hazardous waste along SR-126, and due to the proximity of Chiquita Canyon Landfill. However, the Program EIR further found that implementation of the recommended mitigation measures would reduce potentially significant impacts to a level below significant.

As for the Landmark Village project, potential environmental safety impacts relative to development of the 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. Soil staining has been observed near abandoned oil wells and pipelines, above-ground storage tanks, and equipment storage areas. Unless mitigated, these potentially contaminated soils could result in significant impacts, especially if construction utilizing the soils, or contamination within the soils, was permitted without proper monitoring and testing. Additionally, various oil wells (and their associated production areas) and pipelines are believed to exist throughout the Project site, and any release of hazardous materials from these areas could pose a potentially significant impact. Finally, debris containing potentially hazardous materials, including asbestos-containing materials ("ACMs"), has been observed; unless appropriately disposed of, ACMs could result in safety hazards to Project construction workers.

3.13.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, potentially significant environmental safety-related impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measures:

3.13.2.1 Specific Plan Mitigation Measures

Certain Specific Plan mitigation measures relating to environmental safety are not applicable to the Landmark Village project as noted below (*see*, mitigation measures SP 4.21-1, SP 4.21-4). Additionally, mitigation measures SP 4.21-7 and SP 4.21-8 have been superseded by mitigation measures LV 4.21-6 and LV 4.21-7, which reflect updated provisions of the County Building Code.

SP 4.21-1 All final school locations are to comply with the California State Board of Education requirement that no schools be sited within 100 feet from the edge of the right-of-way of 100–110 kV lines; 150 feet from the 220–230 kV lines; and 250 feet from the 345 kV lines. (*This mitigation measure is not applicable to the Landmark Village project because the school on the Project site will be located over 500 feet from the nearest overhead transmission line.*)

- SP 4.21-2 Only non-habitable structures shall be located within SCE easements.
- SP 4.21-3 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 South Coast Air Quality Management District, and/or the Regional Water Quality Control Board (Los Angeles region).
- SP 4.21-4 All ongoing oil and natural gas operational sites adjacent to or in close proximity to residential, mixed-use, commercial, business park, schools and local and Community Parks shall be secured by fencing and emergency access to these locations shall be provided. *(This mitigation measure is not applicable to the Landmark Village project, because no ongoing oil and natural gas operational sites will occur within the Project site.)*
- SP 4.21-5 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.
- SP 4.21-6 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 4.21-7 In accordance with the provisions of the 2008 Los Angeles County Building Code (Title 26), Section 110.4, all buildings and enclosed structures that would be constructed within the Specific Plan located within 25 feet of oil or gas wells shall be designed according to recommendations contained in a report prepared by a licensed civil engineer and approved by the Building Official. 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. *(This mitigation measure has been superseded to reflect changes in the Los Angeles County Building Code.)*
- SP 4.21-8 In accordance with the provisions of the 2008 Los Angeles County Building Code (Title 26), Section 110.3, 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. *(This mitigation measure has been superseded to reflect changes in the Los Angeles County Building Code.)*
- SP 4.21-9 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.

3.13.2.2 Landmark Village Mitigation Measures

To further reduce the magnitude of the Project's environmental safety impacts, the following mitigation measures are incorporated:

- 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.

- 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.
- LV 4.21-6 In accordance with the provisions of the 2008 Los Angeles County Building Code (Title 26), Section 110.4, all buildings and enclosed structures that would be constructed within the Specific Plan located within 25 feet of oil or gas wells shall be designed according to recommendations contained in a report prepared by a licensed civil engineer and approved by the Building Official. 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. *(This mitigation measure updates and replaces Specific Plan mitigation measure SP 4.21-7 to reflect changes in the County Building Code.)*
- LV 4.21-7 In accordance with the provisions of the 2008 Los Angeles County Building Code (Title 26), Section 110.3, 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. *(This mitigation measure updates and replaces Specific Plan mitigation measure SP 4.21-8 to reflect changes in the County Building Code.)*

3.13.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and reduce the identified potentially significant environmental safety-related impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant environmental safety-related impacts of the Project as identified in the Final EIR.

3.14 CULTURAL/PALEONTOLOGICAL RESOURCES

3.14.1 Potential Significant Impacts

The Program EIR for the Specific Plan concluded that implementation of the Specific Plan would result in significant impacts to archaeological and paleontological resources. However, the Program EIR further concluded that the recommended mitigation measures would reduce those impacts to a level below significant.

As to the Landmark Village project's archaeological impacts, no portion of the tract map site would directly or indirectly impact either of the two known archaeological sites (*i.e.*, CA-LAN-2233 and CA-LAN-2234) identified during the Phase I study for the Specific Plan. However, the

Chiquito Canyon grading site and the utility corridor south of SR-126 would pass near CA-LAN-2233 and CA-LAN-2234. 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. Phase II fieldwork was undertaken in the southern portion of CA-LAN-2233, and all extant artifacts were recovered, which fully mitigates any potentially significant impact that would have resulted from land disturbances required for the utility corridor; the northern component, however, contains scientific information that may contribute to the reconstruction of local prehistory. Therefore, development of this area has the potential to result in significant impacts to cultural resources. Phase II fieldwork undertaken at the CA-LAN-2234 site demonstrated that no intact cultural resources are present, and impacts associated with the Landmark Village project would be less than significant.

As for the potential paleontological impacts, the Landmark Village project site is underlain by geologic units with high to low paleontologic potential ratings. Specifically, the Pico and Saugus Formations underlie the Project site, and as these formations have a high potential for yielding paleontological resources, the impact is potentially significant. Further, the Project is also underlain by Quaternary older alluvium, which has a moderate potential for yielding paleontological resources. The potential for the exposure of fossils in these geologic units is considered a potentially significant impact.

3.14.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, potentially significant cultural/paleontological resources-related impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measures:

3.14.2.1 Specific Plan Mitigation Measures

- 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, recover 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 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.

3.14.2.2 Landmark Village Mitigation Measures

To further reduce the magnitude of the Project's cultural/paleontological resources impacts, the following mitigation measures are incorporated:

- 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).

LV 4.22-3 Scientific specimens are to become the property of a public, nonprofit educational institution, such as the Los Angeles County Museum of Natural History (or similar institution). Most institutions are now requiring, as conditions for accepting the materials, that significant fossils be prepared, identified to a reasonable level, and catalogued before donation. Therefore, to meet these requirements, prior to the start of Project-related grading, an agreement shall be reached with a suitable scientific repository regarding acceptance of the fossil collection.

LV 4.22-4 A qualified paleontologist shall be retained to monitor and 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.

- (a) The Saugus and Pico Formations have a high potential to yield paleontological resources and will require continuous monitoring during all grading activities. This may require use of multiple paleontologists working on the site at the same time if simultaneous ground disturbing activities are occurring over an extensive area to assure all areas of excavation are being fully monitored for the presence of paleontological resources. The number of required monitors shall be determined by Project's monitoring paleontologist.
- (b) The older dissected Pleistocene formations have a moderate potential to yield paleontological resources and will require half-time monitoring during all grading activities by a qualified paleontologist(s).

Periodic review of the paleontological potential assigned to each rock unit shall be conducted at the end of each phase of grading. This reassessment of potential will be used to develop mitigation plans for future phases of development. If fossil production is lower than expected, the duration of the monitoring efforts should be reduced to less than continuous monitoring during all grading activities.

LV 4.22-5 The paleontologist, in consultation with the grading contractor, developer, and Los Angeles County inspector, shall have the power to divert temporarily or direct grading efforts in the area of an exposed fossil to allow evaluation and, if necessary, salvage of exposed fossils.

3.14.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and reduce the identified potentially significant cultural/paleontological resources-related impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant cultural/paleontological resources-related impacts of the Project as identified in the Final EIR.

3.15 CLIMATE CHANGE

3.15.1 Potential Significant Impacts

By way of background, the Project applicant periodically leases the Landmark Village site to the movie industry for set locations. Minor, existing, on-site structures include employee houses, an oil company office, and miscellaneous structures. Portions of the Project site also are leased for cattle grazing and agricultural operations. All existing emission sources would be eliminated by Project build-out.

In light of the existing conditions, ENVIRON (i.e., the technical consultant retained to assist in preparation of the global climate change analysis for the proposed Project) estimated emissions resulting from the existing farmland/agricultural operations uses, and specifically accounted for GHG emissions associated with water use, fertilizer, and equipment. ENVIRON estimated these sources to result in roughly 553 tonnes of carbon dioxide equivalents (CO₂e) per year.

Emissions associated with the periodic lease of the Project site to the movie industry were not accounted for in this estimate as such activities are intermittent, limited, and unpredictable. Additionally, the emissions estimate does not account for the existing structures within the Landmark Village area because they are minor, and because of the lack of data for these accessory structures. Finally, the cattle grazing and ranching activities on the Project site were considered minimal. Due to the exclusion of certain, specified, on-site activities for which the quantification of GHG emissions is unknown or nominal, the 553 tonnes of CO₂e per year emissions for existing environmental conditions represents a rough estimate of the existing, on-site emission levels based upon the best available information. To be conservative, the analysis provided in **Section 4.23** of the Recirculated Draft EIR assumed the existing emissions to be zero, and did not take a discount for any existing, on-site GHG emissions. For further technical information concerning the quantification of existing, on-site emission levels, please see **Appendix F4.23** of the Recirculated Final EIR.

As disclosed in the Recirculated Draft EIR and refined in the Recirculated Final EIR, the proposed Project would increase existing emissions levels by 21,291 tonnes of CO₂e per year above existing, on-site conditions, which conservatively were assumed to be zero (in lieu of the roughly 553 tonnes of CO₂e per year currently emitted on the Project site). While this numeric increase (i.e., approximately 21,291 tonnes) represents an obvious change to existing, on-site conditions (of roughly 553 tonnes), the increase, alone, is not sufficient to support a significance determination because of the absence of scientific and factual information regarding when particular quantities of GHG emissions become significant (as climate change is a global issue).

Accordingly, the analysis also considered whether the proposed Project's emissions (i.e., 21,291 tonnes of CO₂e per year) would impede the State of California's achievement of the statutory emissions reduction mandate established by AB 32 (i.e., the return to 1990 emission levels by year 2020). As detailed in the Recirculated Draft EIR, in order for California to return to 1990 levels by 2020 and achieve the emission reduction mandate of AB 32, the CARB 2020 NAT scenario, which reflects CARB's estimate of what California's emissions level would be in 2020

if no additional GHG reduction strategies were implemented, must be improved upon by at least 29 percent.¹¹

The CARB 2020 NAT scenario relies on specific assumptions, including ones relating to electricity generation, vehicle fuel efficiency, and building energy efficiency codes. In particular, the CARB 2020 NAT scenario assumes that all new electricity generation will be supplied by natural gas plants, building energy efficiency codes are held at the 2005 Title 24 standards, and vehicle fuel efficiency is not affected by any regulatory action.

The proposed Project's emissions would be more than 29 percent below the CARB 2020 NAT scenario. More specifically, as depicted in Recirculated Final EIR, **Table 4.23-4, Summary of Greenhouse Gas Emissions**, the proposed Project would result in 21,291 tonnes of CO₂e per year, whereas, if the proposed Project were constructed in accordance with the assumptions utilized in the CARB 2020 NAT scenario, emissions would be 30,439 tonnes of CO₂e per year. Accordingly, the proposed Project's annualized emissions total is 30.1 percent below the CARB 2020 NAT scenario. In light of this improvement from the CARB 2020 NAT scenario, the Recirculated Draft EIR concluded that project-specific and cumulative impacts are less than significant.

For further information, please see revised **Section 4.23** of the Landmark Village Final EIR.

3.15.2 Mitigation Measures

The Board finds, based upon substantial evidence in the record, the Landmark Village project includes numerous Project design features that lessen Landmark Village's estimated GHG emissions total. In order to ensure that these Project design features are implemented, they are set forth below as mitigation measures to ensure the potential global climate change-related impacts of the Project are less than significant:

3.15.2.1 Specific Plan Mitigation Measures

The Specific Plan Program EIR did not include, nor did the Board adopt, any mitigation measures specific to global climate change.

3.15.2.2 Landmark Village Mitigation Measures

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

¹¹ On June 13, 2011, CARB issued the *Supplement to the AB 32 Scoping Plan Functional Equivalent Document*. On page 11 of the *Supplement*, which has been included in **Appendix F4.23**, CARB presented an updated emissions forecast for year 2020 that is based on business-as-usual assumptions reflecting current economic forecasts and GHG reduction measures in place as of 2006-2008. Based on the updated forecast, "a 16 percent reduction below the estimated BAU levels would be necessary to return to 1990 levels (i.e., 427 MMTCO₂E) by 2020." At the time of its adoption (December 2008), the Scoping Plan indicated that a 29 percent reduction was needed to return to 1990 levels. CARB's revised forecast and percent reduction estimate confirm that California is moving in the right direction under AB 32, and indicates that the EIR's analysis may be conservative in basing its significance finding on a percent reduction that greatly exceeds 16 percent.

needed, or equivalent to ensure that all residential buildings operate at levels 15 percent better than the standards required by the 2008 version of Title 24. Notwithstanding this measure, all residential buildings shall be designed to comply with the then-operative Title 24 standards applicable at the time building permit applications are filed. For example, if new standards are adopted that supersede the 2008 Title 24 standards, the residential buildings shall be designed to comply with those newer standards and, if necessary, exceed those standards by an increment that is equivalent to a 15 percent exceedance of the 2008 Title 24 standards.

- 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, as needed, or equivalent to ensure that all commercial and public buildings operate at levels 15 percent better than the standards required by the 2008 version of Title 24. Notwithstanding this measure, all nonresidential buildings shall be designed to comply with the then-operative Title 24 standards applicable at the time building permit applications are filed. For example, if new standards are adopted that supersede the 2008 Title 24 standards, the nonresidential buildings shall be designed to comply with those newer standards and, if necessary, exceed those standards by an increment that is equivalent to a 15 percent exceedance of the 2008 Title 24 standards.
- LV 4.23-3 The project applicant or designee shall produce or cause to be produced renewable electricity, or secure greenhouse gas offsets or credits from a public agency (e.g., CARB; SCAQMD) endorsed market, equivalent to the installation of one photovoltaic (i.e., solar) power system no smaller than 2.0 kilowatts, when undertaking the design and construction of each single-family detached residential unit on the project site.
- LV 4.23-4 The project applicant or designee shall produce or cause to be produced renewable electricity, or secure greenhouse gas offsets or credits from a public agency (e.g., CARB; SCAQMD) endorsed market, equivalent to the installation of one photovoltaic (i.e., solar) power system no smaller than 2.0 kilowatts, on each 1,600 square feet of nonresidential roof area provided on the project site.
- 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. (Footnote: 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.¹²)

3.15.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and ensure that the global climate change-related impacts of the Landmark Village project, as identified in the Final EIR, remain at less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant global climate change-related impacts of the Project as identified in the Final EIR.

3.16 NOISE

3.16.1 Potential Significant Impacts

The Program EIR concluded that implementation of the Specific Plan, on a project-specific and cumulative basis, would result in potentially significant noise impacts, specifically due to the exposure of on-site sensitive receptors to roadway and stationary noise levels that exceed applicable standards. However, the Program EIR further found that the identified mitigation measures would reduce said impacts to less-than-significant levels.

Development of the Landmark Village project site over a 4 to 5 year period would involve clearing and grading of the ground surface, trucks importing approximately 5.8 million cubic yards of fill material, and construction 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 portions of the site are occupied 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.

¹² 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. LEED silver certification is awarded to buildings that obtain approximately half of the overall possible LEED points. Therefore, it may be appropriate to assume that a LEED silver building would obtain half of the possible points in the "optimize energy performance" category. To obtain half of the possible energy points, a building would need to be approximately 30 percent better than the 2005 Title 24 standards. Greenhouse gas emission reductions associated with the LEED silver certification requirement for Los Angeles County buildings were not quantitatively accounted for in this analysis due to ambiguities concerning the precise emissions savings from LEED certification. (See *Green Buildings*, County of Los Angeles, available at http://green.lacounty.gov/green_buildings.asp.) (This document 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.)

Grading operations at the site and the off-site borrow sites would occur over a 4 year 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 for a short period of time during construction of a limited segment of the utility corridor, resulting in significant impacts as construction activity occurs adjacent to the RV Park. Mitigation is recommended to reduce these impacts such that the resulting noise levels would not exceed the applicable thresholds. 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.

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, mitigation is included that would require the Project applicant to use pile drilling techniques or a hydrohammer or an equivalent method, which would result in substantially reduced noise levels, in those circumstances in which sensitive receptors are located within 5,000 feet of pile driving activities. With this mitigation, pile driving related noise impacts would be reduced to less than significant levels.

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. However, with implementation of the recommended mitigation measures, noise impacts at these noise sensitive uses would be reduced to levels below significant.

The Landmark Village 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.

Upon buildout, the Landmark Village project would not result in significant 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 2013. 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.

3.16.2 Mitigation Measures

The Board finds that, based upon substantial evidence in the record, potentially significant noise-related impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measures:

3.16.2.1 Specific Plan Mitigation Measures

Certain mitigation measures adopted in connection with the Specific Plan, regarding the preparation of additional environmental studies, have been satisfied by the Project applicant through preparation of the Final EIR and such is noted below. Those mitigation measures are as follows: SP 4.9-6 through SP 4.9-8, SP 4.9-17 (first paragraph). Other mitigation measures, SP 4.9-13 and SP 4.9-17 (second paragraph), are not applicable to the Landmark Village project.

- 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, Section 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.

- 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 EIR Section 4.8 provides 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 EIR Section 4.8 provides 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 EIR Section 4.8 provides the acoustic analysis required by this mitigation measure.)*
- 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, Section 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, Section 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, Section 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 Section 12.08.460 of the Ordinance No. 11743.
- SP 4.9-13 Where residential lots are located with direct lines of sight to the Magic Mountain Theme Park, an acoustic analysis shall be submitted to show that exterior noise on the residential lots generated by activities at the park do not exceed the standards identified in Section 12.08.390 of the Ordinance No. 11743 as identified in Table

4.9-2, County of Los Angeles Exterior Noise Standards for Stationary and Point Noise Sources. *(This mitigation measure is not applicable to the Landmark Village project because the Project does not include lots located with direct lines-of-sight to the Magic Mountain Theme Park.)*

- 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.
- 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).¹³ The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-126¹⁴ 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 4.7, which determined that the Landmark Village project at buildout would generate 105 ADTs on SR-126 at the Little Red School House (EIR Table 4.7-27). Section 4.7 also determined that the buildout ADT on SR-126 at the Little Red School House would be 35,000 (EIR Table 4.7-27).)*
- 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

¹³ Cost of Sound Wall X (Project ADT on SR-126 @ LRSH*/Total Projected Cumulative ADT Increase on SR-126 @ LRSH*) * LRSH = Little Red School House.

¹⁴ 25,165 ADT using linear extrapolation from Table 1 of Topical Response 5 - Traffic Impacts to State and Local Roads in Ventura County.

the total projected cumulative ADT increase at that location (denominator).¹⁵ The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-23 north of Casey Road¹⁶ 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.

- SP 4.9-17 Prior to the approval of any subdivision map which permits construction within the Specific Plan area, the applicant for that map shall prepare an acoustical analysis assessing project and cumulative development (including an existing plus project analysis, and an existing plus cumulative development analysis including the project). The acoustical analysis shall be based upon state noise land use compatibility criteria and shall be approved by the Los Angeles County Department of Health Services. (*The noise impacts analysis in EIR Section 4.8 provides the acoustical analysis required by this mitigation measure.*)

In order to mitigate any future impacts resulting from the project's contribution to significant cumulative noise impacts to development in existence as of the adoption of the Newhall Ranch Specific Plan and caused by vehicular traffic on off-site roadways, the applicant for building permits of Residential, Mixed-Use, Commercial, Visitor Serving and Business Park land uses shall, prior to issuance of building permits, pay a fee to Los Angeles County, Ventura County, the City of Fillmore or the City of Santa Clarita. The amount of the fee shall be the project's fair-share under any jurisdiction-wide or Santa Clarita Valley-wide noise programs adopted by any of the above jurisdictions. (This mitigation measure is not applicable to the Landmark Village project because the project site does not contribute to significant unmitigated cumulative noise impacts and no jurisdiction-wide noise programs have been adopted by the County.)

3.16.2.2 Landmark Village Mitigation Measures

To further reduce the magnitude of the Landmark Village project's noise impacts, the following mitigation measures are incorporated:

- 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

¹⁵ Cost of mitigation x (Project ADT on SR-23 north of Casey Road/Total Projected cumulative ADT Increase on SR-23 north of Casey Road).

¹⁶ ADT using linear extrapolation from Table 1 of Topical Response 5 - Traffic Impacts to State and Local Roads in Ventura County.

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 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 In lieu of conventional pile driving, the project developer shall utilize cast-in-place drilled-hole piles, or hydrohammer pile driving equipment with noise reduction, or an alternative methodology that would achieve equivalent noise level reductions, in those circumstances in which pile-driving activities would occur within 5,000 feet of sensitive receptors.

Pile drilling is an alternate method of pile installation where a hole is drilled into the ground to the required depth 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} for conventional pile driving. Therefore, pile drilling generally produces noise levels approximately 10 to 15 decibels lower than pile driving.

Hydrohammer pile driving equipment uses an enclosed hydraulically driven hammer with noise reduction. Noise can be reduced to less than 80 dB(A) at 25 feet, 70 dB(A) at 80 feet, 65 dB(A) at 150 feet, and 60 dB(A) at 250 feet.

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.)*
- 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 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.)*
- 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.)*
- 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 centers is complete, acoustic analyses shall be conducted by a qualified acoustic consultant to ensure that interior noise levels of any residences within the commercial centers 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.
- 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.

3.16.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and reduce the identified potentially significant noise-related impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid potentially significant noise-related impacts of the Project, as identified in the Final EIR.

4.0 FINDINGS ON LESS THAN SIGNIFICANT IMPACTS

4.1 FLOODPLAIN MODIFICATIONS

4.1.1 Less Than Significant Impact

Implementation of the Specific Plan was not forecasted to significantly alter river hydrology or the mosaic of habitats along the Santa Clara River corridor because the effects associated with the proposed floodplain modifications would be infrequent, and not substantially alter flows, water velocities, and water depths. Therefore, under the Specific Plan, the Santa Clara River would retain sufficient width to enable natural fluvial processes to continue.

The floodplain modifications associated with the Landmark Village project include the Long Canyon Road Bridge, bank stabilization along portions of the Santa Clara River, and the import of soils from off-site grading areas to remove mostly agricultural lands and non-native grasslands by raising these land areas above the floodplain to allow for development and the placement of bank protection. Even with these modifications, the Project's hydraulic impacts would be localized, and not cause significant hydrological impacts adjacent to or downstream from the Project site. Therefore, the Project's impact on the unarmored threespine stickleback, arroyo

toad, California red-legged frog, southwestern pond turtle, and two-striped garter snake are less than significant.

4.1.2 Findings

The Board finds that the Landmark Village project will not result in potentially significant impacts relating to floodplain modifications. Accordingly, changes or alterations are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

4.2 PARKS AND RECREATION

4.2.1 Less Than Significant Impact

The Program EIR identified certain potentially significant impacts related to parks, recreation, and trails if the Specific Plan were implemented absent mitigation. Accordingly, the Specific Plan included land for community, neighborhood, and regional parks, an extensive trail system, and set aside significant areas for permanent open space. The Program EIR concluded that the inclusion of parkland and the significant public benefits provided reduced potential impacts to a level below significant.

The Landmark Village project would result in a parkland dedication equivalent of approximately 5.6 acres per 1,000 persons, which is greater than the County and Quimby Act requirements of 3.0 acres per 1,000 persons. In fact, while the basic Quimby Act parkland obligation for the subdivision is 10.69 net acres, the Project will exceed the Quimby Act obligation by 8.31 acres by providing for a 9.9 net-acre Community Park, a 0.6 acre private park, 5.8 net acres of recreational centers, and a 2.7 net-acre trail easement. Therefore, because the Project meets the County's parkland requirements, and exceeds the Quimby Act parkland standards, it would result in a less-than-significant impact on a project-specific and cumulative basis.

Similarly, impacts to regional parks are anticipated to be less than significant as the Specific Plan set aside 4,214 acres of land characterized as regional parkland. State and federal recreation areas and forests also are not expected to be subject to a potentially significant impact as such parks charge user fees and are funded *via* taxes. Finally, the Project would beneficially impact the County's trail system as it would fulfill the objectives of the Santa Clarita Valley Area Plan.

4.2.2 Mitigation Measures

The mitigation measures below, while not required to mitigate any potentially significant impacts, are nevertheless recommended as part of the Project approval to ensure that the Landmark Village project will not result in any parks and recreation-related impacts upon implementation:

4.2.2.1 Specific Plan Mitigation Measures

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.

4.2.2.2 Landmark Village Mitigation Measures

Because the Landmark Village project meets the County parkland requirements and exceeds the Quimby Act requirements, no additional mitigation measures beyond those identified in the Specific Plan are required or necessary as the Project does not result in any significant park, recreation, and trail impacts.

4.2.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and ensure that the impacts to parks and recreation, as identified in the Final EIR, remain at less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid the parks and recreation-related impacts of the proposed Project as identified in the Final EIR.

4.3 MINERAL RESOURCES

4.3.1 Less Than Significant Impacts

The Specific Plan site is underlain by mineral and gravel deposits, and contains three types of Mineral Resource Zones ("MRZs") as identified by the California Department of Conservation, Division of Mines and Geology. In 2003, the County determined that existing land uses on the

Newhall Ranch site would give way to a Specific Plan zoning designation to allow for development of a mixed-use planned community.

The Landmark Village project site, utility corridor, and borrow site are located within a MRZ 2 zone, which indicates that the area may contain significant mineral deposits. The water tank sites are 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 sites are located in active mineral extraction operation areas. 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's General Plan, the Santa Clarita Valley Area Plan, or the Specific Plan. In addition, at the time the Newhall Ranch site was designated by the County as "Specific Plan," which serves as the zoning designation for the property, there were no areas within Newhall Ranch used for mineral extraction.

The Specific Plan zoning designation 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 the continued availability of these resources would not be significantly affected by the 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.

4.3.2 Findings

The Board finds that the Landmark Village project will not result in potentially significant impacts relating to mineral resources. Accordingly, changes or alterations are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

4.4 EFFECTS DETERMINED TO BE NOT SIGNIFICANT OR LESS THAN SIGNIFICANT

The Board finds that, based upon substantial evidence in the record, the following impacts, identified in CEQA Guidelines Appendix G, associated with the Landmark Village project are less than significant and no mitigation is required:

<i>Environmental Resource Category</i>	<i>Environmental Impact</i>
<i>Aesthetics</i>	<ul style="list-style-type: none"> • No substantial damage to scenic resources, including, but not limited to, trees, rock outcroppings, and historic buildings within a state scenic highway.
<i>Agricultural Resources</i>	<ul style="list-style-type: none"> • No conflict with an existing zoning for agricultural use, or a Williamson Act contract.
<i>Air Quality</i>	<ul style="list-style-type: none"> • No conflict with or obstruction of implementation of the applicable air quality plan. • No creation of objectionable odors affecting a substantial number of people.

<i>Environmental Resource Category</i>	<i>Environmental Impact</i>
<i>Cultural Resources</i>	<ul style="list-style-type: none"> • No substantial adverse change in the significant of a historical resource as defined in CEQA Guidelines §15064.5. • No disturbance of human remains, including those interred outside of formal cemeteries.
<i>Hazards and Hazardous Materials</i>	<ul style="list-style-type: none"> • No creation of a significant hazard to the public or the environment through the routine transport, use, or disposal of hazardous materials. • No emission of hazardous emissions or handling of hazardous or acutely hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school. • No site included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5.
<i>Hydrology and Water Quality</i>	<ul style="list-style-type: none"> • No placement within a 100-year flood hazard area structures which would impede or redirect flood flows. • No exposure of people or structures to a significant risk of loss, injury or death involving flooding, including flooding as a result of the failure of a levee or dam. • No inundation by seiche, tsunami, or mudflow.
<i>Land Use and Planning</i>	<ul style="list-style-type: none"> • No physical division of an established community. • No conflict with any applicable land use plan, policy, or regulation of any agency with jurisdiction over the project adopted for the purpose of avoiding or mitigating an environmental effect.
<i>Population and Housing</i>	<ul style="list-style-type: none"> • No displacement of substantial numbers of existing housing, necessitating the construction of replacement housing elsewhere. • No displacement of substantial numbers of people, necessitating the construction of replacement housing elsewhere.
<i>Transportation/Traffic</i>	<ul style="list-style-type: none"> • No conflict with an applicable plan, ordinance or policy establishing measures of effectiveness for the performance of the circulation system. • No resulting change in air traffic patterns, including either an increase in traffic levels or a change in location that results in substantial safety risks. • No substantial increase in hazards due to design features of the roadway or incompatible uses. • No inadequate emergency access. • No conflict with adopted policies, plans, or programs supporting alternative transportation.

5.0 FINDINGS FOCUSING ON SIGNIFICANT CUMULATIVE IMPACTS WHICH CANNOT BE MITIGATED TO A LEVEL OF INSIGNIFICANCE

5.1 VISUAL QUALITIES

5.1.1 Significant Cumulative Impacts

The analysis of the Landmark Village project's cumulative visual qualities impacts tiers from and incorporates the analysis found in the Specific Plan's Program EIR. Incorporation and reliance on the Program EIR's analysis is appropriate as it has been determined that the Project would not have any cumulative effects that were not previously examined as part of the Specific Plan's environmental review. Accordingly, the Project, consistent with the analysis in the Program EIR, would result in a significant unavoidable visual impact when considered in conjunction with build-out of all existing, planned, approved, and pending development projects along I-5 and SR-126.

5.1.2 Mitigation Measures

The Board finds that there are no feasible mitigation measures available, other than those recommended to mitigate project-specific impacts identified in these CEQA findings, to mitigate the cumulative visual qualities impacts attributable to the Landmark Village project to a level below significance.

5.1.3 Findings

The Board finds that the Landmark Village project will result in significant cumulative impacts to visual qualities. Pursuant to Public Resources Code section 21081, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which would mitigate, in part, the significant cumulative visual qualities impacts attributable to the Project, as identified in the Final EIR. However, there are no feasible mitigation measures that would reduce all the identified significant cumulative impacts to a level below significance. Therefore, these cumulative impacts must be considered unavoidably significant even after implementation of all feasible mitigation measures. Pursuant to Public Resources Code section 21081, subdivision (a)(3), as described in the Statement of Overriding Considerations, the Board has determined that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the EIR, and the identified cumulative visual qualities impacts are thereby acceptable because of specific overriding considerations (*see Section 8.0*, below), which outweigh the significant unavoidable cumulative visual qualities impacts of the Project.

5.2 AIR QUALITY

5.2.1 Significant Cumulative Impacts

The Landmark Village project shows at least a one percent per year reduction in CO, VOC, NO_x, and PM₁₀ emissions, and is likely to result in similar reductions of SO_x and PM_{2.5}. Furthermore, the Project is consistent with and would not frustrate the implementation of the 2007 Air Quality Management Plan. Accordingly, per significance thresholds set forth by the South Coast Air

Quality Management District, the air quality impacts of the Project would not be cumulatively considerable.

Nonetheless, as a conservative and "worst-case" approach, the Landmark Village project would increase emissions in the air basin, which already is in non-attainment for O₃ (of which VOC and NO_x are precursors), PM₁₀, and PM_{2.5}. Therefore, the Project would result in cumulatively considerable significant impacts to air quality.

5.2.2 Mitigation Measures

The Board finds that there are no feasible mitigation measures available, other than those recommended to mitigate project-specific impacts identified in these CEQA findings, to mitigate the cumulative air quality impacts attributable to the Landmark Village project to a level below significance.

5.2.3 Findings

The Board finds that the Landmark Village project will result in significant cumulative impacts to air quality. Pursuant to Public Resources Code section 21081, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which would mitigate, in part, the significant cumulative air quality impacts attributable to the Project, as identified in the Final EIR. However, there are no feasible mitigation measures that would reduce all the identified significant cumulative impacts to a level below significance. Therefore, these impacts must be considered unavoidably significant even after implementation of all feasible mitigation measures. Pursuant to Public Resources Code section 21081, subdivision (a)(3), as described in the Statement of Overriding Considerations, the Board has determined that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the EIR, and the identified air quality impacts are thereby acceptable because of specific overriding considerations (*see Section 8.0*, below), which outweigh the significant unavoidable cumulative air quality impacts of the Project.

5.3 SOLID WASTE SERVICES

5.3.1 Significant Cumulative Impacts

Under the cumulative build-out scenario, the Landmark Village project and all forecasted future development are expected to produce 395,553 tons per year of solid waste. This quantity represents the cumulative solid waste generation under a worst-case scenario, without any recycling activities in place. The Project's share of 3,878 tons per year would represent 0.98 percent of this total.

New landfills would need to be developed and/or other waste disposal options implemented in order to accommodate this future growth. However, as land suitable for landfill development/expansion is quantitatively finite and limited, due to numerous environmental, regulatory and political constraints, the Landmark Village project's contribution to such impacts is considered cumulatively considerable.

5.3.2 Mitigation Measures

The Board finds that the State of California, *via* the California Integrated Waste Management Act, requires cities and counties to reduce the amount of solid waste entering existing landfills through the use of recycling, reuse, and waste prevention efforts. In addition, many jurisdictions have adopted construction and demolition debris recycling ordinances to reduce the amount of construction waste. The Board finds that these legislative efforts will substantially lessen the cumulative solid waste services impacts identified in the Landmark Village Final EIR.

5.3.3 Findings

The Board finds that the Landmark Village project will result in significant cumulative impacts to solid waste services. However, there are no feasible mitigation measures that would reduce the identified significant cumulative impacts to a level below significance. Therefore, these impacts must be considered unavoidably significant. Pursuant to Public Resources Code section 21081, subdivision (a)(3), as described in the Statement of Overriding Considerations, the Board has determined that specific economic, legal, social, technological, or other considerations make infeasible the alternatives identified in the EIR, and the identified solid waste services impacts are thereby acceptable because of specific overriding considerations (*see Section 8.0*, below), which outweigh the significant unavoidable cumulative solid waste services impacts of the Project.

5.4 AGRICULTURAL RESOURCES

5.4.1 Significant Cumulative Impacts

Build-out of the Specific Plan and other reasonably foreseeable future related cumulative development in the region would result in the conversion of agricultural soils to non-agricultural uses. Given that implementation of the Landmark Village project, including development of the tract map site and related off-site improvements, would eliminate 348 acres of threshold criterion agricultural land, the Project's contribution to the conversion of agricultural land in the region is considered cumulatively considerable. With respect to forest resources, the Project would not contribute significantly to the cumulative loss of forest land/timberland and hardwood trees.

5.4.2 Mitigation Measures

The Board finds that there are no feasible mitigation measures available to reduce the cumulative impacts to threshold criterion agricultural land identified in the Landmark Village Final EIR to a less-than-significant level.

5.4.3 Findings

The Board finds that the Landmark Village project will result in significant cumulative impacts to agricultural resources. However, there are no feasible mitigation measures that would reduce the identified significant cumulative impacts to a level below significance. Therefore, these impacts must be considered unavoidably significant. Pursuant to Public Resources Code section 21081, subdivision (a)(3), as described in the Statement of Overriding Considerations, the Board has determined that specific economic, legal, social, technological, or other considerations make

infeasible the alternatives identified in the EIR, and the identified agricultural resources impacts are thereby acceptable because of specific overriding considerations (*see Section 8.0*, below), which outweigh the significant unavoidable cumulative agricultural resources impacts of the Project.

6.0 FINDINGS FOCUSING ON SIGNIFICANT CUMULATIVE IMPACTS WHICH HAVE BEEN MITIGATED TO BELOW A LEVEL OF SIGNIFICANCE

6.1 GEOTECHNICAL AND SOIL RESOURCES

6.1.1 Significant Cumulative Impacts

Geotechnical impacts tend to be site-specific in nature, rather than cumulative. Further, each development site is subject to, at a minimum, uniform site development and construction standards relative to seismic and other geologic conditions that are prevalent within the region. These standards include the Los Angeles County and Uniform Building Codes.

The Landmark Village project's grading activities at the Adobe Canyon borrow site, the Chiquito Canyon grading site, and the utility corridor would foster future development. And, while not a component of this Project, future development is proposed to occur under the Specific Plan at the Adobe and Chiquito Canyon sites. Within the Adobe Canyon site and near the water tank site, various slopes may be potentially unstable and/or subject to debris flow hazard. Moreover, three suspected translational failures have been mapped within the grading limits at the Adobe Canyon site. Before future development could occur at this location, subsurface exploration and analysis would be required. Therefore, while the Project does not contemplate future development in either Adobe Canyon or Chiquito Canyon, development at these sites may result in potentially significant geologic and soils impacts.

6.1.2 Mitigation Measures

The Board finds that potentially significant cumulative geologic, soils, and geotechnical impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measures:

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.

LV 4.1-73 If the proposed fills over alluvium and slopewash at either Adobe Canyon or Chiquito Canyon 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.

6.1.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and will reduce the potentially significant cumulative geologic, soils, and geotechnical impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid all potentially significant cumulative geologic, soils, and geotechnical impacts of the Project as identified in the Final EIR.

6.2. HYDROLOGY

6.2.1 Significant Cumulative Impacts

All projects within the Santa Clara River's tributary watershed and unincorporated Los Angeles County would be subject to the same general requirements as the Landmark Village project. These development requirements include those imposed by the LACDPW Flood Control Division, which are designed to ensure that upstream or downstream flooding, downstream erosion, and sedimentation do not occur. Furthermore, these projects also would be subject to other requirements that the LACDPW may specifically identify as needed due to the unique topographic and geologic characteristics of individual project sites. Therefore, the Project would not result in significant cumulative flooding, erosion, and/or sedimentation impacts.

6.2.2 Mitigation Measures

The Board finds that because other projects within Los Angeles County would be subject to the same requirements as the Landmark Village project, and additional requirements imposed on a case-by-case basis by the LACDPW, no additional mitigation measures are required to ensure that cumulative impacts resulting from the Project remain at a level below significance.

6.2.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to hydrology. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.3 WATER QUALITY

6.3.1 Significant Cumulative Impacts

With regards to surface water and groundwater quality, as the effluent generated by the Landmark Village project will not produce concentrations of pollutants of concern that would be expected to cause or contribute to a violation of water quality standards, the Project's incremental

effect on surface water and groundwater quality is not significant. Furthermore, other projects would be required to comply with regulations designed by the Los Angeles RWQCB, which assures that regional development will not adversely affect water quality.

As for groundwater recharge, urbanization of the region has been accompanied by long-term stability in groundwater pumping and levels, which is attributed, in part, to the significant volume of natural recharge that occurs in streambeds. The addition of imported State Water Project water to the region also has contributed to groundwater recharge. Therefore, impacts to groundwater recharge are not expected to be cumulatively considerable due to the lack of groundwater depletion and the historic recharge rates.

Finally, as to hydromodification, based upon fluvial and geomorphic studies, the Landmark Village project's inclusion of hydromodification controls as project design features, the requirement that future development control water flow through compliance with a regional program, and the natural occurrence of large-scale changes in the Santa Clara River as a response to major episodic events, the Project's contribution to cumulative hydromodification impacts is less than significant.

6.3.2 Mitigation Measures

The Board finds that because other projects within Los Angeles County would be subject to the same or similar mitigation measures as the Landmark Village project, no further mitigation measures are required to ensure that cumulative impacts resulting from the Project remain less than significant.

6.3.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to water quality. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.4 FLOODPLAIN MODIFICATIONS

6.4.1 Significant Cumulative Impacts

The analysis of the Landmark Village project's cumulative impacts resulting from floodplain modifications tiers from and incorporates the analysis found in the Specific Plan's Program EIR. The Program EIR concluded that the reduction in floodplain area caused by the bank protection would not significantly increase the overall water velocities or water depth because the volume of flow carried in the shallow, slow-moving areas along the margins of the Santa Clara River is small. Further, variations would be localized and limited in scope, especially when viewed in the entirety of the Santa Clara River corridor within the Specific Plan site and downstream. Accordingly, as the overall mosaic of habitats within the River would be maintained, the Project would not result in a cumulatively considerable impact.

6.4.2 Mitigation Measures

The Board finds that no additional mitigation measures, beyond those recommended to mitigate biota impacts in these CEQA findings, are required because no significant cumulative impacts to biological resources are anticipated due to the Landmark Village project's bank stabilization, Long Canyon Road Bridge, or changes in the floodplain.

6.4.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to floodplain modifications. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.5 TRAFFIC/ACCESS

6.5.1 Significant Cumulative Impacts

Under the Landmark Village project buildout and related projects scenario, significant cumulative impacts would occur at the following locations: I-5 Southbound Ramps/SR-126; I-5 Northbound Ramps/SR-126; Wolcott/SR-126; and Chiquito-Long Canyon/SR-126.

With regard to the Project's long-range (2030) cumulative impact on state highways and freeways within the County, significant long-range cumulative impacts would occur at the following locations absent mitigation: 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; and 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); and El Dorado Road and Ventura Street.

It also is noted that full buildout of the Specific Plan area, including Landmark Village, can occur without the Potrero Canyon Road Bridge being in place while maintaining acceptable levels of service ("LOS"). This is due primarily to the fact that the Potrero Canyon Road Bridge was included as part of the Specific Plan for purposes other than maintaining acceptable LOS, such as facilitating access to SR-126, which would still be provided within the Newhall Ranch Specific Plan by the Commerce Center Drive Bridge and Long Canyon Road Bridge.

Mitigation measures identified below, and in Section 3.5.2, 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. In that regard, in 2000, Fillmore and Newhall entered into an agreement, whereby Fillmore deemed the payment of \$300,000 as adequately representing the costs associated with transportation improvements needed within its

jurisdiction as a result of build-out of the Newhall Ranch. Accordingly, a mitigation measure identified below (see LV 4.7-21) confirms the payment of that amount as mitigation for cumulative impacts resulting from the Project.

6.5.2 Mitigation Measures

The Board finds that potentially significant cumulative traffic/access impacts of the Landmark Village project are reduced to less-than-significant levels with implementation of the following mitigation measures:

- 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. *(Note: Caltrans and the applicant have worked together to prepare an agreement under which the applicant will pay to Caltrans the Project's share of the I-5 Improvement Project, which will add capacity to the I-5 between SR-14 and Parker Road by adding HOV and truck lanes, and includes the construction of an HOV lane in each direction on the impacted segments of I-5 identified in mitigation measures LV-4.7-17 through LV-4.7-20.)*
- 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.
- 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) Install channelizers and extension striping to prevent left-turn movements from Center

Street to eastbound SR-126; (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.)

6.5.3 Findings

The Board finds that the above mitigation measures are feasible, are adopted, and reduce the potentially significant cumulative traffic/access impacts of the Landmark Village project to less-than-significant levels provided the California Department of Transportation ("Caltrans"), County of Ventura, and City of Fillmore each require fair-share participation from other projects relative to the improvements identified in each respective jurisdiction. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or alterations have been required in, or incorporated into, the Project, which mitigate or avoid all potentially significant cumulative traffic/access impacts of the Project as identified in the Final EIR.

6.6 NOISE

6.6.1 Significant Cumulative Impacts

The Landmark Village project would result in significant cumulative impacts primarily as a result of increased traffic on SR-126 and other local roadways following build-out of the Project and other developments in the Santa Clarita Valley. The increased traffic noise, which would exceed standards set for transient lodging, would significantly impact users of the Travel Village RV Park. Under the scenario in which the Potrero Canyon Road Bridge is not constructed, the Project would not result in increased significant cumulative impacts.

6.6.2 Mitigation Measures

The Board finds that mitigation for cumulative noise impacts to users of the Travel Village RV Park is provided for in Specific Plan mitigation measure SP 4.9-14, which has been recommended to mitigate project-specific impacts. (See *infra* Section 3.17.) No other cumulative mitigation measures are required.

Although the Landmark Village project would not cause significant cumulative noise impacts in Ventura County, Landmark Village is required to mitigate noise impacts on specific sensitive receptors in Ventura County under Specific Plan Mitigation Measures SP 4.9-15 and SP 4.9-16 through payment of its fair share towards specified noise attenuation measures and programs. (See *infra* Section 3.17.).

6.6.3 Findings

The Board finds that the recommended mitigation measures are feasible, are adopted, and reduce the potentially significant cumulative noise impacts of the Landmark Village project to less-than-significant levels. Accordingly, the Board finds that, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1), changes or

alterations have been required in, or incorporated into, the Project, which mitigate or avoid all potentially significant cumulative noise impacts of the Project as identified in the Final EIR.

6.7 WATER SERVICE

6.7.1 Significant Cumulative Impacts

Because the Landmark Village project has its own independent water supply, the Project would not result in or contribute to a significant cumulative impact on water supply or service in the Santa Clarita Valley.

6.7.2 Mitigation Measures

The Board finds that mitigation measures are not required as the Landmark Village project will not result in a cumulatively considerable impact to water supplies or services.

6.7.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to water supplies or services. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.8. WASTEWATER DISPOSAL

6.8.1 Significant Cumulative Impacts

The Landmark Village project is not expected to result in cumulatively considerable impacts to wastewater disposal availability because the Valencia WRP and, ultimately, Newhall Ranch WRP, would have sufficient capacity to accommodate the Landmark Village project's total predicted wastewater generation of 0.38 mgd. With respect to future development and available capacity, safeguards have been put in place by the CSDLAC to ensure that sewer connection permits are not issued if there is inadequate capacity.

6.8.2 Mitigation Measures

The Board finds that cumulative development would be required to implement similar mitigation and be subject to similar limitations as those identified for the Landmark Village project on a project-by-project basis. Therefore, no additional mitigation is recommended or required.

6.8.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to wastewater disposal. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.9 SHERIFF SERVICES

6.9.1 Significant Cumulative Impacts

All new development projects within the Santa Clarita Valley would be individually responsible for funding increases in service demands through various tax and funding mechanisms attributable to each respective project. Therefore, cumulative impacts to the Los Angeles County Sheriff's Department and California Highway Patrol are not expected to be significant. Additionally, the Landmark Village project would not contribute to potentially significant cumulative emergency access impacts because the proposed circulation plan facilitates evacuation in the case of an emergency and otherwise provides adequate site access to emergency personnel. Further, the additional access provided by the Project would facilitate region wide evacuation plans and would be included in the County's Emergency Evacuation Plans, as amended.

6.9.2 Mitigation Measures

The Board finds that because the Landmark Village project would fully mitigate any potentially significant project-specific impacts to law enforcement services, and because cumulative development would be subject to the same or similar mitigation obligations as the Project, no additional cumulative mitigations measures are required.

6.9.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to sheriff services. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.10 FIRE PROTECTION SERVICES

6.10.1 Significant Cumulative Impacts

If the Santa Clarita Valley builds out consistently with the currently adopted area and general plans, a significant cumulative impact on the current level of fire protection services would occur unless the equipment and personnel resources of the fire department were to increase proportionately. However, impacts resulting from new development would be reduced by compliance with state and county fire codes, standards and guidelines, and incorporation of project-specific mitigation measures. Moreover, new development in the planning area would be required to participate in the Developer Fee Program, which is the funding mechanism in place at the county-level for mitigating impacts to fire protection services. Therefore, no significant cumulative fire-related impacts are expected as a result of the Landmark Village project.

6.10.2 Mitigation Measures

The Board finds that because cumulative development will be subject to the same or similar required mitigation obligations as the Landmark Village project, no mitigation measures are required.

6.10.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to fire protection services. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.11 EDUCATION

6.11.1 Significant Cumulative Impacts

The Landmark Village project would result in a cumulatively considerable impact if it does not contribute its fair share to mitigate school facility impacts resulting from the increased demand for educational services. However, as discussed in these CEQA findings, Newhall has entered into school facilities/funding agreements with the respective school districts to provide the school facilities necessary to serve the Project. Because mechanisms such as school facilities funding agreements, Senate Bill 50, and/or the Valley-Wide Joint Fee Resolution, would be required to be implemented for each new residential development in the Santa Clarita Valley, cumulative impacts on schools caused by other future residential development would be reduced to less-than-significant levels.

6.11.2 Mitigation Measures

The Board finds that no additional mitigation measures are required to address the potentially significant cumulative impacts that may result from the Landmark Village project in combination with cumulative development as the mitigation measures adopted (see these CEQA findings, above) fully address and mitigate all project-related impacts. Furthermore, the Board finds that the obligation for other development projects to comply with existing school facilities/funding agreements and/or other school facilities funding mechanisms will ensure that cumulative impacts are not significant.

6.11.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to education. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.12 PARKS AND RECREATION

6.12.1 Significant Cumulative Impacts

The Landmark Village project results in no additional demand for parkland acreage. Therefore, the Project would not exacerbate the current shortage of local parks and would not result in a cumulatively considerable impact.

6.12.2 Mitigation Measures

The Board finds that as the Landmark Village project does not contribute to cumulative park, recreational, or trail impacts in the region, no additional mitigation measures are required.

6.12.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to parks and recreation. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.13 LIBRARY SERVICES

6.13.1 Significant Cumulative Impact

As stated above, the Library Construction Plan as set forth in a MOU between the developer and the County Librarian would mitigate the Landmark Village project's impacts on library services, and would be prepared in lieu of the County's Library Developer Fee.

Although the Project, in conjunction with other projects, will generate additional demand for library services, the Project will fully mitigate its impacts through compliance with mitigation measure SP 4.19-1, and 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.

6.13.2 Mitigation Measures

The Board finds that, because all new residential developments in the unincorporated area of the Santa Clarita Valley will be subject to the library impact fee on a project-by-project basis, no additional mitigation is required.

6.13.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to library services. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.14 UTILITIES

6.14.1 Significant Cumulative Impacts

The analysis of the Landmark Village project's cumulative utilities impacts tiers from and incorporates the analysis found in the Specific Plan's Program EIR, which fully evaluated the cumulative impacts on energy supply and infrastructure associated with development of the entire Specific Plan area. The Program EIR concluded that the cumulative development scenario would not significantly impact electricity or natural gas. Specific to the Project, current

projections for energy supply and demand by SCE and the SCGC indicate that these utility providers would have sufficient electricity and natural gas resources to serve the Project site. Additionally, the Project would comply with statewide energy efficiency requirements, including that 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. Moreover, cumulative development would be subject to Title 24 of the California Code of Regulations, which imposes energy efficiency standards on new development. Therefore, the impacts of the Project relative to utilities would not be cumulatively considerable.

6.14.2 Mitigation Measures

The Board finds that because cumulative development would be subject to Title 24 of the California Code of Regulations, which includes regulations adopted by the California Energy Commission, no further mitigation for cumulative development is required.

6.14.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to utilities. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.15 MINERAL RESOURCES

6.15.1 Significant Cumulative Impacts

The Newhall Ranch site, which includes the Landmark Village project site, is zoned for Specific Plan land uses. Therefore, the County has no plans to utilize the Project site for long-term mineral extraction. Accordingly, the Project would not result in a long-term cumulatively considerable loss of mineral resources.

6.15.2 Mitigation Measures

The Board finds that mitigation measures are not required because implementation of the Landmark Village project would not result in a cumulatively considerable loss of mineral resources.

6.15.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to mineral resources. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.16 ENVIRONMENTAL SAFETY

6.16.1 Significant Cumulative Impacts

As man-made hazards are site-specific issues, the Landmark Village project would not result in cumulative impacts relating to environmental safety.

6.16.2 Mitigation Measures

The Board finds that no mitigation measures are required because implementation of the Landmark Village project would not result in cumulatively considerable impacts to environmental safety.

6.16.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to environmental safety. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.17 CULTURAL/PALEONTOLOGICAL RESOURCES

6.17.1 Significant Cumulative Impacts

Although cultural resources are present on-site, the feasible mitigation identified in connection with project-specific impacts (see these CEQA Findings, above) will ensure that the Landmark Village project does not contribute to significant cumulative impacts. In fact, the mitigation measures would result in a positive impact on cumulative cultural resources. That is, the mitigation measures would result in the acquisition of additional scientific information about the prehistory of the region and the gathered artifacts would be preserved for future analysis, study, and viewing.

6.17.2 Mitigation Measures

The Board finds that the mitigation measures identified in relation to project-specific impacts are all that is recommended or required as the Landmark Village project does not contribute to any cumulatively considerable cultural or paleontological impacts.

6.17.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to cultural/paleontological resources. Accordingly, changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.18 CLIMATE CHANGE

6.18.1 Significant Cumulative Impacts

The project design features of the Landmark Village project would reduce its contribution of GHG emissions; therefore, the 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.

6.18.2 Mitigation Measures

The Board finds that implementation of the project-specific mitigation measures in combination with the project design features would reduce the Landmark Village project's GHG emissions such that the Project's impacts relative to climate change would not be cumulatively considerable and, therefore, no additional mitigation measures are required.

6.18.3 Findings

The Board finds that the Landmark Village project will not result in potentially significant cumulative impacts relating to climate change. Accordingly, additional changes or alterations to the Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

6.19 BIOTA

6.19.1 Significant Cumulative Impacts

The cumulative impact analysis for biological resources resulted in three different cumulative impact determinations:

1. The contribution of the proposed RMDP/SCP, including the Landmark Village project, to a potential cumulative impact in the watershed resulting from present and reasonably foreseeable projects, could be cumulatively considerable, absent mitigation. Implementation of the mitigation measures required by both the Newhall Ranch Specific Plan Program EIR and this EIR would reduce the contribution of the proposed RMDP/SCP, including the Landmark Village project, to cumulative impacts to a level less than cumulatively considerable.
2. The contribution of the proposed RMDP/SCP, including the Landmark Village project, to a potential cumulative impact in the watershed resulting from present and foreseeable projects, would not be cumulatively considerable. This determination was made where the resource affected by the proposed RMDP/SCP project comprises a very small proportion of the resource impacts in the watershed.
3. Past, present, and reasonably foreseeable projects, including the proposed RMDP/SCP project and Landmark Village, do not result in potential significant watershed-level impacts. This determination was made when the resource is still common to abundance it its geographic range and/or substantial habitat for the species would remain in the watershed.

Impacts would be cumulatively considerable, absent mitigation, for a majority of the biological resources, including vegetation communities; common wildlife as a whole; most of the federally and state-listed threatened and endangered and all California Fully Protected species; wildlife habitat linkages, corridors, and crossings; most California Species of Special Concern; many California Special Animals, Watch List species, Specially Protected Mammals, and CDFG Trust Resources; and three special-status plants. The mitigation measures required by both the Newhall Ranch Specific Plan Program EIR and this EIR (**Section 3.1.2.2, infra**) would reduce impacts to these resources to a level less than cumulatively considerable. To offset loss of vegetation communities and habitat for species, these mitigation measures generally include the dedication and maintenance of existing natural lands in the Open Area, River Corridor SMA/SEA 23, High Country SMA/SEA 20, and Salt Creek area, totaling approximately 9,753 acres. For riparian resources, these measures include replacing the functions and services of riparian communities that may be lost through construction. For both wildlife and plant species, mitigation includes measures to control long-term secondary effects, including controls on public access to dedicated open space areas; controls on pet, stray, and feral cats and dogs; termination of grazing activities (except for the purpose of resource management); controls on invasive plant and animal species (including Argentine ants, brown-headed cowbirds, bullfrogs, African clawed frogs, and crayfish); controls on pesticides (including rodenticides); controls on hydrological alterations and water quality; and controls on nighttime lighting; fencing and signage; and homeowner education about sensitive resources.

It was determined that the contribution of the proposed RMDP/SCP, including the Landmark Village project, to potential significant cumulative impacts at the watershed level would not be cumulatively considerable for most special-status biological resources, including southern steelhead and several special-status plants. In addition, it was determined that significant cumulative impacts to a majority of wildlife and plant species at the watershed level would not occur. Although the contribution of the proposed RMDP/SCP, including the Landmark Village project, would not be cumulatively considerable in these cases, the mitigation measures described above would reduce on site impacts to these resources.

In summary, although the proposed RMDP/SCP, including the Landmark Village project, would include significant impacts to biological resources absent mitigation, the mitigation measures required by both the Newhall Ranch Specific Plan Program EIR and recommended by this EIR would, substantially reduce these impacts to a level below significant.

6.19.2 Mitigation Measures

No additional mitigation measures, beyond those identified in these CEQA findings to mitigate project-specific biota impacts (see Section 3.1, *infra*), are required to reduce potentially significant cumulative impacts to biological resources to a level below significant.

6.19.3 Findings

The Board finds that with implementation of the project-specific mitigation measures identified in these findings, the Landmark Village project will not result in potentially significant cumulative impacts relating to biota. Accordingly, additional changes or alterations to the

Project are neither required nor incorporated, pursuant to Public Resources Code section 21081, subdivision (a)(1), and CEQA Guidelines section 15091, subdivision (a)(1).

7.0 FEASIBILITY OF PROJECT ALTERNATIVES

The Final EIR concluded that the Landmark Village project would result in four unavoidable significant impacts relating to visual qualities, air quality, solid waste services, and agricultural resources. Based on considerations of avoiding or substantially lessening these unavoidable significant impacts, as well as consideration of the basic Project objectives and public comments, the following alternatives to the Project were identified: (i) No Project/No Development Alternative; (ii) No Project/Future Development Alternative; (iii) Floodplain Avoidance Alternative; and (iv) Cluster Alternative. These alternatives are analyzed in further detail below. Consistent with the analysis below, the environmentally superior alternative is the No Project/No Development Alternative. However, this alternative is not consistent with the policies and goals of the Specific Plan, and fails to meet any of the basic Project objectives. CEQA also requires that, if the No Project/No Development Alternative is the environmentally superior alternative, another environmentally superior alternative must be identified, which, here, would be the Cluster Alternative.

7.1 ALTERNATIVE 1 - NO PROJECT/NO DEVELOPMENT ALTERNATIVE

Under the No Project/No Development Alternative, the Landmark Village project site would remain in its present condition and would be used for limited agricultural purposes. Under this alternative, the potential project-related impacts associated with development of the Project site would not occur.

However, the No Project/No Development Alternative would not result in bank stabilization along the tract map site and portions of the utility corridor and erosion protection along other portions of the utility corridor, thereby allowing continued sedimentation/erosion to occur at these locations. Also, in its current state, there is no flood protection on the tract map site, except in limited areas, such as adjacent to the Castaic Creek Bridge. Consequently, 10- through 100-year storm events experienced under the no project condition would result in flooding on portions of the tract map site. In contrast, the Project would elevate the tract map site out of the floodplain and construct bank protection at various locations, thereby removing the flood hazard that presently exists.

Further, this alternative would not meet any of the Project objectives as set forth in RDEIR Section 1.0, Project Description, subsection 11, and above in **Section 1.4**.

7.2 ALTERNATIVE 2 - NO PROJECT/FUTURE DEVELOPMENT ALTERNATIVE

Under *CEQA Guidelines* section 15126.6(e)(3)(B), if disapproval of the Landmark Village project under consideration would result in predictable actions by others, such as the proposal of some other project, then this "no project" consequence (*i.e.*, No Project/Future Development scenario) should be discussed.

Disapproval of the Project would not necessarily preclude future development of the property, especially considering that the Specific Plan permits a maximum of 1,444 dwelling units and

approximately 1.5 million square feet of commercial land uses within the planning areas that constitute the tract map site.

In addition to being planned for developed use, the Project site is located near existing water, sewer, natural gas, telephone, and cable lines that are present within existing roadway rights-of-way. Further, the site is located within the existing service area of both sheriffs and fire department stations and all public services are readily available to serve future site development. Given that the property currently is planned for residential and commercial land uses that can be served by the existing infrastructure, it is reasonable to assume that the site will likely be developed at some time in the future if the currently proposed Project is not approved. The environmental impacts associated with such a development alternative likely would be comparable to those identified for the Project. Therefore, the No Project/Future Development Alternative likely would not avoid or substantially lessen any of the Project's identified significant effects.

Whether or not the No Project/Future Development Alternative would attain any of the Project objectives is dependent upon the specific type of development that ultimately would occur under this alternative. Therefore, any conclusion in this respect, by necessity, would be speculative.

7.3 ALTERNATIVE 3 - FLOODPLAIN AVOIDANCE ALTERNATIVE

The Floodplain Avoidance Alternative retains the overall layout of the Landmark Village project, except that this alternative would not place development within areas of the tract map site presently at a lower elevation than the 100-year Federal Emergency Management Agency elevation. Therefore, under this alternative, it would not be necessary to elevate portions of the tract map site out of the floodplain area. Bank stabilization would continue to be required along the perimeter of the reduced development footprint fronting the Santa Clara River, the base of the Long Canyon Road Bridge, and the south side of the utility corridor.

This alternative would reduce development by 286 dwelling units along with a reduction of 828,000 square feet of commercial space when compared to the Project, for a total of 1,158 dwelling units and 205,000 commercial square feet. Additionally, under this alternative, approximately 79 acres of land would remain available for agricultural production due to the reduction in residential and commercial development.

Generally, under Alternative 3, impacts associated with geotechnical and soil resources, hydrology, traffic/access, air quality, noise, biota, cultural/paleontological resources, visual qualities, solid waste services, mineral resources, and floodplain modifications would be reduced when compared to the Landmark Village project. On the other hand, this alternative would have greater impacts associated with water service, water quality, and parks and recreation. However, on balance, Alternative 3 would result in fewer impacts than the Project.

The Floodplain Avoidance Alternative does not fully meet or impedes the following Project objectives:

- Land Use Planning Objective No. 2 states, "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." Because Alternative 3 would significantly reduce housing and commercial uses, and, therefore, reduce accommodations for projected regional growth, this alternative is not consistent with this Project objective.

- Land Use Planning Objective No. 4 states, "Provide development and transitional land use patterns that do not conflict with surrounding communities and land uses." Alternative 3 would create a fragmented area of agricultural property adjacent to residential and commercial uses and, therefore, does not meet this Project objective.
- Land Use Planning Objective No. 5 states, "Establish land uses that permit a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental)." Alternative 3 is inconsistent with this Project objective, as it would result in a substantial reduction in residential units (approximately 20 percent reduction), thereby reducing housing options for the site.
- Land Use Planning Objective No. 7 states: "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." Alternative 3 is inconsistent with this Project objective because it would eliminate the majority of the commercial floor area on site, commercial uses that are necessary to promote livability of the Project and the creation of a pedestrian friendly environment and enhanced pedestrian access between land uses.
- Economic Objective No. 1 states, "Provide a variety of residential homes, which would respond and adjust to changing economic and market conditions." Alternative 3 does not meet this Project objective as the alternative results in a substantial reduction in residential units, thereby accommodating less housing for regional growth projections.
- Economic Objective No. 2 states, "Provide a tax base to support public services and facilities." Alternative 3 is inconsistent with this Project objective as it would cause a substantial reduction in residential and commercial land use on site, resulting in a substantial reduction in tax base to support the public facilities and services within the Project area.
- Mobility Objective No. 1 states, "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." Alternative 3 does not meet this Project objective because it is inconsistent with the Specific Plan's Mobility Plan and the circulation/mobility system within the Specific Plan. This alternative eliminates the majority of the commercial floor area on site, commercial uses that are necessary to promote livability of the Project and the creation of a pedestrian friendly environment and enhanced pedestrian access between land uses.
- Parks, Recreation, and Open Area Objective No. 2 states, "Provide a range of recreational opportunities, including parks, trails and paseos, which are convenient and accessible." Alternative 3 is inconsistent with this Project objective because it would result in a substantial reduction in trails and paseos on the Project site.

- Parks, Recreation, and Open Area Objective No. 3 states, "Provide pedestrian, bicycle, and hiking trails that are consistent with the Specific Plan's Parks, Recreation, and Open Area Plan." Alternative 3 does not meet this Project objective because it would result in a design that is inconsistent with the Specific Plan's Park, Recreation, and Open Area Plan.

A similar alternative was considered and rejected by the County's Board of Supervisors during its evaluation of the Specific Plan, as the alternative failed to achieve many of the basic Project objectives.

7.4 ALTERNATIVE 4 - CLUSTER ALTERNATIVE

The Cluster Alternative retains the overall layout of the Landmark Village project, except this alternative would not result in the development of the westernmost 106 acres of the property, which would remain available for agricultural production. This alternative would reduce development by 507 dwelling units along with 828,000 square feet of commercial space when compared to the Project, for a total of 937 dwelling units and 205,000 square feet of commercial space. The Cluster Alternative would retain the elementary school, community park, and two of the four private recreation areas proposed as part of the Landmark Village project. Bank stabilization would continue to be required along the perimeter of the reduced development footprint fronting the river, the base of the Long Canyon Bridge, and the south side of the utility corridor extending to the Newhall Ranch Water Reclamation Plant site.

Generally, under Alternative 4, impacts associated with geotechnical and soil resources, hydrology, traffic/access, air quality, noise, biota, cultural/paleontological resources, visual qualities, solid waste services, parks and recreation, mineral resources, and floodplain modifications would be reduced when compared to the Landmark Village project. On the other hand, this alternative would have greater impacts associated with water service and water quality. However, on balance, Alternative 4 would result in fewer impacts than the Project.

While Alternative 4 is considered environmentally superior to the Project, Alternative 4 does not meet many of the basic Project objectives. Project objectives not fully met or impeded by Alternative 4 are listed below.

- Land Use Planning Objective No. 2 states, "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." Because Alternative 4 would significantly reduce housing and commercial uses, and, therefore, reduce accommodations for projected regional growth, this alternative is not consistent with this Project objective.
- Land Use Planning Objective No. 4 states, "Provide development and transitional land use patterns that do not conflict with surrounding communities and land uses." Alternative 4 would create a fragmented area of agricultural property adjacent to residential and commercial uses and, therefore, does not meet this Project objective.
- Land Use Planning Objective No. 5 states, "Establish land uses that permit a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental)." Alternative 4 is inconsistent with this Project objective because it would result in a substantial reduction in

residential units (approximately 35 percent reduction), thereby reducing the housing options for the site.

- Land Use Planning Objective No. 7 states: "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." Alternative 4 is inconsistent with this Project objective because it would eliminate the majority of the commercial floor area on site, commercial uses that are necessary to promote livability of the Project and the creation of a pedestrian friendly environment and enhanced pedestrian access between land uses.
- Economic Objective No. 1 states, "Provide a variety of residential homes, which would respond and adjust to changing economic and market conditions." Alternative 4 does not meet this Project objective as the alternative results in a substantial reduction in residential units, thereby accommodating less housing for regional growth projections.
- Economic Objective No. 2 states, "Provide a tax base to support public services and facilities." Alternative 4 is inconsistent with this Project objective because it would cause a substantial reduction in residential and commercial land use on site, resulting in a substantial reduction in tax base to support the public facilities and services within the Project area.
- Mobility Objective No. 1 states, "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." Alternative 4 does not meet this Project objective because it is inconsistent with the Specific Plan's Mobility Plan and the circulation/mobility system within the Specific Plan. This alternative eliminates the majority of the commercial floor area on site, commercial uses that are necessary to promote livability of the Project and the creation of a pedestrian friendly environment and enhanced pedestrian access between land uses.
- Parks, Recreation, and Open Space Objective No. 2 states, "Provide a range of recreational opportunities, including parks, trails and paseos, which are convenient and accessible." Alternative 4 is inconsistent with this Project objective because it would result in a substantial reduction in trails and paseos on the Project site.
- Parks, Recreation, and Open Space Objective No. 3 states, "Provide pedestrian, bicycle, and hiking trails that are consistent with the Specific Plan's Parks, Recreation, and Open Area Plan." Alternative 4 is inconsistent with this Project objective because it would result in a design that is inconsistent with the Specific Plan's Park, Recreation, and Open Area plan.

The County's Board of Supervisors already considered Specific Plan alternatives, one of which clustered development, creating higher housing concentrations in the Low-Medium and other land use designations. The County rejected this alternative as infeasible, in part, because it did not achieve many of the basic objectives of the Specific Plan, including the significant public benefits associated with implementation of such a plan. In addition, the County rejected this alternative because it too narrowly limited the range of housing opportunities provided and did not reflect market conditions and growth in the region.

8.0 STATEMENT OF OVERRIDING CONSIDERATIONS

CEQA requires the decision-making agency to balance, as applicable, the economic, legal, social, technological or other benefits of the project against its unavoidable environmental risks when determining whether to approve a project. If the specific economic, legal, social, technological or other benefits of the project outweigh the unavoidable adverse environmental effects, those effects may be considered "acceptable." (CEQA Guidelines §15093, subdivision (a).) CEQA requires the agency to support, in writing, the specific reasons for considering a project acceptable when significant impacts are not avoided or substantially lessened. Those reasons must be based on substantial evidence in the Final EIR or elsewhere in the administrative record. (CEQA Guidelines §15093, subdivision (b).)

In accordance with the requirements of CEQA and the CEQA Guidelines, the Board finds that the mitigation measures identified in the Final EIR and the Mitigation Monitoring Plan, when implemented, will avoid or substantially lessen virtually all of the significant effects identified in the Final EIR for the Landmark Village project. However, certain significant impacts of the Project are unavoidable even after incorporation of all feasible mitigation measures. These significant unavoidable impacts are related to visual qualities, air quality, solid waste services, and agricultural resources. (*See Sections 2.0 and 5.0, above.*)

The Board finds that all feasible mitigation measures identified in the Final EIR that are within the purview of the County will be implemented with the Project, and that the remaining significant unavoidable effects are outweighed and are found to be acceptable due to the following specific overriding economic, legal, social, technological, or other benefits, based upon the facts set forth above, the Final EIR, and the record, as follows:

8.1 SIGNIFICANT OVERRIDING BENEFITS RESULTING FROM THE SPECIFIC PLAN

When the Newhall Ranch Specific Plan and WRP initially were approved in 1999, the County Board of Supervisors identified thirty (30) benefits of the project that would compensate for the unavoidably significant project-specific and cumulative impacts. While not required to, as no unmitigated environmental effects were identified, the Board elected to readopt its 1999 Statement of Overriding Considerations upon certification of the Final Additional Analysis for the Specific Plan in 2003. In addition, the Board identified another significant public benefit of the Specific Plan, namely Newhall's agreement to dedicate 1,517 acres of land in the Salt Creek Watershed, located in Ventura County and adjacent to the boundaries of the Specific Plan.

The Board finds that the Specific Plan benefits, set forth below, are relevant, as the Landmark Village project is proposed under and pursuant to the Specific Plan. Further, the Board finds that the enumerated benefits make acceptable the unavoidably significant environmental impacts identified in these findings.

- (1) The project has been designed to preserve over nine square miles of land (6,170 acres, or 51 percent of the site) containing the most significant natural environmental resources, including:
 - (a) The High Country, which is a major portion of the County's SEA 20; SEA 20 contains six and one-half square miles

- (4,184 acres), and the project has modified the SEA boundaries to include more total area and land with more valuable natural resources than were originally designated in the SEA by the General Plan;
- (b) The Santa Clara River property, which is a portion of the County's SEA 23, and which contains approximately 975 acres, has been planned to minimize the necessity of removing sensitive habitat for flood control purposes and provides valuable habitat for federal and state endangered and sensitive wildlife species; and
 - (c) The Open Area, consisting of 1,010 acres, preserves significant oak woodlands and savannas, ridgelines, and major landforms.
- (2) Preservation of the High Country in conjunction with lands already acquired or planned for public acquisition, including the Santa Clarita Woodlands Park, will result in a distance of over ten miles of preserved and protected Santa Susana Mountains for conservation and recreational purposes, stretching from the I-5 freeway to the Los Angeles County/Ventura County border.
- (3) Provisions for the accelerated dedication of the High Country have been added to the revised Specific Plan.

Access to the High Country would generally be provided within 24 months of approval of the Specific Plan by early construction of a trail in the High Country and by the granting of an easement to a joint powers authority for public access and maintenance of that trail.

The Joint Powers Authority would include Los Angeles County, the City of Santa Clarita and the Santa Monica Mountains Conservancy.

An open space financing district would also be established under the authority of the Los Angeles County Board of Supervisors, which would provide annual revenues to the Joint Powers Authority for recreation, conservation and related activities in the High Country.

Additionally, the Center for Natural Lands Management would be endowed (\$2,000,000 in 1997 dollars) by the applicant for the perpetual conservation management of the resources in the High Country, as well as the River Corridor and Open Area.

Offers of early dedication in fee title of the High Country - at no cost to the Joint Powers Authority- would take place in three equal phases of

approximately 1,400 acres each at the 2,000th, 6,000th and 11,000th residential building permit.

The River Corridor and Open Area (excluding parks which would be dedicated to Los Angeles) would be offered to be dedicated to the Center for Natural Lands Management in phases in accordance the Specific Plan. Los Angeles County would also be granted an access and conservation easement prior to the offset dedication of the River Corridor and Open Area.

- (4) Ultimate removal of commercial grazing from the High Country and from the River Corridor at adoption of the Specific Plan, will enhance the natural resources within those areas.
- (5) A River Corridor has been designed to retain the River's significant riparian vegetation and habitat, and, at the same time, provide flood protection in accordance with Los Angeles County standards.
- (6) Prominent physical features, such as Sawtooth Ridge, river bluffs and Ayers Rock, have been preserved within the Open Area as landmarks for the community.
- (7) Preservation of the High Country will also create a 1/2 mile-wide set back of development along the Los Angeles County/Ventura County line, thereby increasing the width of the Salt Creek movement corridor adjacent to Ventura County.

The 1/2 mile-wide set back of development from the County line results in a wide corridor linking the River Corridor and the High Country SMAs in Los Angeles County.

- (8) The revised Specific Plan also calls for a 1/8th mile-wide set back of development adjacent to Ventura County north of SR-126 to provide a transition between project development on Newhall Ranch and rural/agricultural land uses in Ventura County.
- (9) The revised Specific Plan calls for an affordable housing component developed between the applicant and the County's Community Development Commission and Department of Regional Planning, and it requires that 2,200 dwelling units be made available as "very low," "low" or "moderate" income housing. This component includes an aggressive marketing program and compliance monitoring by the County's Community Development Commission staff. The affordable housing component for Newhall Ranch is above and beyond the requirements of the County's General Plan and Area Plan.
- (10) The City of Santa Clarita's proposals regarding the use of "buried bank stabilization" techniques and contour grading as well as ridgeline

protection have been incorporated into the revised Specific Plan. Such provisions are above and beyond the requirements of the County's General Plan and Area Plan.

The applicant is also voluntarily committing to comply with the City's proposal to participate in a Valley-wide freeway mitigation funding program should such a program be adopted by both Los Angeles County and the City of Santa Clarita - even though such a program was not determined to be a necessary mitigation requirement of either the Final EIR or revised Specific Plan.

- (11) Provisions have been made for improved parks, libraries and fire stations in accordance with the revised Specific Plan - all of which are above and beyond the mitigation required by CEQA or the Final EIR, or the exactions required of other development.
- (12) The project's single ownership, size and density make possible the planning and financing of a comprehensive resource management plan.
- (13) The Asistencia, the most important historical site in the Santa Clarita Valley, will be preserved and deeded to the Archaeological Conservancy for permanent ownership and management at no expense to the County, state or taxpayers.
- (14) The community has been designed to provide a comprehensive array of land uses for a balanced community of homes, employment, shopping, commercial and public services, cultural facilities, education and recreation. The size and single ownership of the Newhall Ranch site provide opportunities to develop a comprehensive master-plan community in which land uses are properly sited, and infrastructure and public services are planned in advance and coordinated with regional infrastructure and public services.
- (15) The Newhall Ranch design includes "livable community" concepts, including the following:
 - a) The community is divided into five separate villages to provide a small town feel and sense of community among residents;
 - b) The Land Use designations include a Mixed-Use category for the creative combination of commercial, public, recreational and residential uses;
 - c) Shared parking programs are planned in such a way as to reduce the need for large expansive parking lots and encourage Mixed-Use development;

- d) Over 50 miles of pedestrian and bicycle trails will be constructed, linking the villages and the community to the regional trail system;
 - e) Recreation is not only included for the overall community, but is located within individual neighborhoods;
 - f) Home occupations are permitted, allowing residents to telecommute or operate businesses from their residences, which reduce the need for commuting to central business districts;
 - g) Approximately 59 percent of all homes will be constructed within walking distance (one-quarter mile) of village or commercial centers;
 - h) A park-and-ride facility is planned; and
 - i) Bus pull-ins are provided.
- (16) The project's trail system will link the community of Val Verde to the project, thereby allowing that community access to and use of the project's extensive trail system.

The applicant has also entered into an agreement with the Val Verde Civic Association which has been incorporated into the revised Specific Plan. The agreement imposes various requirements upon the applicant which are above and beyond the mitigation requirements of either the Final EIR or the revised Specific Plan.

- (17) A public lake within the Potrero Valley Village will provide regional recreational use and visual enjoyment, as well as community recreation.
- (18) A golf course within the Potrero Valley Village will provide regional recreational benefits.
- (19) The Business Park, Commercial, and Mixed-Use Land Uses designations will provide approximately 18,795 permanent jobs, which will allow employment opportunities for the community and the region and help the County achieve its economic goals.
- (20) Construction of a new WRP will generate recycled water; the construction of a recycled water system and use of recycled water on-site will reduce the demand for potable water supplies.
- (21) The location and construction of three new fire stations will provide faster and better regional fire protection to Val Verde and other communities in the immediate area, in addition to fire services for the project.

- (22) The project will generate an estimated fiscal surplus between \$251 to \$301 million to the County during construction and \$17 to \$20 million annually thereafter (the range of fiscal surplus depends upon the final outcome of Proposition 218 in court decisions and elections).
- (23) The project will generate an estimated fiscal surplus to the adjacent City of Santa Clarita of \$27.9 million during construction and \$1.8 million annually thereafter.
- (24) An estimated \$140 million from fuel and other tax revenues would be generated for the construction and maintenance of regional and state transportation facilities during construction and \$11 million thereafter.
- (25) Location of the project and design of the community will result in an estimated reduction in vehicle miles traveled as compared to more conventional subdivision design.
- (26) The project design (Villages, clustering, Mixed-Use, variety of transportation modes, on-site employment, and proximity to regional employment) will result in the reduction of air emissions in comparison to a planned community without the project's design features.
- (27) The applicant has voluntarily entered into school mitigation agreements with the Newhall School District, the Castaic Union School District, and the William S. Hart Union High School District. These agreements call for payments that are far in excess of the current development fees required by state law. Based on a review of the agreements, the Board has noted that they represent the most generous school mitigation packages ever seen from an applicant in Los Angeles County.
- (28) The project provides a broad spectrum of housing which will help to meet the long-term housing needs of Los Angeles County, a major goal of the Los Angeles County General Plan, and will satisfy a wide array of economic and social needs, lifestyles. Project housing includes:
 - a) Rental apartments;
 - b) Condominiums;
 - c) Townhomes;
 - d) Attached and clustered single-family homes;
 - e) Detached single-family homes;
 - f) Larger executive and estate homes; and

- g) Second Units on larger lots to allow for extended families and more affordable housing opportunities.
- (29) The project implements portions of the County Highway Plan by the construction of Commerce Center Drive between SR-126 and Magic Mountain Parkway and Pico Canyon Road within the project.
- (30) The project is estimated to generate significant Congestion Management Plan credits thereby benefiting the County's efforts to continue to qualify for state and federal transportation funds.

8.2 SIGNIFICANT OVERRIDING BENEFITS RESULTING FROM THE LANDMARK VILLAGE PROJECT

The proposed Landmark Village project also will result, independently, in noteworthy benefits, identified below, which compensate for and make acceptable the unavoidable significant environmental impacts that would result from Project implementation. These benefits include:

- (1) The Project will provide a range of quality housing opportunities, including both 270 single family units, 1,105 multi-family units, and 69 mixed-use/multi-family units, including approximately 301 affordable housing units, as well as on-site recreation and landscaped areas, that contribute to meeting the projected housing needs in the Santa Clarita Valley and the region.
- (2) The Project will provide approximately 1.03 million square feet of commercial/retail space to contribute to meeting the commercial space needs in the Santa Clarita Valley and future residents of the Project.
- (3) The Project will result in the creation of approximately 3,700 permanent jobs within its commercial and mixed use areas.
- (4) The Project will adhere to a green building performance standard that will ensure that all structures exceed the existing Title 24 requirements by at least 15 percent.
- (5) The Project incorporates solar technology or its equivalent into single family residential structures, public buildings, and the commercial buildings.
- (6) The Project will include numerous public facilities, including an elementary school, fire station, parks, trails, paseos, and recreation areas. More specifically, the Project includes a 9.9-acre Community Park, which can be utilized by all of the residents of the Santa Clarita Valley and Los Angeles County, and an over two-mile extension of the Santa Clara River trail.
- (7) The Project will create a highly livable, sustainable, pedestrian-friendly environment that encourages alternative means of transportation.
- (8) The Project will preserve significant natural resources and open areas.

- (9) The Project will provide for the construction of Long Canyon Road Bridge, an important transportation infrastructure improvement with regional significance.
- (10) The Project will provide off-site roadway and intersection improvements to the arterial highway system and will result in the widening of SR 126, a regionally significant expressway benefiting residents and businesses within the Los Angeles/Ventura County region.
- (11) The Project will encourage the use of drought-tolerant, fire-retardant, and native plants in landscaping, and thereby promote water conservation.
- (12) The Project's residents and businesses would generate revenue in the form of sales taxes, property taxes, fees, *etc.* that would be available to the County to fund on-site public services.

On balance, the Board finds that these overriding considerations, as identified in conjunction with environmental review of impacts stemming from the Specific Plan and the Landmark Village project, are acceptable when measured against the significant unavoidable environmental impacts identified in the Final EIR.