4.0 REVISED DRAFT EIR PAGES

This section of the Final EIR presents pages from the Draft EIR that have been revised as a result of comments received during the public review process, or in the case of the project description, in response to revisions to the project. Text that has been added to the Draft EIR is presented in double-underline format, while text that has been removed is presented in ~~strike-out~~ format.

Draft EIR sections that contain revisions are indicated below. Unless otherwise noted, only those pages with revisions are reproduced in this Final EIR.

Executive Summary

1.0 Project Description

4.3 Biota (reproduced in its entirety)

4.5 Traffic/Access (reproduced in its entirety)

4.6 Noise

4.8 Water Service

4.9 Wastewater Disposal (reproduced in its entirety)

4.11 Sheriff Services

4.12 Fire Protection Services

4.13 Education (reproduced in its entirety)

4.14 Parks and Recreation

4.16 Agricultural Resources

4.19 Environmental Safety

4.20 Cultural/Paleontological Resources

4.22 Water Quality (reproduced in its entirety)

EXECUTIVE SUMMARY

1. PURPOSE

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

2. BACKGROUND

In May 2003, the Board of Supervisors of the County of Los Angeles approved the Newhall Ranch Specific Plan and certified the Newhall Ranch Specific Plan Program Environmental Impact Report (EIR) as adequate under CEQA. The Specific Plan Program EIR identified and analyzed the existing conditions, potential impacts, and mitigation measures associated with development of the entire Newhall Ranch Specific Plan. The proposed Mission Village project is located within The Mesas Village area of the approved Specific Plan. This EIR has been prepared at the project level and tiers from the previously certified Specific Plan Program EIR, updating data and analysis where necessary and adding a level of detail appropriate for consideration of the Mission Village project.

3. SITE LOCATION AND DESCRIPTION

The Mission Village project site is located in unincorporated Los Angeles County within the Santa Clarita Valley Planning Area, and is within the approved Newhall Ranch Specific Plan boundary. The Santa Clarita Valley Planning Area is generally surrounded by the Los Padres and Angeles National Forest areas to the north; Agua Dulce and the Angeles National Forest to the east; the major ridgeline of the Santa Susana Mountains, which separates the Santa Clarita Valley from the San Fernando and Simi Valleys to the south; and the County of Ventura to the west. The tract map is located immediately southeast of the confluence of Castaic Creek and the Santa Clara River. The Santa Clara River forms the northern boundary of the project site with Travel Village RV Park, State Route (SR) 126, and Valencia Commerce Center off site and further to the north. The eastern site boundary abuts Six Flags Magic Mountain Theme Park and undeveloped land. Further to the east are an existing water reclamation plant (Valencia WRP); a California Highway Patrol station; and hotels, restaurants, and service stations

adjacent to Interstate 5 (I-5). The City of Santa Clarita is located further east of the project site, just beyond I-5. Undeveloped land outside of Newhall Ranch exists to the south of the site with the existing community of Westridge and the proposed Legacy Village (Stevenson Ranch Phase V) project further to the southeast and south, respectively. Undeveloped land within Newhall Ranch exists to the west of the project boundaries, with the proposed Landmark Village northwest of the confluence of Castaic Creek and the Santa Clara River.

4. PROJECT DESCRIPTION

a. Revised Project Summary

The Mission Village Draft EIR (October 2010) analyzed the potential environmental impacts associated with development of 4,412 dwelling units (382 single-family dwellings and 4,030 multi-family units) and 1.55 million square feet of mixed-use/commercial development on the proposed project site. Included within the proposed project as described was a 65.6-acre spineflower preserve.

Subsequent to circulation of the Draft EIR, the California Department of Fish and Game (CDFG) approved the Newhall Ranch Resource Management and Development Plan/Spineflower Conservation Plan (RMDP/SCP), which includes the Mission Village project area within its boundaries. As approved by CDFG, the RMDP/SCP designates 85.8 acres of spineflower preserve on the Mission Village site; this represents an increase of 20.2 acres over the amount designated in the Draft EIR.

As a result of the increased spineflower acreage, the development component of the proposed Mission Village project has been reduced in size, consistent with the approved RMDP/SCP. Specifically, as revised, the proposed project now includes a total of 4,055 dwelling units (351 single-family dwellings and 3,704 multi-family units); the 1.55 million square feet of mixed-use commercial development is unchanged.

With the exception of the water quality analysis, this section, nor any other section, has not been revised to reflect the revised project. Instead, the environmental effects of the proposed revised project are addressed in **Topical Response 4: Revised Project Design.**

b. Draft EIR Project Summary

The Mission Village tract map project is proposed on 1,261.8 acres of property located primarily within the boundaries of the Newhall Ranch Specific Plan (of the 1,261.8 acre tract map, approximately 39.1 acres are located outside the Specific Plan boundaries). The project site is located within the northeastern corner of Newhall Ranch in western unincorporated Los Angeles County, south of the Santa Clara River

and SR-126, and west of I-5. An additional approximately 592.8 acres that also is part of the proposed project is outside the tract boundary and would be developed to provide several off-site project-related improvements. If the County grants the requested Project Approvals, 4,412 residences (382 single-family homes, and 4,030 multi-family units, including attached and detached condominiums, age qualified and apartment units),[1] 1,555,100 square feet of commercial/mixed-uses, an 9.5-acre elementary school, fire station, public library, bus transfer station, parks, p~~ublic and~~ private recreational facilities, trails, and road improvements would be permitted. Other land uses within the tract map site include a spineflower preserve in the northeastern portion of the site. Other facilities and infrastructure proposed on the tract map site include roads (including the Commerce Center Drive Bridge and southerly abutment), trails, drainage improvements, flood protection (including buried bank stabilization within and adjacent to the Santa Clara River), potable and reclaimed water systems, a sanitary sewer system, and dry utility systems. To facilitate development and operation of the project, the proposed project also includes several off-site, project-related components that would be implemented on the additional 592.3 acres of land that, for the most part, is located within the approved Specific Plan boundary. These project-related components are incorporated into this EIR and include:

a. An utility corridor proposed along the south side of State Route (SR) 126 extending from the Valencia WRP (Plant 32) on the east to the proposed Newhall Ranch WRP on the west, which would serve to extend municipal services to the tract map site.

b. To provide access, Magic Mountain Parkway will be extended from its existing terminus just east of the project boundary to provide a westward thoroughfare through the project site. Improvements also will be made to the existing roadway lying within VTTM 53295/Entrada, from The Old Road to the existing terminus. As part of the Magic Mountain Parkway improvements, Media Center Drive will also be re-aligned. Additionally, grading associated with the northerly extension of Westridge

[1] The 4,412 total residential dwelling units does not include the 73 second units that would be developed on the single family lots and authorized by the conditional use permit.

Parkway and southerly extension of Commerce Center Drive would be conducted off of the tract map site.

c. Two water tanks (reclaimed and potable) on a single site are proposed. A portion of the tank site lies to the south of the tract map boundary. Additionally, a third would be constructed off site in the Westridge community south of the site adjacent to an existing water tank.

d. Depending on the timing of other development projects, Southern California Edison may require construction of a 16 kV Substation to serve Mission Village. There are two alternative locations for the proposed substation, both outside the boundaries of Mission Village. Alternative one is located almost entirely within Newhall Ranch in the Potrero Valley portion of the approved Specific Plan with a portion of the grading encroaching into the Legacy Village project (VTTM 061996). Access to the site would be provided along the existing Newhall Ranch agriculture roads. The second alternative is located partially within the Potrero Valley portion of the approved Specific Plan and the Legacy Village (VTTM 061996) project site. Access to the site would be provided along the existing Newhall Ranch agriculture roads.

   Electric service to Mission Village from the Electrical Substation would be provided through approximately 16,400 feet of temporary utility poles/lines that cross Newhall Ranch and that would be converted to permanent facilities during the buildout of Newhall Ranch. The utility poles/lines would be located along or near existing agricultural roads in order to take advantage of the area's existing topography and to minimize impacts.

e. An off-site Water Quality Basin is proposed to the northeast of the project on 9 acres of land. The water quality basin is within the boundaries of Entrada; two debris basins would be constructed along the southerly tract boundary within VTTM 061996 (Legacy Village), which would be removed with construction of Legacy Village;

For purposes of this EIR, the "tract map site" refers to the proposed location of the Mission Village development site itself, and the "project site" refers to the tract map site and off site.

The project applicant is requesting approval of the following discretionary entitlements (Project Approvals) to allow for construction of the proposed Mission Village project site: (a) Vesting Tentative Tract Map No. 061105; (b) Significant Ecological Area (SEA) Conditional Use Permit No. RCUP200500080 for project-level development, including utilities within the Specific Plan's River Corridor Special Management Area (SMA)/SEA 23 boundaries; (c) Conditional Use Permit RCUP200500081 to authorize: (i) development of 73 second dwelling units, and (ii) grading associated with the extension of Westridge Parkway and the construction of off-site improvements, including the extension of Magic Mountain Parkway, a utility corridor, a water quality basin, an electrical substation, and water tanks; (d) Oak Tree Permit No. ROAK200500032 (project site); (e) Oak Tree Permit No. T200500043 (off-site extension of Magic Mountain Parkway); (f) Substantial conformance determination pertaining to Grading and Hillside Management Guidelines; (g) Parking Permit RPKT200500011; (h) Substantial conformance determination for setback standards; (i) Substantial conformance determination for off-site, reciprocal, and shared parking; and (j) Substantial conformance determination for proposed trails sections.

Additional ministerial actions, building plan review, and building permits, would be required by the County prior to actual grading and construction of these improvements.

5. TOPICS OF KNOWN CONCERN

Issues relative to the scope of the Mission Village EIR were identified by the County of Los Angeles through input received from state and local agencies, private organizations, and members of the public.

County Department of Regional Planning staff circulated an Initial Study and Notice of Preparation (NOP) on May 24 to June 23, 2005, in order to receive input from interested public agencies and private parties. A copy of the NOP is presented in **Appendix I** of this EIR, along with a copy of the Initial Study. Copies of all written letters submitted in response to the NOP are presented in **Appendix I** of this EIR. In addition to preparation and circulation of the NOP, the County held a Public Scoping Meeting on June 9, 2005, in nearby Stevenson Ranch, to present the proposed project to the public and to solicit comments from interested public agencies and the public on the content of the Draft EIR. The meeting was attended by approximately 20 people, including public agency representatives, private organizations, and members of the public.

In the comments submitted on the NOP and at the Public Scoping Meeting, several subject areas of concern were raised. These subject areas include biological resources in and adjacent to the Santa Clara River, bank stabilization, traffic effects on local roadways, air emissions from project traffic, water availability, and cumulative development in the Santa Clarita Valley. These concerns are addressed in this EIR under one or more of the topics shown below:

(1) Geotechnical and Soil Resources
(2) Hydrology
(3) Biota
(4) Visual Qualities
(5) Traffic/Access
(6) Noise
(7) Air Quality
(8) Water Service
(9) Wastewater Disposal
(10) Solid Waste Disposal
(11) Sheriff Services
(12) Fire Protection Services
(13) Education
(14) Parks and Recreation
(15) Library Services
(16) Agricultural Resources
(17) Utilities
(18) Mineral Resources
(19) Environmental Safety
(20) Cultural/Paleontological Resources

(21) Floodplain Modifications

(22) Water Quality

(23) Global Climate Change

6. AREAS OF CONTROVERSY/ISSUES TO BE RESOLVED

Areas of controversy raised in the NOP comments concern the potential impacts of the Mission Village project on biological resources (including Santa Clara River resources), traffic and circulation, including air emissions, and public services, including water availability. Copies of all written comments submitted in response to the NOP are presented in **Appendix I** of this EIR.

Issues to be resolved include whether to approve the proposed project, whether or how to mitigate the identified significant project and cumulative impacts, and whether to select one of the project alternatives.

7. ALTERNATIVES

The certified Newhall Ranch Specific Plan Program EIR evaluated six on-site alternatives to the Specific Plan along with three alternative site locations. The nine alternatives evaluated were selected based on the significant impacts of the Specific Plan, the comments received in response to the Notice of Preparation, discussions with County staff and its Significant Ecological Area Technical Advisory Committee, discussions at 26 Community Task Force meetings, and discussions with members of the community and community groups.

The Specific Plan Program EIR concluded a reduced density 8,000-unit alternative was the environmentally superior alternative. However, the Board of Supervisors did not choose this alternative, and instead adopted the Newhall Ranch Specific Plan, as revised, along with the mitigation measures identified in both the Final EIR and Mitigation Monitoring Plan. As to the other alternatives, the Board found, generally, that the alternatives were infeasible because they too narrowly limited the range of housing opportunities and did not reflect the market conditions under which the Specific Plan would be developed, and also would not achieve many of the basic objectives of the Specific Plan. Consequently, in accordance with *State CEQA Guidelines* Section 15093, a Statement of Overriding Considerations was adopted to substantiate the Board's decision to reject the environmentally superior alternative because the benefits afforded by the Specific Plan outweighed the environmental effects indentified in the Newhall Ranch Specific Plan Program EIR.

Several additional alternatives to those considered as part of the Newhall Ranch Specific Plan Program EIR were evaluated as part of the Mission Village Project EIR and are described below:

No Project/No Development Alternative – This alternative considered the circumstances under which the proposed project does not proceed. Here, the discussion compares the environmental effects of the property remaining in its current state against the environmental effects that would occur if the project were approved.

No Project/Future Development Alternative – This alternative considers the circumstances under which the proposed project is not approved and another development proposal based on the current land use designations and existing infrastructure support is approved.

Expanded Spineflower Preserve Alternative – The Expanded Spineflower Preserve Alternative would reduce the number of residential units proposed on the site by 214 single-family dwelling units and 1,208 multi-family dwelling units, along with a reduction of 697,000 square feet of commercial space when compared to the proposed project, for a total of 2,990 dwelling units and 858,000 commercial square feet, when compared to the proposed project. The Expanded Spineflower Preserve Alternative would retain the 9.5-acre elementary school, neighborhood park, library site, fire station, and some of the private recreation areas proposed as part of the proposed project, although construction of the Commerce Center Drive Bridge and extension roadway would be eliminated under this alternative, which would eliminate direct access from the project site to SR-126 and the Valencia Commerce Center and also eliminate the project's ability to connect the wastewater system to the Newhall Ranch WRP.

20 Percent Reduction in the Number of Dwelling Units – This alternative would reduce the number of residential units proposed on the site from 382 single-family and 4,030 multi-family to 306 single-family and 3,224 multi-family, when compared to the proposed project. No other changes to the project description are proposed. This alternative would result in fewer units developed with the remaining undeveloped acreage being used for open space. The development footprint of this Alternative is the same as the proposed project.

Cluster Alternative – The Cluster Alternative creates a smaller development footprint but retains all aspects of the proposed project development. This alternative would not reduce the number of residential units, commercial square footage or other improvements proposed by the project. The Cluster Alternative would retain the 9.5-acre elementary school, 20-acre public community park, 5-acre public neighborhood park, library and fire station. Bank stabilization would continue to be required as proposed by the project.

8. SIGNIFICANT IMPACTS/MITIGATION MEASURES

This EIR has been prepared to assess each potentially significant impact to the environment that could result with implementation of the proposed Mission Village project. For a detailed discussion regarding potential impacts, refer to **Section 4.0, Environmental Impact Analysis**, of this EIR.

A summary of the proposed project's significant impacts is provided in **Table ES-1, Summary of Environmental Impacts**. A more detailed summary can be found in **Table ES-2, Summary of Significant Impacts and Mitigation Measures**. Also provided in the summary table is a list of those mitigation measures previously adopted by the County as part of the Specific Plan approvals that are applicable to the Mission Village project, a list of the additional mitigation measures proposed by this EIR, and a determination of the level of significance of each impact after implementation of the identified Specific Plan and project-specific mitigation measures. The reader should note that only those Specific Plan mitigation measures applicable to the Mission Village project are shown on **Table ES-2**. For a complete listing of all Specific Plan mitigation measures and whether each measure is applicable to the proposed project, please refer to EIR **Sections 4.1** through **4.23** under the **Mitigation Measures** subsection.

Table ES-1
Summary of Environmental Impacts

Environmental Topic	Determination of Impact After Mitigation
Geotechnical and Soil Resources	With implementation of the identified mitigation measures, the proposed project's geologic, soil and geotechnical impacts would be mitigated to below a level of significance, and no unavoidable significant project or cumulative impacts would occur.
Hydrology	Implementation of the mitigation measures to the satisfaction of the LACDPW would reduce storm-related flooding, erosion, and sedimentation impacts to less than significant levels. Therefore, no significant unavoidable project or cumulative impacts are anticipated.
Biota	~~While t~~The proposed project would not result in significant unavoidable project or cumulative impacts (after implementation of mitigation measures).~~, the proposed project's contribution to cumulative impacts to coastal scrub would remain significant.~~
Visual Qualities	After implementation of the recommended mitigation measures, visual quality project and cumulative impacts would remain significant and unavoidable.
Traffic/Access	With implementation of the identified mitigation measures, the proposed project's traffic/access impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Topic	Determination of Impact After Mitigation
Noise	Mitigation measures recommended to reduce construction-related and operational noise impacts would reduce the magnitude of those impacts to less than significant levels.~~; however, should pile driving be required to construct the Commerce Center Drive Bridge, and should the project applicant not find it feasible to complete the pile driving prior to occupancy of on site noise sensitive uses within 4,000 feet of the pile driving, an unavoidable significant construction noise impact would occur.~~ No cumulative unavoidable impacts would occur.
Air Quality	No feasible mitigation exists that would reduce all of these emissions to below the SCAQMD's recommended thresholds of significance. The project's and cumulative condition construction-related emissions of VOCs, NO_X, PM_{10}, and $PM_{2.5}$ and operation-related emissions of VOCs, NO_X, CO, PM_{10}, and $PM_{2.5}$ are considered significant and unavoidable.
Water Service	With implementation of the identified mitigation measures, the proposed project's and cumulative water resources impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
Wastewater Disposal	With implementation of the identified mitigation measures, the proposed project's and cumulative wastewater disposal impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
Solid Waste Services	Even with mitigation, the project's solid and hazardous waste impacts would be considered significant and unavoidable. In addition, cumulative solid and hazardous waste impacts would be considered significant and unavoidable.
Sheriff Services	With implementation of the identified mitigation measures, the proposed project and cumulative Sheriff Services impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
Fire Protection Services	With implementation of the identified mitigation measures, the proposed project and cumulative Fire Services impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
Education	With implementation of the identified mitigation measures, the proposed project and cumulative education impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Topic	Determination of Impact After Mitigation
Parks and Recreation	With implementation of the identified mitigation measures, the proposed project and cumulative parks and recreation impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
Library Services	With implementation of the identified mitigation measures, the proposed project and cumulative library services impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
Agricultural Resources	The project-specific impacts resulting from the loss of prime agricultural land are considered significant and unavoidable. In addition, the cumulative conversion of prime agricultural land to non-agricultural uses constitutes a loss of an irreplaceable resource and is considered a significant and unavoidable cumulative impact.
Utilities	With implementation of the identified mitigation measures, the proposed project and cumulative utilities impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
Mineral Resources	Impacts would be less than significant for both the project and cumulative conditions and no mitigation is necessary.
Environmental Safety	With implementation of the identified mitigation measures, the proposed project and cumulative environmental safety impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
Cultural/Paleontological Resources	With implementation of the identified mitigation measures, the proposed project and cumulative cultural/paleontological resources impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
Floodplain Modifications	With implementation of the identified mitigation measures, the proposed project and cumulative floodplain modification impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
Water Quality	With implementation of the identified mitigation measures, the proposed project and cumulative water quality impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
Global Climate Change	With implementation of the identified mitigation measures, the proposed project and cumulative climate change impacts would be mitigated to below a level of significance, and no significant unavoidable impacts would occur.

Table ES-1
Summary of Significant Impacts and Mitigation Measures

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES			
Based on the analysis presented in the Geotechnical and Soil Resources section of this EIR, potential impacts associated with liquefaction and seismically induced settlement are considered less than significant. Due to the project's topography, low liquefaction potential, thin liquefiable layers and the use of certified compacted fill, there would be no significant impacts associated with lateral spreading or seismically induced settlement. Potential impacts resulting from the abandoned, on-site oil wells also are considered to be less than significant because of the method of abandonment, and the ability to respond to any leaks encountered during site grading. • However, unless mitigated, specific project-related significant geologic, soil, and geotechnical impacts could occur in the following areas: • Ground rupture associated with faults along the Airport Mesa and Saddle and Del Valle Fault Zones; • Potential hazards due to the combination of dynamic compaction and differential settlement, along with differential materials response along cut/fill and bedrock/alluvium contacts; • Fifty-two landslide areas were identified on the site. Most of the land slide areas are concentrated on the eastern half of the project site; • Stability of the proposed cut and fill slopes, critical natural slopes and landslide areas; • Potential drainage and soil erosion concerns related to surface runoff from the project site during construction and operation of the Mission Village project;	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)	With implementation of the identified mitigation measures, the proposed project's geologic, soil and geotechnical impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
	SP 4.1-2	The existing Grading Ordinance for planting and irrigation of cut-slopes and fill slopes is to be adhered to for grading operations within the project site. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44)	
	SP 4.1-3	In order to safeguard against major seismic-related structural failures, all buildings within the project boundaries are to be constructed in conformance with the Los Angeles County Uniform Building Code, as applicable.	
	SP 4.1-4	The location and dimensions of the exploratory trenches and borings undertaken by Allan E. Seward Engineering Geology, Inc. and R.T. Frankian & Associates are to be noted on all grading plans relative to future building plans, unless the trenches and/or borings are removed by future grading operations. If future foundations traverse the trenches or borings, they are to be reviewed and approved by the project Geotechnical Engineer. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45.)	
	SP 4.1-5	Not applicable.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)			
• Expansive soils associated with changes from cut and fill of the project site; • Subsidence caused by shallow spread footing for foundation support; and • Soil corrosivity caused by the development of concrete pads on the project site. *Applicable mitigation measures to address these impacts were identified in the Newhall Ranch Specific Plan Program EIR. This EIR recommends additional mitigation measures specific to the Mission Village project site.* *In compliance with Section 111 of the Los Angeles County Building Code, and according to the project geotechnical consultant (R.T. Franklin and Associates), the site designated on the geologic/geotechnical maps, as shown on* ***Appendix 4.1*** *is feasible for development, would be safe against hazards from landslide, settlement or slippage, and would not affect off-site property, provided the mitigation measures identified in this section are adopted and implemented during project construction.*	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)	With implementation of the mitigation measures set forth in the Geotechnical and Soil Resources section of this EIR, the proposed project would not result in significant unavoidable geologic, soil or geotechnical impacts.
	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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	SP 4.1-12 The vertical spacing of subdrains behind buttress fills, stabilization blankets, etc., are to be a maximum of 15 feet. The gradient is to be at least 2 percent to the discharge end. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	
	SP 4.1-13 Geological materials subject to hydroconsolidation (containing significant void space) are to be removed prior to the placement of fill. Specific recommendations relative to hydroconsolidation are to be provided by the Newhall Ranch Specific Plan Geotechnical Engineer at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44)	
	SP 4.1-14 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.	
	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 (of the Newhall Ranch EIR), 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.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)			
	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.	
	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.	
	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)	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)			
	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	Not applicable.	
	SP 4.1-23	Prior to construction of the road embankment located within landslide Qls II, a compacted fill shear key will be constructed at the property boundary. (R.T. Frankian & Associates, 19 September 1994, p. 6)	
	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)	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)			
	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) *(The focused geotechnical studies prepared for the Mission Village project included the analysis of areas previously identified with a "G" in the Newhall Ranch Specific Plan Certified EIR. All proposed cuts were evaluated and, where necessary, focused mitigation measures were identified and included in the list of measures presented below to mitigate potential impacts).*	
	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) *(The focused geotechnical studies prepared for the Mission Village project included the analysis of areas previously identified with a "P" in the Newhall Ranch Specific Plan Certified EIR. All proposed cuts were evaluated and, where necessary, focused mitigation measures were identified and included in the list of measures presented below to mitigate potential impacts).*	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)			
	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) *(The focused geotechnical studies prepared for the Mission Village project included the analysis of areas previously identified with a "U" in the Newhall Ranch Specific Plan Certified EIR. All proposed cuts were evaluated and, where necessary, focused mitigation measures were identified and included in the list of measures presented below to mitigate potential impacts).*	
	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 & 12)	
	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)	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)			
	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)	

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

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)			
	SP 4.1-43	The outer faces of fill slopes are to be compacted by backing a sheepsfoot compactor over the top of the slope, and thoroughly covering the entire 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)	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)			
	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).	
	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.) *(Additional subsurface evaluations pertaining to Holzer Fault are not applicable for the Mission Village project site. This is due to the fact that the Holzer Fault is not located on the project site.*	
	SP 4.1-53	Precise Building Setback Zones for the Newhall Ranch Specific Plan site are to be defined at the subdivision stage.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)			
	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. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 42).	
	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.	
	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.	
	MV 4.1-1	Future structures shall be designed according to standards applicable to Seismic Zone 4 of the Uniform Building Code.	
	MV 4.1-2	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.	
	MV 4.1-3	Over-excavation of clay-rich bedding planes of the Saugus Formation or Pico Formation and subsequent placement of a certified fill cap shall be conducted to mitigate potential hazards from expansive material, and to reduce potential hazards from potential secondary seismogenic movement along bedding planes.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-4 Due to the potential for primary ground surface rupture along the Airport Mesa and/or Saddle Faults, Fault Building Setback zones have been designated for the area within 50 feet of the map trace of the two faults. To reduce potential public heath and safety impacts to a less than significant level, the following restrictions shall be applicable to these areas: • No construction of habitable structures as defined in Appendix B of CDMG Special Publication 42, are allowed within the Fault Building Setback zone. • Pipelines, including gas, water, storm drain, and sewer, shall be constructed to allow for some flexure and emergency shut off valves shall be required for gas and water lines within these zones in case of possible ground deformation during an earthquake. • Site-specific recommendations shall be provided at the Grading Plan or Building Plan stages. MV 4.1-5 If critical facilities or essential services buildings (e.g., hospitals, schools, fire stations, etc.) are to be developed within the area of the Airport Mesa or Saddle faults, a Building Setback of at least 50 feet from each side of the Airport Mesa or Saddle faults shall be maintained. MV 4.1-6 The project shall be designed in accordance will all applicable building codes and standards utilizing the appropriate geotechnical parameters as presented in the "Seismicity" section of the R.T. Frankian & Associates report entitled *Response to County of Los Angeles Review Sheets and Geotechnical Plan Review, Revised Vesting Tentative Tract Map No. 6110,5* (April 29, 2010)) to reduce seismic risk to an acceptable level as defined by CGS in Chapter 2 of SP 117a (CGS, 2008).	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)			
	MV 4.1-7	The mitigation for liquefaction at the site will consist of a combination of ground motion and structural to reduce the risk to an acceptable level as defined by CGS in chapter 2 of SR 117a (CGS, 2008). The ground modification will consist of the removal of some of the soil material subject to liquefaction and/or elevating the site grades.	
	MV 4.1-8	The recommendations identified in Table I, *Response to County of Los Angeles Review Sheets and Geotechnical Plan Review, Revised Vesting Tentative Tract Map No. 61105 (*April 29, 2010) prepared by R.T. Frankian & Associates, shall be incorporated into the project such that the analyzed cut-slopes, proposed grades, remedial grades and compacted fill slopes comply with Los Angeles County minimum requirements for gross stability under static and pseudostatic loading conditions and for surficial stability, as applicable.	
	MV 4.1-9	All landslide removal bottoms shall be observed by the project engineering geologist and surveyed by the supervising civil engineer prior to the placement of engineered fill.	
	MV 4.1-10	Where proposed pad grades occur near the basal Qt contact of the mesas and the basal Qt layer contains a high percentage of oversized (>8 inches) clasts, the Qt shall be removed (over-excavated) and replaced with suitable engineered fill. Stability fills are recommended for all proposed cut-slopes that expose Qt deposits in the slope face.	
	MV 4.1-11	All slopewash in areas of proposed development shall be completely removed prior to the placement of engineered fill.	
	MV 4.1-12	In proposed fill areas, all artificial fill impacting the proposed development shall be entirely removed prior to placement of compacted/certified fill material. If artificial fill is present below proposed cut grade elevations, it shall be completely removed and replaced with certified engineered fill.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-13 Review of the tentative tract map design, the topographic base map and field mapping of the site indicates that where potential debris flow hazard exists the following mitigation measures shall be implemented (but not limited to) to mitigate the potential for debris flow hazard at these locations: • Remove loose surficial material; • Construct diverter slough walls; • Construct impact walls; • Construct debris basins; • Control run-off; • Plant selective deep-rooted vegetation; and • Construct stability fills. MV 4.1-14 As part of the project site grading, 48 of the landslides will be completely removed as part of the site grading. Of the remaining four landslides (Qls-XXXV, Qls-XXXVII, Qls-XLIII, and Qls-XLIV), three of the landslides (Qls-XXXV, Qls-XLIII, and Qls-XLIV) shall be partially removed until a stable configuration is achieved. The southern portion of the fourth landslide (Qls-XXXVII) shall be completely removed below the proposed building pad, and the northern portion (within the spineflower preserve) shall remain in place and be stabilized by a shear key and buttress fill slope. The remaining portion of this landslide will be placed within a Restricted Use Area. MV 4.1-15 All cut slopes shall be graded in accordance with the recommendations of the Project Geotechnical Consultant, as described in the Vesting Tentative Tract Map plan review reports. MV 4.1-16 The proposed fill slopes shall be graded in accordance with the recommendations of Project Geotechnical Consultant as described in the Vesting Tentative Tract Map plan review reports.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-17 The grading adjacent to natural slopes shall be performed in accordance with the recommendations of the Project Geotechnical Consultant, as described in the Vesting Tentative Tract Map plan review reports. Where warranted for gross stability, Building Setbacks recommended in the plan review reports that exceed the setback standards set forth in the Los Angeles County/California Building Code shall be adhered to. The standard setbacks from grossly stable ascending and descending natural slopes provided in the Los Angeles County/California Building Code shall also be followed, where not superseded by the recommended Building Setbacks. MV 4.1-18 The debris flow hazard shall be further evaluated once a 40-scale rough grading plan has been developed for the project site. Appropriate mitigation measures, such as avoidance, debris basins, impact walls, etc., shall be provided for any additional debris flow areas identified on the rough grading plan. MV 4.1-19 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. Areas that are to receive compacted fill shall be inspected by the project geologist/geotechnical engineer prior to the placement of fill. MV 4.1-20 All drainage devices shall be properly installed and inspected by the project geologist/geotechnical engineer and/or owner's representative(s) prior to placement of backfill.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)			
	MV 4.1-21	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 project geologist/geotechnical engineer. The project geologist/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 project geologist/geotechnical engineer prior to importing material to the site.	
	MV 4.1-22	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 project geologist/geotechnical engineer to verify relative compaction. The contractor shall provide proper access and level areas for testing.	
	MV 4.1-23	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. Rocks larger than 4 inches shall not be placed within 3 feet of finish grade.	
	MV 4.1-24	Rocks greater than 8 inches in largest dimension shall be taken off site, or placed in accordance with the recommendation of the Soils Engineer in areas designated as suitable for rock disposal.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-25 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 (2 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. MV 4.1-26 The project geologist/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. MV 4.1-27 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. MV 4.1-28 Any abandoned underground structures such as cesspools, cisterns, mining shafts, tunnels, septic tanks, wells, pipelines or others not discovered prior to grading are to be removed or treated to the satisfaction of the Soils Engineer and/or the controlling agency for the project. MV 4.1-29 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-30 The contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications. MV 4.1-31 Final reports shall be submitted after completion of earthwork and after the Soils Engineer and Engineering Geologist have finished their observations of the work. No additional excavation or filling shall be performed without prior notification to the Soils Engineer and/or Engineering Geologist. MV 4.1-32 Trench excavations to receive backfill shall be free of trash, debris or other unsatisfactory materials prior to backfill placement, and shall be inspected by the project geologist/geotechnical engineer. MV 4.1-33 Soils obtained from the excavation may be used as backfill if they are essentially free of organics and deleterious materials, unless otherwise indicated in the applicable geotechnical report. MV 4.1-34 Rocks generated from the trench excavation not exceeding 3 inches in largest dimension may be used as backfill material. However, such material may 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 1.5 inches in diameter, and rocks shall be well mixed with finer soil. MV 4.1-35 Soils (other than aggregates) with a Sand Equivalent (SE) greater than or equal to 30, as determined by ASTM D 2419 Standard Test Method or at the discretion of the engineer or representative in the field, may be used for bedding and shading material in the pipe zone areas. These soils are considered satisfactory for compaction by jetting procedures.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)			
	MV 4.1-36	No jetting shall be permitted in utility trenches within the top 2 feet of the subgrade of concrete slabs-on-grade.	
	MV 4.1-37	Trench backfill other than bedding and shading shall be compacted by mechanical methods 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.	
	MV 4.1-38	The contractor shall select the equipment and process to be used to achieve the specified density without damage to the pipeline, the adjacent ground, existing improvements or completed work.	
	MV 4.1-39	Observations and field tests shall be carried on during construction by the project geologist/geotechnical engineer to confirm that the required degree of compaction has been obtained. Where compaction is less than that specified, additional compaction effort shall be made with adjustment of the moisture content as necessary until the specified compaction is obtained. Field density tests may be omitted at the discretion of the engineer or his representative in the field.	
	MV 4.1-40	Whenever, in the opinion of the project geologist/geotechnical engineer or the owner's Representative(s), an unstable condition is being created, either by cutting or filling, the work shall not proceed until an investigation has been made and the excavation plan revised, if deemed necessary.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-41 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 project geologist/geotechnical engineer indicate the moisture content and density of the fill are as specified. MV 4.1-42 In order to provide a uniform firm bottom prior to placing fill, all unconsolidated alluvium, slopewash, colluvial soils and severely weathered terrace deposits and bedrock shall be removed from areas to receive fill. The estimated depths of removals (excluding landslides) are 5 to 22 feet, as shown on the Geologic Remediation Maps (Plates G7 to G11) contained in *Geologic and Geotechnical Report, Vesting Tentative Tract Map 61105* (July 22, 2004), as revised by Plates ES8-ES13 contained in the *Geologic and Geotechnical Report, Review of Revised Vesting Tentative Tract Map* (December 22, 2004), prepared by Seward, which is included in **Appendix 4.1**. The exact depth and extent of necessary removals will be determined in the field during the grading operations when observations and more location-specific evaluations can be performed. Removal depths for these areas are based on subsurface investigations, laboratory testing, proposed fill, depth use intended and analyses (including liquefaction and cyclic settlement analyses) as well as the geotechnical engineer's geologic and geotechnical judgment. MV 4.1-43 All existing uncertified fill (i.e., artificial fill) is considered unsuitable for support of proposed engineered fills and/or structures and must be removed and replaced with compacted fill. It is estimated that a maximum thickness of approximately 25 feet of artificial fill currently exists in the vicinity of proposed Lots 782 and 783 on the project site.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-44 To protect against potential landslide activity, colluvium/slopewash present within the canyon swales and on drainage sideslopes shall be removed to depths ranging from 10 to 60 feet**.** Removals at the locations of exploratory trenches shall be extended to the bottom of the trench backfill if the adjacent removal depths are shallower than the trench. MV 4.1-45 In areas to receive compacted fill where the surface gradient is steeper than 5:1, the soil mantle, colluvium and unsuitable material shall be removed and such areas benched horizontally into competent material in conjunction with fill placement. MV 4.1-46 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 the required relative compaction per the latest ASTM D 1557 laboratory maximum density. MV 4.1-47 Ground water is not expected to impede the grading operations over the project site. Where recommended removals encounter groundwater, water levels will need to be controlled by providing an adequate excavation bottom slope and sumps for pumping water out as the excavation proceeds, or groundwater 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 (e.g., shallow compaction grouting) may be another option. Dewatering may be needed depending on the season when the removals are performed.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-48 A minimum 5- to 8-foot-thick over-excavation shall be performed on all cut lots, and transitional lots (transitions between bedrock, fill, terrace deposits and alluvium) and a minimum 3-foot-thick over-excavation on streets. This over-excavation will provide a uniform base for structural support of buildings and traffic loads. If on a cut/fill transition lot the maximum depth of fill exceeds 15 feet, then the thickness of the fill cap shall be one-third of the deepest fill thickness below any proposed structure. If excavation of the native soils (i.e., bedrock) exposes high expansive materials, then the lot over-excavation shall be deepened to 8 feet. Cut and transition lots located in areas of steeply dipping bedrock will need to be over-excavated to a depth of 8 feet. If these lots are underlain by weak sheared bedding planes or shears they may require a deeper over excavation and need to be evaluated on a case-by-case basis during the grading operations. Lots potentially affected by the requirements have been identified in the Geologic Remediation Maps (Plates G7 to G11) included in the *Geologic and Geotechnical Report, Vesting Tentative Tract Map 61105* (July 22, 2004), as revised by Plates ES8-ES13 contained in the *Geologic and Geotechnical Report, Review of Revised Vesting Tentative Tract Map* (December 22, 2004), prepared by Seward, which is included in EIR **Appendix 4.1**. MV 4.1-49 All fill material shall be placed in uniform lifts not exceeding 8 inches in its loose state and compacted to a minimum of 90 percent relative compaction as determined based on the latest ASTM Test Designation D-1557. MV 4.1-50 For fills deeper than 40 feet, the portion of fill below 40 feet depth shall be compacted to a minimum of 93 percent relative compaction. To ensure compliance with this requirement, these areas shall be delineated at the Grading Plan stage.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-51 Fill slope inclination shall not be steeper than 2:1. The fill material within approximately one equipment width (typically 15 feet) of the slope face shall be constructed with cohesive material obtained from on-site soils. The finished fill-slope face shall be constructed by over-building the slope and cutting back to the compacted fill material. Stability Fills are recommended where cut-slope faces will expose fill-over bedrock, alluvium-over-bedrock, or Quaternary Terrace Deposits 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, the project engineering geologist shall observe and approve the keyway bottom prior to backfilling with Certified Engineered Fill. MV 4.1-52 Where fill slopes are constructed above natural ground with a gradient of 5:1 or steeper, all topsoil, colluvium, and unsuitable material shall be removed and a keyway shall be constructed at the toe of the fill slope with a minimum width of 15 feet, and a minimum depth of 3 feet into firm undisturbed earth. Following completion of the keyway excavations, the project Engineering Geologist/Geotechnical Engineer or his representative shall observe and approve the keyway bottom prior to backfilling with compacted fill.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-53 Where fill slopes toe out on relatively level natural ground, the removals shall be performed to a minimum 1:1 projection from the toe of slope to the recommended removal depth. Where sliver fill-slopes are proposed, it is recommended that the slope be constructed with a minimum 15-foot-width Stability Fill throughout, which is keyed in at the toe of slope. MV 4.1-54 Excavations deeper than 3 feet shall conform to safety requirements for excavations as set forth in the State Construction Safety Orders enforced by the State Division of Industrial Safety, CAL OSHA. Temporary excavations 12 feet or lower shall be no steeper than 1:1. For excavations to 20 feet in height, the bottom 3.5 feet may be vertical and the upper portion shall be no steeper than 1.5:1. Excavations not complying with these requirements shall be shored. MV 4.1-55 Excavation walls in sands and dry soils shall be kept moist, but not saturated at all times. MV 4.1-56 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. MV 4.1-57 Parameters for design of cantilever and braced shoring shall be provided at the grading plan stage. MV 4.1-58 If any leaking or undocumented oil wells are encountered during grading operations, their locations shall be surveyed and the current well conditions evaluated immediately. If potentially hazardous materials relating to operation of the oil wells are encountered during future grading operations, they shall be assessed and mitigated to the satisfaction of DOGGR before grading is permitted to continue.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-59 To maintain appropriate long-term drainage and erosion control, the following points shall be adhered to in slope protection, landscaping, irrigation and modifications to slopes, pads and structures: • All interceptor ditches, drainage terraces, down-drains, and any other drainage devices shall be maintained and kept clear of debris. A qualified Engineer shall review any proposed additions or revisions to these systems, to evaluate their impact on slope erosion. • 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. • 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. 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). • Construction delays, climate/weather conditions, and plant growth rates may be such that additional short-term erosion control measures may be needed; examples would be matting, netting, plastic sheets, deep (5 feet) staking, etc.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-60 All possible precautions shall be taken to maintain moderate and uniform soil moisture. Slope irrigation systems shall be properly operated and maintained and system controls shall be placed under strict control. MV 4.1-61 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 shall discharge to paved roadways, or existing watercourses. If these facilities discharge onto natural ground, means shall be provided for control erosion and to create sheet flow. MV 4.1-62 Site grading shall be observed, particularly after heavy, prolonged rainfall, to identify erosion areas at an early stage. Maintenance work shall be done as soon as practical to repair these areas and prevent their enlargement. MV 4.1-63 Fill slopes, Buttress Fill and Stability Fills, as applicable, shall be provided with subsurface drainage as necessary for stability. Subdrains along the bottom of canyon fills shall be constructed. MV 4.1-64 Water should not be allowed to pond on future graded areas, or allowed to flow uncontrolled over natural or graded slopes. Surface drainage should be directed to terrace drains or debris basins. Debris material generated from erosion should be contained within site boundaries. All slope terrace drains should be kept clear of all debris to limit impounding or surface water. Graded slopes should be seeded with a deep-rooting, drought-resistant vegetation to minimize erosion.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.1 GEOTECHNICAL AND SOIL RESOURCES (CONTINUED)		
	MV 4.1-65 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 landscaped vegetation requiring excessive watering shall be avoided adjacent to the building foundations. If such landscaping is installed, an effective water-tight barrier shall be provided to prevent water from affecting the building foundations. MV 4.1-66 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. MV 4.1-67 Pending additional testing, either Type I or II cement shall be used in concrete placed in contact with the ground. Mitigating recommendations against soil corrosivity shall be revised/expanded based on additional confirmatory tests that shall be performed at the Grading Plan stage. Final recommendations for concrete will be in accordance with the latest UBC requirements, and a corrosion specialist shall provide mitigating recommendations for potential corrosion of metals in contact with on-site soils.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.2 HYDROLOGY		
Site clearing and grading operations within the Mission Village project site would have the potential to discharge sediment downstream during storm events. Temporary erosion control measures in disturbed areas of the project site during the construction phase are recommended to reduce this potential impact to less than significant levels. *As to operational impacts, with implementation of the Specific Plan mitigation measures requiring the incorporation of certain project design features and additional mitigation specific to Mission Village, development of the proposed project would result in less than significant impacts on drainage patterns because development would not substantially alter existing drainage patterns, significantly modify a drainage channel, nor change the rate of flow, currents, or the course and direction of surface waters such that they would cause substantial erosion or siltation, or cause on-site or off-site flooding or mudflow. Once developed, the Mission Village project would reduce post-development storm water flows during a 50-year capital storm event, as compared to existing conditions. Specifically, the amount of discharge from the project site (including the tributary watershed in which the project site lies) would decrease from 5,682 cubic feet per second (cfs) to 4,862 cfs. This 14 percent reduction in rainfall runoff would be due to the reduction in erosive areas on the project site that contribute sediment and debris to the runoff. Mitigation requires that the proposed storm drainage improvements meet the flood control requirements of the Flood Control and Watershed Management Divisions of the Los Angeles County Department of Public Works, thereby reducing flood impacts to less than*	Please refer to **4.22, Water Quality**, of this summary table for a listing of Program EIR mitigation measures pertaining to hydrology. 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 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 4.6, 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).	Implementation of the mitigation measures to the satisfaction of the LACDPW would reduce storm-related flooding, erosion, and sedimentation impacts to less than significant levels. Therefore, no significant unavoidable impacts are anticipated.

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.2 HYDROLOGY (CONTINUED)			
(continued) significant levels. Additionally, the proposed bank stabilization and bridge abutments within the river would not impede or redirect flood flows within the river and, therefore, would not cause a significant impact relative to flooding. *None of the improvements proposed on the site would be subject to flood hazard: future inhabitable structures on the site would be a minimum of 1 foot above the 100-year flood hazard area. The proposed project would also not result in risk of loss, injury, or death due to flooding, mudflow, tsunami, or seiche.* *Project water quality impacts are discussed in this EIR in* ***Section 4.22, Water Quality****. Project impacts on biological resources in the Santa Clara River as a result of changes to river hydraulics associated with the proposed site grading, bank stabilization, and other floodplain modifications are addressed in this EIR in* ***Section 4.21, Floodplain Modifications****.*	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 before the proposed drainage facilities are constructed. (*The proposed project has complied with this requirement. See Appendix 4.2)*	
	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.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.2 HYDROLOGY (CONTINUED)			
	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.	
	MV 4.2-1	The on-site storm drains (pipes and reinforced concrete boxes) and open channels shall be designed and constructed to meet the storm flows, as required by the LACDPW.	
	MV 4.2-2	Debris basins shall be constructed pursuant to LACDPW requirements to intercept storm flows from undeveloped areas before they discharge into the developed portions of the Mission Village tract map site.	
	MV 4.2-3	Energy dissipaters consisting of either riprap or larger standard impact type energy dissipaters shall be installed along the Santa Clara River as required by LACDPW at outlet locations to reduce velocities of runoff into the channel to prevent erosion.	
	MV 4.2-4	The project is required to comply with the RWQCB Municipal Permit (General MS4 Permit) Order No. 01-182, 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, National Pollutant Discharge Elimination System (NPDES) No. CAS000002, reissued on August 19, 1999, as amended and further modified by Resolution No. 2001-046 on April 26, 2001.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.2 HYDROLOGY (CONTINUED)		
	MV 4.2-5 During all construction phases, temporary erosion control shall be implemented to retain soil and sediment on the tract map site 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 underdrains with filter cloth or other comparable method; • Place sediment control 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-storm water discharges (e.g., pipe flushing, fire hydrant flushing, over-watering during dust control, vehicle and equipment wash down, etc.) from the construction site through the use of appropriate sediment control BMPs.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.2 HYDROLOGY (CONTINUED)		
	MV 4.2-6 All necessary permits, agreements, and/or letters of exemption from the USACE and/or CDFG for project-related development within their respective jurisdictions must be obtained prior to issuance of grading permits. MV 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). MV 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 Newhall Ranch 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. MV 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. MV 4.2-10 To reduce debris being discharged from the site, debris basins shall be designed and constructed pursuant to LACDPW Flood Control requirements to intercept flows from undeveloped areas entering into the developed portions of the site.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA		
The entire project site occupies 1,854.5 acres, including the 1,261.8-acre Mission Village tract map site and an additional 592.8 acres of off-site land primarily within the boundaries of the approved Specific Plan. The project site includes 277.9 acres of riparian vegetation, including 111.8 acres of riparian woodland (southern willow scrub, shrub tamarisk, and southern cottonwood-willow riparian) and 166.1 acres of other riparian vegetation communities. The project site includes 1,576.8 acres of upland vegetation communities and land covers, of which 1,430.4 acres occur outside the 100-year floodplain of the Santa Clara River. The project site includes 1.5 miles of the Santa Clara River mainstem; this represents 1.7 percent of the overall Santa Clara River mainstem (86 miles). The total Mission Village project area, inclusive of infrastructure improvements, includes approximately 5 miles of the Santa Clara River mainstem (6 percent of overall). The Mission Village project, including the necessary off-site project components, would result in the permanent conversion of, or temporary disturbance to, 1,493.1 acres of the following: • 413.4 *acres of California sagebrush scrub* • *16.1 acres of California sagebrush scrub–Artemisia* • *12.9 acres of California sagebrush scrub–black sage* • *83.2 acres of California sagebrush scrub–California buckwheat.* • *13.9 acres of California sagebrush scrub–undifferentiated chaparral* • *127.0 acres of California sagebrush scrub–purple sage* • *0.1 acre of disturbed California sagebrush scrub* • *394.3 acres of disturbed lands* • *219.9 acres of land currently used for agricultural purposes* • *8.0 acres of developed land* • 19.7 acres of river wash.	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. 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. 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.	Implementation of the mitigation measures required by the Newhall Ranch Specific Plan Program EIR and the Specific Plan Resource Management Plan (RMP), as well as the additional mitigation measures required by this EIR, would mitigate project-specific impacts to less than significant levels. Due to the incorporation of additional mitigation measures required by this EIR, those project-level significant unavoidable impacts identified in the Newhall Ranch Specific Plan Program EIR (i.e., loss of sensitive animal species, coastal sage scrub, and wildlife habitat, and the increase in human and domestic animal presence) would be mitigated to less than significant.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
		The proposed Mission Village project would contribute toward the cumulative impacts to biological resources. These impacts, however, can be reduced to less than significant levels through mitigation. The Mission Village project would contribute to a significant unavoidable cumulative impact related to regional impacts to coastal scrub and San Fernando Valley spineflower individuals.

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)			
(continued) • *28.8 acres of southern cottonwood-willow riparian forest* • *66.1 acres of California annual grassland* • *34.3 acres of undifferentiated chaparral* • *7.8 acres of coast live oak woodland* • *22.3 acres of big sagebrush scrub* • *0.7 acre of southern willow scrub* • *6.9 acres of arrow weed scrub* • *5.6 acres of Mexican elderberry scrub* • *2.6 acres chamise chaparral* • *1.8 acres of chamise–hoaryleaf ceanothus chaparral* • *1.9 acres of valley oak/grass* • *1.6 acres of herbaceous wetlands* • *1.8 acres of mulefat scrub* • *1.1 acre of disturbed mulefat scrub* • *0.6 acre of eriodictyon scrub* • *0.1 acre of giant reed grassland* • *0.5 acre of alluvial scrub.*	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.	
	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.	
	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.	
	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.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)			
(continued) Development of the proposed project would preclude landscape level or regional wildlife movement between the Santa Clara River and undeveloped lands to the south. Dead-End Canyon, Middle Canyon, and Magic Mountain Canyon would be developed and eliminated as potential wildlife movement corridors. Lion Canyon and <u>portions of</u> Exxon Canyon would not be developed, but would become dead-ends and preclude movement between large habitat areas. Although the Mission Village portion of the Specific Plan area would be developed and affect local wildlife movement, regional habitat connectivity would be maintained. The conceptual regional open space plan developed by Penrod et al.,[1] provides for landscape-scale habitat connectivity between the Santa Susana Mountains to the south and the Los Padres National Forest to the north encompasses the High Country SMA/SEA 20 and the Salt Creek area and the Santa Clara River west of Mission Village. The High Country SMA/SEA 20 and Salt Creek area comprise an important part of the "least cost (best potential route) path" linkage design identified by Penrod et al.[2] They provide a key part of the east–west linkage that crosses I-5 and connects with the Angeles National Forest in the San Gabriel Mountains to the east and with Ventura County SOAR open space to the southwest. They also provide a significant part of the north–south linkage between the Santa Susana Mountains and the "Fillmore Greenbelt" to the northwest that further links up with the Los Padres National Forest and the Angeles National Forest to the north.	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.	
	SP 4.6-9	Monitoring reports for the mitigation site shall be reviewed by the permitting State and/or Federal agency.	
	SP 4.6-10	Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan.	
	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.).	
	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.	

1 K. Penrod et al., *South Coast Missing Linkages Project: A Linkage Design for the Santa Monica-Sierra Madre Connection* (Idyllwild, California: South Coast Wildlands, in cooperation with the National Park Service, Santa Monica Mountains Conservancy, California State Parks, and The Nature Conservancy, 2006).

2 K. Penrod et al., *South Coast Missing Linkages Project: A Linkage Design for the Santa Monica-Sierra Madre Connection.*

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
(continued) In approving the Specific Plan and Conditional Use Permit No. 94-087-(5), the Board of Supervisors found that the Specific Plan contained sufficient natural vegetative cover and open space to buffer critical resources in the River Corridor SMA/SEA 23 from the development shown in the Specific Plan. The Board of Supervisors further found that the Specific Plan incorporated extensive buffer areas to protect critical resources within the Santa Clara River. The Specific Plan's adopted Resource Management Plan requires a minimum 100-foot-wide setback adjacent to the Santa Clara River between (a) the river side of the top of bank stabilization and (b) development within certain specified land use designations (including those of the Mission Village project site). This requirement may be modified if the Planning Director, in consultation with the County staff biologist, determines that a smaller buffer would adequately protect the riparian resources within the River Corridor SMA/SEA 23, or that a 100-foot-wide setback is infeasible for physical infrastructure planning. Again, these buffer criteria are consistent with the Buffer Study[3] and CDFG recommendations described below in ***Subsection 9(b)(1)(b)(2)(c)****.* *Significant impacts associated with the Specific Plan would occur with respect to the loss of mulefat scrub, coast live oak woodland, coastal sage scrub, Mexican elderberry scrub, southern willow scrub, southern cottonwood willow riparian forest, great basin scrub, scalebroom scrub, valley freshwater marsh, wildlife habitat, special-status bird nests, special-status plant species, protected oaks, special-status wildlife species, and California Department of Fish and Game (CDFG) and U.S. Army Corps of Engineers (Corps) jurisdictional resources. Significant indirect impacts*	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). 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. 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.	

3 Impact Sciences, *North Valencia Annexation Buffer Study*, prepared for Newhall Land and Farming Company. April 28, 1997.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
(continued) would occur with respect to 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 Mission Village project are consistent with the findings of the Newhall Ranch Specific Plan Program EIR (March 1999)*[4] *and Revised Additional Analysis (May 2003).*[5] *The Mission Village Biological Resources Technical report was reviewed by the Significant Environmental Area Technical Advisory Committee (SEATAC) on three separate occasions: January 29, 2007, September 10, 2007, and April 7, 2008. This EIR section reflects comments received from the SEATAC.*	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. 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 SP 4.6-1 through SP 4.6-8. • Access to the River Corridor SMA will be limited to daytime use of the designated trail system. • Signs indicating that no pets of any kind will be allowed within the River Corridor SMA, with the exception that equestrian use is permitted on established trails, shall be posted along the River Corridor SMA. • No hunting, fishing, or motor or off-trail bike riding shall be permitted. • The trail system shall be designed and constructed to minimize impacts on native habitats.	

4 County of Los Angeles, *Environmental Impact Report (EIR) for the Newhall Ranch Specific Plan and Water Reclamation Plant* (1999).

5 Impact Sciences, Inc., Revised Additional Analysis to the Newhall Ranch Specific Plan and Water Reclamation Plant Final Program EIR, Volume VIII (2003).

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-18 Where development lies adjacent to the boundary of the River Corridor SMA a transition area shall be designed to lessen the impact of the development on the conserved area. Transition areas may be comprised of Open Area, natural or revegetated manufactured slopes, other planted areas, bank areas, and trails. Exhibits 2.6-4, 2.6-5, and 2.6-6 indicate the relationship between the River Corridor SMA and the development (disturbed) areas of the Specific Plan. The SMAs and the Open Area as well as the undisturbed portions of the development areas are shown in green. As indicated on the exhibits, on the south side of the river 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). 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-19 (continued) • 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. 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. 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-22 Upon completion of development of all land uses, utilities, roads, flood control improvements, bridges, trails, and other improvements necessary for implementation of the Specific Plan within the River Corridor in each subdivision allowing construction within or adjacent to the River Corridor, a permanent, non-revocable *conservation and public access easement* shall be offered to the County of Los Angeles pursuant to **Mitigation Measure 4.6-23**, below, over the portion of the River Corridor SMA within that subdivision. 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. 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	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. 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). 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.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)			
	SP 4.6-27	Removal of grazing from the High Country SMA except for those grazing activities associated with long-term resource management programs, is a principal means of enhancing habitat values in the creeks, brushland, and woodland areas of the SMA. The removal of grazing in the High Country SMA is discussed below under (b)4 Long Term Management. All enhancement activities for riparian habitat within the High Country SMA shall be governed by the same provisions as set forth for enhancement in the River Corridor SMA. Specific Plan Table 2.6-3 of the Resource Management Plan provides a list of appropriate plant species for use in enhancement areas in the High Country SMA.	
	SP 4.6-28	Not applicable.	
	SP 4.6-29	Not applicable.	
	SP 4.6-30	Not applicable.	
	SP 4.6-31	Not applicable.	
	SP 4.6-32	Not applicable.	
	SP 4.6-33	Not applicable.	
	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.	
	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.	
	SP 4.6-36	Not applicable.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	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. 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 easement*s to state or federal resource agencies, which may have been granted as part of mitigation or mitigation banking activities. 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	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. 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. 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*.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-43 Suitable portions of *Open Area* may be used for mitigation of riparian, *oak resources*, or elderberry scrub. Mitigation activities within *Open Area* shall be subject to the following requirements, as applicable. • River Corridor SMA Mitigation Requirements, including: Mitigation Measures 4.6-1 through 4.6-11 and 4.6-13 through 4.6-16; and • High Country SMA Mitigation Requirements, including: Mitigation Measures 4.6-27, 4.6-29 through 4.6-42, and • Mitigation Banking — Mitigation Measure 4.6-16. 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. 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. 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. 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-47a Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the *Open Area land use designations*, subject to the following requirements: • Mitigation banking activities for riparian habitats will be subject to state and federal regulations, and shall be conducted pursuant to the mitigation requirements set forth in Mitigation Measure 4.6-1 through 4.6-15 above. • Mitigation banking for oak resources shall be conducted pursuant to 4.6-48, below. • Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester. 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-48 (continued) • All plans and specifications shall follow County oak tree guidelines, as specified in the County Oak Tree Ordinance. 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. 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. 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	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. 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-53 (continued) All site-specific survey work shall be documented in a separate report containing at least the following information: (a) project description, including a detailed map of the project location and study area; (b) a description of the biological setting, including references to the nomenclature used and updated vegetation mapping; (c) detailed description of survey methodologies; (d) dates of field surveys and total person-hours spent on the field surveys; (e) results of field surveys, including detailed maps and location data; (f) an assessment of potential impacts; (g) discussion of the significance of the Rare, Threatened or Endangered animal or plant populations found in the project area, with consideration given to nearby populations and species distribution; (h) mitigation measures, including avoiding impacts altogether, minimizing or reducing impacts, rectifying or reducing impacts through habitat restoration, replacement or enhancement, or compensating for impacts by replacing or providing substitute resources or environments, consistent with CEQA (*State 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."	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-54 Prior to development within or disturbance to occupied unarmored threespine stickleback habitat, a formal consultation with the USFWS shall occur.	
	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.	
	SP 4.6-56 All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.	
	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.	
	SP 4.6-58 To limit impacts to water quality the Specific Plan shall conform with all provisions of required NPDES permits and water quality permits that would be required by the State of California Regional Water Quality Control Board.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-59 (continued) 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. 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. SP 4.6-61 Not Applicable. SP 4.6-62 Not Applicable. SP 4.6-63 Riparian resources that are impacted by buildout of the Newhall Ranch Specific Plan shall be restored with similar habitat at the rate of 1 acre replaced for each acre lost.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)			
	SP 4.6-64	Not Applicable.	
	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 below 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.	
	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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-66 (continued) 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 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	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-66 (continued) 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 five years.	

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

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-67 (continued) 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	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).	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)			
	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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-70 Consistent with the Spineflower Mitigation Area Overlay reflected in Mitigation Measure 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 4.6-66 and 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-70 (continued) Roadways and road rights-of-way shall not be constructed in any spineflower preserve(s) and buffer locations on Newhall Ranch, unless constructing the road(s) in such location is found to be the environmentally superior alternative in subsequently required tiered EIRs in connection with the Newhall Ranch subdivision map(s) process. SP 4.6-71 Consistent with the Spineflower Mitigation Area Overlay reflected in Mitigation Measure 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 4.6-66 and 4.6-67 for all future Newhall Ranch subdivision maps that encompass identified spineflower populations.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	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: (a) 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 4.6-66 and 4.6-67; (b) Final grading and drainage design will be developed that does not change the current surface and subsurface hydrological conditions within the preserve(s); (c) French drains will be installed along the edge of any roadways and fill slopes that drain toward the preserve(s); (d) Roadways will be constructed with slopes that convey water flows within the roadway easements and away from the preserve(s); (e) 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;	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-73 (continued) (f) 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 (g) 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. 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).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	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: (a) 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). (b) 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). (c) 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	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 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. 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 4.6-66 and 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).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-77 (continued) 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-77 (continued) 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. Monitoring/Reporting. An annual report will be submitted to the County and CDFG by December 31st of each year. The report will include a description of the monitoring methods, an analysis of the findings, effectiveness of the mitigation program, site photographs, and adoptive management measures, based on the findings. Any significant adverse impacts, signage, fencing or compliance problems identified during monitoring visits will be reported to the County and CDFG for corrective action by the project applicant, or its designee.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-77 (continued) 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	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-77 (continued) 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. 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-78 (continued) 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	SP 4.6-78 (continued) 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.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)			
	SP 4.6-79	Not applicable.	
	SP 4.6-80	Not applicable.	
	MV 4.3-1	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 riprap or gunite bank protection where it intercepts the river bottom; (2) 100 feet on either side of the outer edge of a new bridge or bridge to be modified; (3) a 60-foot-wide corridor for utility lines; (4) 20-foot-wide temporary access ramps; and (5) 60-foot roadway width temporary construction haul routes. The locations of these temporary construction sites and the routes of all access roads shall be shown on maps submitted with the sub-notification letter submitted to the Corps and CDFG for individual project approval. Any variation from these limits shall be submitted, with a justification for a variation for Corps and CDFG approval. The construction plans should indicate what type of vegetation, if any, would be temporarily disturbed or removed and the post-construction activities to facilitate revegetation of the temporarily impacted areas. The boundaries of the construction site and any temporary access roads within the riverbed shall be marked in the field with stakes and flagging. No construction activities, vehicular access, equipment storage, stockpiling, or significant human intrusion shall occur outside the work area and access roads.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-2 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-3 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-3 (continued) (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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-3 (continued) (5) Work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat. The authorized biologist will assist in determining the boundaries of the area to be fenced in consultation with the USFWS/CDFG. All workers will be advised that equipment and vehicles must remain within the fenced work areas. (6) The authorized biologist will direct the installation of the fence and conduct a minimum of three nocturnal surveys to move any California red-legged frogs from within the fenced area to suitable habitat outside of the fence. If California red-legged frogs are observed on the final survey or during subsequent checks, the authorized biologist will conduct additional nocturnal surveys if he or she determines that they are necessary in concurrence with the USFWS/CDFG. (7) Fencing to exclude California red-legged frogs will be at least 24 inches in height. (8) The type of fencing must be approved by the authorized biologist and the USFWS/CDFG. (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).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-3 (continued) (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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-4 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 arroyo toads are determined to be 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-4 (continued) (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, if arroyo	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-4 (continued) (4) (con'td) toads are present, complete prevention 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-4 (continued) (9) Construction activities that may occur immediately adjacent to breeding pools or other areas where large numbers of arroyo toads may congregate will be conducted during times of the year (fall/winter) when individuals have dispersed from these areas. The authorized biologist will assist the applicant in scheduling its work activities accordingly. (10) If arroyo toads are found within an area that has been fenced to exclude arroyo toads, activities will cease until the authorized biologist moves the arroyo toads. (11) If arroyo toads are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the arroyo toads. The authorized biologist in consultation with USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist and USFWS. (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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-4 (continued) (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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-5 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-5 (continued) 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-6 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-7 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 (3) 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	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-7 (continued) 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. MV 4.3-8 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. MV 4.3-9 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	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-9 (continued) 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. MV 4.3-10 Installation of bridges, culverts, or other structures shall not impair the 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 2 feet per second to allow fish passage.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-11 **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 accordance with **MV 4.3-9** and 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-11 (continued) 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-11 (continued) 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 4 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. MV 4.3-12 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. MV 4.3-13 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-14 Thirty days prior to construction activities, a qualified biologist shall conduct a pre-construction survey for mountain lion natal dens. The survey area shall include the construction footprint and the area within 2,000 feet of the project disturbance boundaries. Should an active natal den be located, the applicant shall cease work within 2,000 feet and inform CDFG within 24 hours. No construction activities shall occur in the 2,000-foot buffer until a qualified biologist in consultation with CDFG establishes an appropriate setback from the den that would not adversely affect the successful rearing of the cubs. No construction activities or human intrusion shall occur within the established setback until the cubs have been successfully reared or the cats have left the area. MV 4.3-15 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-15 (continued) If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with CDFG, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. In the event that golden eagles establish an active nest in the River Corridor SMA/SEA 23, the buffers will be established in consultation with CDFG. Potential golden eagle nesting will be reported to CDFG within 24 hours. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers, and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-15 (continued) 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	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-15 (continued) 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. MV 4.3-16 Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit and San Diego desert woodrat. If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This buffer may be reduced based on the location of the den upon consultation with CDFG. Occupied maternity dens, depressions, nests, or burrows shall be flagged for avoidance, and a biological monitor shall be present during construction. If unattended young are discovered, they shall be relocated to suitable habitat by a qualified biologist. The applicant shall document all San Diego black-tailed jackrabbit identified, avoided, or moved and provide a written report to CDFG within 72 hours. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-16 (continued) If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist in consultation with CDFG. Clearing and construction within the fenced area will be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. If avoidance is not possible, the applicant will take the following sequential steps: (1) all understory vegetation will be cleared in the area immediately surrounding active nests followed by a period of one night without further disturbance to allow woodrats to vacate the nest, (2) each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off site, and (3) the nest sticks shall be removed from the project site and piled at the base of a nearby hardwood tree (preferably a coast live oak or California walnut). Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The applicant shall document all woodrat nests moved and provide a written report to CDFG. All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-17 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 4 inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers shall occur only after consultation with CDFG. A written report documenting the badger removal shall be provided to CDFG within 30 days of relocation. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-18 No earlier than 30 days prior to the commencement of construction activities, a pre-construction 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 (in California, the breeding season of native bat species is generally 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. 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	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-18 (continued) 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-19 Any common or special-status species bat day roost sites found by a qualified biologist during pre-construction surveys conducted per **MV 4.3-18**, 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. MV 4.3-20 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).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-20 (continued) 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. MV 4.3-21 Waste and recycling receptacles that discourage foraging by wildlife species adapted to urban environments shall be installed in common areas and parks throughout the Mission Village site. MV 4.3-22 All oaks that will not be removed that are regulated under 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 5 feet beyond 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-23 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 Applicant 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 **MV 4.3-31**). However, 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 applicable Corps mitigation requirements would be met or exceeded.[6] Detailed riparian/wetland 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;	

6 For detailed information concerning the Corps compensatory mitigation program for impacts to waters of the United States, please reference Appendix 11.0 of the Section 404(b)1 Alternatives Analysis, included in Appendix F1.0 of the Final EIS/EIR.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-23 (continued) (4) methods for the removal of non-native plants; (5) a schedule and action plan to maintain and monitor the enhancement/restoration area; (6) a list of criteria by which to measure success of the mitigation sites (*e.g.*, percent cover and richness of native species, percent survivorship, establishment of self-sustaining native plantings, maximum allowable percent of non-native species); (7) measures to exclude unauthorized entry into the creation/enhancement areas; and (8) contingency measures in the event that mitigation efforts are not successful. 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 **MV 4.3-31** and **MV 4.3-39**. The detailed wetlands mitigation plans shall provide for the 3:1 replacement of any Southern California black walnut to be removed from the riparian corridor for individual projects. The plan shall be subject to the approval of the CDFG and the Corps and approved prior to the impact to riparian resources. **MV 4.3-33** describes that the functions and values will be assessed for the riparian areas that will be removed, and **MV 4.3-31** and **MV 4.3-39** describe the replacement ratios for the habitats that will be impacted.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-24 Approximately 616.3 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 Mission 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 widllife 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. MV 4.3-25 Prior to 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 of 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 a 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-25 (continued) (1) (cont'd) 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 adult, 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 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-26 Prior to ground disturbance, vegetation clearing, construction, or site preparation 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: • 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. • 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. • 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).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-26 (continued) • 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. • 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. • Review/designate the construction area in the field with the contractor in accordance with the final grading plan. • 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). • Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity. • Flag or temporarily fence any construction activity areas immediately adjacent to riparian areas. • Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-26 (continued) • To reduce the potential for the spread of exotic invasive invertebrates (e.g., New Zealand mud snails and weeds (including weed seeds) during project ~~preconstruction~~ 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 invertebrate (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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-26 (continued) • 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;	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-26 (continued) • Be present during initial vegetation clearing and grading. • Submit to the CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special-status biological resources. MV 4.3-27 The Draft RMDP Slender Mariposa Lily Mitigation and Monitoring Plan (Dudek 2007) shall be revised and submitted to CDFG 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 2007); (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	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-27 (continued) 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-27 (continued) The revised plan will specify methods to collect propagules and introduce slender mariposa lily into these mitigation sites. Introductions will use source material (seeds or bulbs) from no more than 1.0 mile distant, similar slope exposures, and no more than 500 ft. elevational difference from the mitigation site, unless otherwise approved by CDFG. 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. The Applicant 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 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. A minimum of 133 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP project boundaries. Of these 133 acres, approximately 103 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP project boundary in the High Country SMA/SEA 20 and Salt Creek area, and 2 acres occur within the River Corridor SMA/SEA 23 and/or proposed spineflower preserves. Additional	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-27 (continued) cumulative occupied area will be conserved and managed in the San Martinez Grande Canyon area at a 1:1 ratio (acres conserved and managed to acres impacted) based on impacts to cumulative occupied area within the Entrada planning area, as a means to ensure regional biodiversity of the species. Up to an additional 28 acres of slender mariposa lily cumulative occupied area can be conserved and managed in the San Martinez Grande Canyon area for this purpose. MV 4.3-28 The Oak Resource Replacement Plan to be prepared (as described in Newhall Ranch Specific Plan Program EIR Mitigation Measure SP 4.6-48) shall include measures to create, enhance, and/or restore 9.7 acres of coast live oak woodland and valley/oak savannah within the High Country SMA/SEA 20. The plan shall be subject to the requirements outlined in **SP 4.6-48**. The applicant shall prepare an Oak Resource Management Plan that incorporates the findings of the Draft Newhall Ranch Mitigation Feasibility Report (Dudek 2007) and areas identified (in the technical report) as being suitable for oak woodland enhancement and creation shall be used as mitigation. Other mitigation sites may be used upon approval by the County. The plan shall be reviewed by the County Forester. The plan shall include the following: (1) site selection and preparation; (2) selection of proper species, including sizes and planting densities; (3) protection from herbivores; (4) site maintenance; (5) success criteria; (6) remedial actions; and (7) a monitoring program.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-29 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 5 years, the NLMO or other entity will be responsible for controlling exotic aquatic species. MV 4.3-30 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 or escape routes provided to prevent animals from falling into and being trapped in trenches. If escape routes are provided in lieu of covering trenches, the excavations will be inspected by a qualified biologist prior to restart of work.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-31 The permanent removal of existing habitats in Corps and/or CDFG jurisdictional areas in the Santa Clara River and tributaries shall be replaced by creating habitats of similar functions and values/services (see **MV 4.3-33**) on the project site, or as allowed under **MV 4.3-39**. The riparian habitat mitigation will meet CDFG mitigation requirements listed in **Table 4.3-11**, consistent with success criteria for mitigation in **MV 4.3-36**. MV 4.3-32 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 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 (see **MV 4.3-43**). 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 through agency review of the annual mitigation status report and mitigation accounting form. 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation

4.3 BIOTA (CONTINUED)

Table 4.3-11
CDFG Jurisdictional Permanent Impacts Mitigation Ratios

Ratios Listed by Vegetation Types & Quality				
Vegetation Community	**Veg Code/ID**	**HIGH Reach Value* (Mit. Ratio)**	**MEDIUM Reach Value** (Mit. Ratio)**	**LOW Reach Value*** (Mit. Ratio)**
Southern Cottonwood–Willow Riparian Forrest	SCRWF	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 RMDP-SCP 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.***

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-33 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 4.3-12** 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 4.3-12
Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA/SEA 23 and Tributaries

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

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

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-34 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. MV 4.3-35 If at any time prior to CDFG/Corps 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 **MV 4.3-36**. Should a second act of God occur prior to CDFG/Corps approval of the restoration area, the applicant shall coordinate with the CDFG/Corps to develop an alternative restoration strategy(ies) to meet success requirements. This may include restoration elsewhere in the River corridor or tributaries.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-36 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 Conceptual Mitigation Plan[7] for Waters of the United States.	

[7] For detailed information concerning the Corps compensatory mitigation program for impacts to waters of the United States, please reference Appendix 11.0 of the Section 404(b)1 Alternatives Analysis, included in Appendix F1.0 of the Final EIS/EIR.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-37 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. Following irrigation termination, the irrigation piping will be removed where not destructive to the established plants. MV 4.3-38 In areas where invasive exotic plant species control is authorized by CDFG in lieu of creating or restoring other riparian habitat mitigation (**MV 4.3-31**), 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. MV 4.3-39 The exotics control program may utilize methods and procedures in accordance with the provisions in the Upper Santa Clara River Watershed Arundo/Tamarisk Removal Plan Final Environmental Impact Report, dated February 2006, or the applicant may propose alternative methods and procedures for Corps and CDFG review and approval pursuant to a sub-notification letter. By example: a 10-acre site occupied by 10% exotic species will be credited for 1 acre of mitigation. MV 4.3-40 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 **MV 4.3-36**. 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 **MV 4.3-36, MV 4.3-42,** and **MV 4.3-43.**	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-41 Vegetation communities temporarily impacted by the proposed project shall be revegetated as described in **MV 4.3-31**. 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 mitigation areas. The applicant shall restore the temporary construction area per the success criteria and ratios described in **MV 4.3-23, MV 4.3-31**, and **MV 4.3-36**. Annual monitoring reports on the status of the recovery of~~+~~ temporarily impacted areas shall be submitted to the Corps and CDFG as part of the annual mitigation status report (**MV 4.3-42** and **MV 4.3-43**). MV 4.3-42 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.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)			
	MV 4.3-43	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 **MV 4.3-36**. 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 **MV 4.3-42**), which outlines accounting information related to species planted or exotics control and mitigation credit remaining. The annual mitigation and monitoring report shall document the current functional capacity of the compensatory mitigation site using the HARC assessment methodology, as well as documenting the baseline functional scores of the impact site in jurisdictional waters of the United States.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-44 Require focused surveys for the spring snail (*Pyrgulopsis castaicensis* n. sp.) by a qualified biologist prior to the commencement of grading/construction activities in any drainage area supporting perennial flow. Any individuals of the *Pyrgulopsis castaicensis* n. sp. found within the Middle Canyon drainage shall be relocated to appropriate habitat within Middle Canyon Spring. If *Pyrgulopsis castaicensis* n. sp. are discovered during aquatic and semi-aquatic pre-construction surveys in any other perennial flowing water, the applicant shall consult with CDFG prior to initiating disturbance of the area. A report documenting the number of *Pyrgulopsis castaicensis* n. sp. located, the conditions of the area, and where the species has been relocated to, if applicable, shall be submitted to CDFG within 60 days following the relocation. MV 4.3-45 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);	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-45 (continued) 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. MV 4.3-46 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. MV 4.3-47 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, ~~indicate that residents should not feed wildlife intentionally or unintentionally by leaving pet food outside,~~ 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 *joint powers authority* (JPA) managing the River Corridor SMA/SEA 23, High Country SMA/SEA 20, or Salt Creek area or by the HOAs managing the Open Areas. Feral cats and dogs may be trapped and deposited with the local Society for the Prevention of Cruelty to Animals or the Los Angeles County Department of Animal Control.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-48 Upon ~~completion of~~initiating of 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 Ar~~e~~gentine 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-49 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. MV 4.3-50 Any Southern California black walnut and mainland cherry trees or shrubs outside riparian areas greater than 1 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 1 inch in diameter 1 foot above the base.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-51 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 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. MV 4.3-52 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 (MV 4.3-53). • 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-52 (continued) • 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-52 (continued) • 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. Trash will be regularly picked up in construction areas. • 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-53 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 6-foot-high chain link fence with green fabric up to a height of 5 feet) shall be installed to protect special-status species locations. See **MV 4.3-65** for dust control requirements related to spineflower preserves. MV 4.3-54 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-55 To protect Middle Canyon Spring and to reduce potential direct impacts to any special-status species that may be located within the spring complex due to unrestricted access, the project applicant or its designee shall avoid all construction-related activities within the Middle Canyon Spring complex and erect and maintain temporary orange fencing and prohibitive signage around the Middle Canyon Spring prior to and during all phases of construction within 200 feet of the spring and, if applicable, around the Middle Canyon drainage within 100 feet of flowing water. A qualified biologist will be present to monitor construction activities within 200 feet of the spring and, if applicable, around the Middle Canyon drainage within 100 feet of flowing water. 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. Any upslope runoff from construction areas will be directed away from the Middle Canyon Spring. Following the final phase of construction of any Newhall Ranch subdivision tract adjacent to Middle Canyon Spring, the project applicant or its designee shall install and maintain permanent fencing along the subdivision tract bordering the spring. Permanent signage shall be installed on the fencing along the spring boundary to indicate that the fenced area is a biological preserve that contains protected species and habitat. No trail shall be constructed that passes within 100 feet of the Middle Canyon Spring (see **Figure 4.3-4B** above). a. As described in MV 4.3-51, t~~T~~he Commerce Center Drive Bridge will be designed to minimize secondary impacts associated with lighting and water quality impacts through the installation of indirect and downcast lighting, and routing of stormwater to water quality treatment facilities.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-56 A Middle Canyon Spring Habitat Management Plan will be developed that details the measures to be implemented to maintain the populations of the spring snail (*Pyrgulopsis castaicensis* n. sp.) and Newhall sunflower species. The plan shall be subject to the approval of CDFG and implemented by the Applicant prior to disturbance within 100 feet of flowing water in Middle Canyon Creek and/or 200 feet of Middle Canyon Spring. MV 4.3-57 Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and fuel modification zone (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 Spineflower Conservation Plan (SCP). The current Cal-IPC list can be obtained from the Cal-IPC web site (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).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-58 A final SCP shall be adopted and implemented after approval by CDFG, including the permanent dedication of preserves (see draft in Appendix 4.3). The proposed spineflower preserve areas shall be offered to CDFG as a permanent conservation easement within one year after issuance of the requested 2081 Permit to ensure long-term protection. The conservation easement shall be to CDFG and contain appropriate funding and restrictions to help ensure that the spineflower preserve lands are protected in perpetuity. MV 4.3-59 The spineflower preserves shall be managed by Applicant and their preserve manager(s) and/or natural lands management organization(s) (NLMO). Applicant shall submit a statement of qualifications for their proposed preserve manager(s)/NLMO(s) for approval by CDFG. Applicant will fund in full all implementation of spineflower preserve management as described in the SCP and all mitigation measures listed in this document. MV 4.3-60 Spineflower preserve temporary fencing shall be shown on construction plans and installed prior to initiating construction clearing and grubbing activities within 500 feet of spineflower preserves, including the buffers. The spineflower preserve manager or a qualified biologist shall monitor fence installation. Clearing for fence installation shall be minimized to what is necessary to install the fence and, where possible, shall leave the roots of native plants in place to allow regrowth. As necessary, native vegetation will be restored and weed management will be performed following fence installation to ensure temporarily cleared native plant areas do not become weed dominated after installation. General project clearing and grubbing within 500 feet of the fence may commence upon verification by the spineflower preserve manager or the qualified biologist that protective fencing is in place and is adequate. Appropriate BMPs shall be installed at the edge of development manufactured slopes when the spineflower preserve is within 500 feet and down-slope of proposed development.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-61 Construction documents shall indicate that the grading contractor is responsible for protecting spineflower preserves during construction work. The construction documents shall indicate that the contractor is responsible for informing all employees and subcontractors of the environmentally sensitive areas and the proper conduct of work when working near (e.g., within 500 feet) of these areas. The construction documents shall require a pre-construction meeting to perform an "environmental education session" with the grading contractor/contractor's employees, subcontractors, and equipment operators prior to commencing construction work within 500 feet of the spineflower preserves. The environmental education session shall be conducted by the spineflower preserve manager or a qualified biologist and focus on informing workers of the location and sensitivity of the spineflower and the requirements for protecting it. The construction documents shall indicate that the grading contractor shall be responsible for mitigating any impacts to spineflower preserves due to the negligence of the grading contractor/contractor's employees, subcontractors, or equipment operators. If accidental trespass into a spineflower preserve occurs during construction, the violation shall be documented by the preserve manager and immediately reported to CDFG. Follow-up action will be taken in accordance with the Section 2081 of the Fish and Game Code, Incidental Take Permit issued by CDFG.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-62 Construction plans shall include necessary design features and construction notes to demonstrate consistency of development in the vicinity of spineflower preserves with the Spineflower Conservation Plan (SCP). In addition to applicable erosion control plans and performance under SCAQMD Rule 403d dust control (SCAQMD 2005), the project stormwater pollution prevention plan (SWPPP). Together, the implementation of these requirements shall ensure that spineflower preserve populations are protected 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 spineflower preserves during construction: • Avoid planting or seeding invasive species in development areas during construction phases. • Do not use erosion control devices that may contain weeds, such as hay bales, etc., within 200 feet of spineflower preserves, or anywhere upstream of spineflower preserves. • Do not windrow or stockpile soil within 200 feet of spineflower preserve boundaries or anywhere upstream of spineflower preserves. • Do not locate staging areas, maintenance, or concrete washout areas within 500 feet (unless otherwise authorized by CDFG, and no closer than 200 feet in any instance), where adjacent to or anywhere upstream of spineflower preserves.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-62 (continued) • Do not store toxic compounds, including fuel, oil, lubricants, paints, release agents, or any other construction materials that could damage spineflower habitat if spilled near spineflower preserve areas, or anywhere upstream of spineflower preserves, or along spineflower preserve boundaries. • Provide location and details for any fencing for temporary and permanent access control along preserve boundaries (per MV 4.3-64 for temporary fencing and MV 4.3-69 for permanent fencing). • Provide location and details for any dust control fencing along preserve boundaries (per MV 4.3-65). • Provide location and details for any stormwater run-on controls/BMPs coming from development area to spineflower preserve (per **MV 4.3-71** and **MV 4.3-72**). MV 4.3-63 The spineflower preserve manager or qualified biologist shall review construction plans and specifications, SWPPP, and, where appropriate, erosion control plans and implementation of SCAQMD Rule 403d dust control measures (SCAQMD 2005) prior to construction within 500 feet of spineflower preserves for compliance with the Spineflower Conservation Plan and associated permits and project-related environmental documents. A copy of the SWPPP and associated monitoring reports will be provided to CDFG.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-64 Spineflower preserves shall be protected prior to clearing and during construction with temporary construction fencing as described in **MV 4.3-60**. Openings shall be included in the fence when located within wildlife corridors and vegetation community connectivity areas to allow for the safe passage of wildlife. The spineflower preserve manager or a qualified biologist shall indicate the location and width of each of these openings. The fencing shall be three-strand non-barbed wire fence or bright orange ultraviolet stabilized polyethylene construction "snow" fencing, attached to metal t-posts that extend at least 4 feet above grade or equivalent. Protective fencing shall be maintained in good condition until completion of project construction. Where construction activities occur within 500 feet of a spineflower preserve, the spineflower preserve manager or qualified biologist shall review fencing weekly during construction monitoring visits and note any fencing that is in need of repair. Repairs shall be completed within three working days of notification by the spineflower preserve manager or qualified biologist. MV 4.3-65 Development areas shall have dust control measures implemented and maintained to prevent dust from impacting vegetation within the spineflower preserve areas. Dust control shall be implemented during construction in compliance with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of a spineflower location, chemical dust suppression shall not be utilized. Where determined necessary by the spineflower preserve manager or qualified biologist, a screening fence (i.e., a 6-foot-high chain link fence with green fabric up to a height of 5 feet) shall be installed to protect spineflower locations.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-66 The spineflower preserve manager or qualified biologist shall perform weekly construction monitoring for all construction activities within 500 feet of spineflower preserve areas. The spineflower preserve manager's or qualified biologist's construction monitoring tasks shall include reviewing and approving protective fencing, dust control measures, and erosion control devices before construction work begins; conducting a contractor education session at the preconstruction meeting; reviewing the site weekly (minimum) during construction to ensure the fencing, dust control, and BMP measures are in place and functioning correctly and that work is not directly or indirectly impacting spineflower plants; and quarterly monitoring shall be initiated for Argentine ants along the construction–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. Each site visit shall be followed up with a summary monitoring report sent electronically to Applicant indicating the status of the site. Monthly monitoring reports, as needed, shall be submitted to CDFG and the County of Los Angeles). Monitoring reports shall include remedial recommendations and issue resolution discussions when necessary.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-67 Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 200 feet of a spineflower preserve shall be reviewed and approved within 30 days by the spineflower preserve manager or qualified biologist and CDFG to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation community degradation in the spineflower preserve and buffer areas. Container plants to be installed within public areas within 200 feet of the spineflower preserves shall be inspected by the spineflower preserve manager or qualified biologist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, for public areas within 200 feet of spineflower preserves, landscape plants 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 web site (http://www.cal-ipc.org/ip/inventory/index.php). MV 4.3-68 All portions of the spineflower preserves shall be closed, with the exception of pre-identified existing dirt roads and utility easements. The pre-identified existing dirt roads and utility easement access roads shall function as access routes for the spineflower preserve manager, spineflower preserve maintenance personnel, utility personnel, and emergency services vehicles only (e.g., police, fire, and medical). No other vehicle or foot traffic, including nature or recreational trails, will be permitted in the preserve, including the buffer. The dirt roads shall be gated and locked at the outside edges of the buffer zone. Signs discouraging unauthorized access shall be posted. The only persons or entities issued gate keys shall be the spineflower preserve managers and their employees, easement holding utility companies, emergency services, the Applicant, and CDFG.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-69 Fencing shall be installed along the outside edge of the spineflower preserve and buffer areas adjacent to proposed developments, parks, golf courses, or other "active land uses" to prevent unauthorized access. Specific areas that are adequately protected by steep terrain (1.5:1 or steeper) and/or dense vegetation may not require fencing but would require signage. The determination of the need for fencing in these areas shall be subject to the approval of the spineflower preserve manager or qualified biologist. If monitoring determines that slope and/or vegetation is not effective at deterring unauthorized access, additional fencing may be required to be added by the spineflower preserve manager or qualified biologist. Fencing is not required in areas bordered by large parcels of conserved natural open space areas or the Santa Clara River riparian corridor, as installing fencing in these areas would be unnecessary and damaging to existing vegetation and wildlife corridors. Fencing must extend a minimum of 4 feet above grade and include wood-doweled split rail fencing, exterior grade heavy-duty vinyl three-railed fencing, three-strand non-barbed wire, or approved alternate. Fencing installed adjacent to native vegetation communities and natural open space areas will allow for the passage of animals.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-70 Outdoor all-weather signs measuring approximately 12 by 16 inches shall be posted on all spineflower preserve access gates and along spineflower preserve fencing at approximately 800 feet on center, except adjacent to road crossings, where signs will be posted. The placement will take topography into account, emphasizing placement on ridgelines where signs will be visible to emergency fire personnel and others. Signs shall state in English and Spanish that the area is a biological preserve that hosts a state-listed endangered and federal candidate plant species and that trespassing is prohibited (in accordance with Newhall Ranch Specific Plan Program EIR Mitigation Measure SP 4.6-68). Signs shall indicate that fuel modification and management work is not allowed within the spineflower preserve (including buffer areas). The signage shall state that people who do not abide by these rules or who damage the protected species will be subject to prosecution, including fines and/or imprisonment. All signage shall include emergency contact information and shall be reviewed and approved by the spineflower preserve manager or qualified biologist. MV 4.3-71 Storm drain outfalls from proposed development areas shall only be installed uphill from spineflower preserve areas where necessary to retain pre-construction hydrological conditions within the spineflower preserves, sustain existing riparian and wetland vegetation communities, and/or allow for the restoration of currently disturbed areas to native riparian/alluvial vegetation communities. When located in a spineflower preserve area, storm drains must meet the following criteria: • Storm drains must not impact spineflower either directly or indirectly, and • Under no circumstances shall storm drains daylight onto steeply sloped areas or other areas that would cause erosion.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-72 Any surface water entering a spineflower preserve area from development areas during construction is required to pass through BMP measures, which will be described in the SWPPP. Storm drain outlets must contain hydrologic controls (e.g., adequate energy dissipaters) to prevent downstream erosion and stream channel down-cutting. Additionally, storm drain outlets must be designed based on pre- and post-construction hydrological studies (in accordance with Newhall Ranch Specific Plan Program EIR Mitigation Measure SP 4.6-69). Storm drains and permanent structural BMPs shall be designed by a licensed civil engineer. Requirements of MV 4.3-62 and MV 4.3-71, where applicable, shall be incorporated into the facility design and shall be subject to approval by the spineflower manager or qualified biologist. Long-term maintenance of storm drain BMPs will be the responsibility of the designated maintenance entity. MV 4.3-73 Disturbed portions (*i.e.*, agricultural lands, disturbed lands, and developed lands) of the spineflower preserves, including buffers, will be restored through revegetation with native plant communities. In summary, areas that have greater than 30 percent relative cover by weeds will be restored to have relative cover comparable to that of existing occupied spineflower habitat. Habitat restoration and enhancement plans (including restoration plans) for areas within the preserves shall be prepared at the direction of the preserve manager by a qualified biologist and submitted to the County and CDFG for approval prior to implementation. In addition, Cal-IPC List A and B plants that are present within the spineflower preserve will be controlled. Restoration and enhancement efforts within the spineflower preserve areas shall be in conformance with the Spineflower Conservation Plan and will not include permanent irrigation.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-74 In the event that a spineflower preserve, or buffer, or a portion of a spineflower preserve, or buffer burns in a wildfire or suffers from mass movements (*e.g.*, landslides, slope sloughing, or other geologic events), the spineflower preserve manager and the Applicant shall promptly review the site and determine what action, if any, should be taken. The primary anticipated post-fire spineflower preserve management activity involves monitoring the site and controlling annual weeds that may invade burned areas following a fire event, especially when such weeds (that were not previously present or not present in similar densities) exceed the 30 percent maximum threshold (see **MV 4.3-73**). If fire-control lines or other forms of bulldozer damage occur in the spineflower preserves, these areas will be repaired and revegetated to pre-burn conditions or better. An emergency fire response plan will be prepared (in accordance with Mitigation Measure SP-4.6-72) prior to the establishment of the spineflower preserves and approved by CDFG and Los Angeles County Fire Department. The preserve manager will contact the Los Angeles County Fire Department at least once every 5 years to review the plan and consult with them on implementation of the plan. The same methods will be applied to mass-movement, landslide, or slope-sloughing types of events. This measure shall be implemented in conformance with the Spineflower Conservation Plan.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-75 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 **MV 4.3-76**, 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. MV 4.3-76 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-76 (continued) 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-77 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 development will require initiation of trapping surveys to determine whether re-establishment of the trapping program is necessary. MV 4.3-78 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-79 To preclude the invasion of Argentine ants into the spineflower preserves and their associated buffers, controls will be implemented using an integrated pest management (IPM) approach in accordance with the approved SCP. The controls include (1) Pproviding "dry zones" between urban development and spineflower populations, where typical soil moistures are maintained at levels below about 10% soil saturation, which will deter the establishment of nesting colonies of ants; and providing dry zone buffers of sufficient width to reduce the potential for Argentine ant activity within core habitat areas.; (2) Where feasible, and/or appropriate, dry areas such as parking lots and roadways shall be built next to preserve boundaries. These will be designed to slope away from the preserve to avoid runoff entering the preserve; (2) building dry areas such as parking lots and roadways next to preserve boundaries, and sloping these areas away from the spineflower preserves; (3) constructing Ppedestrian pathways placed next to preserves shall consist of decomposed granite or other gravel to minimize the holding of moisture, thereby preventing establishment of suitable habitat for Argentine ant coloniesout of decomposed granite or other gravel to minimize the holding of moisture; (4) Eensuring that landscape container plants installed within 200 feet of spineflower preserves are ant free prior to installation; to reduce the chance of colonies establishing in areas close to the preserves. (5) Mmaintaining natural hydrological conditions in the spineflower preserves, including the buffers, through project design features; and for roadways, French drains, irrigation systems, underground utilities, drainage pipes and fencing, storm drains, and any other BMP measures that apply to surface water entering the preserve areas. (6) uUsing drought-resistant plants in FMZs and minimizing irrigation to the extent feasible.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-80 The mitigation program shall incorporate applicable principles from 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 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. MV 4.3-81 The 1,518-acre Salt Creek area shall be offered for phased 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 Comprehensive Mitigation Implementation Plan (**MV 4.3-23**). 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 **MV 4.3-84**. 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:	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-81 (continued) 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 Mission Village tract map.)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-82 Supplemental restoration of coastal scrub shall be conducted as an adaptive management measure pursuant to **MV 4.3-24**. 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 **MV 4.3-24**, 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-82 (continued) 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. MV 4.3-83 a. As a supplement to **MV 4.3-1, MV 4.3-23** and **MV 4.3-31** through **MV 4.3-43**, and **MV 4.3-80**, 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 **Figure 4.5-86**, Alternative 2 Impacts to Least Bell's Vireo Habitat). 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 MV 4.3-1, MV 4.3-23** and **MV 4.3-31** through **MV 4.3-43**, and **MV 4.3-80**. 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-83 (continued) 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 **MV 4.3-31**, 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-84 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 buildout. 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 Mission Village tract map.)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-85 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. MV 4.3-86 Pre-construction surveys for San Emigdio blue butterfly shall occur in all areas containing host plants in sufficient density to support this species. A qualified Lepidoptera biologist shall conduct focused surveys at a time of year and during weather conditions when the detection of eggs, larvae, or adults is possible. All occupied habitat shall be mapped and the locations provided to CDFG. Should the removal of quail brush or other documented host plants from occupied San Emigdio blue butterfly habitat in Potrero Canyon or other areas be required, the plants shall be removed when eggs and larvae are not present (*i.e.,* mid-September to March). Removal of quail brush plants from the documented habitat in Potrero Canyon may only be conducted from April through early September if it is determined by a qualified biologist that eggs and/or larvae are not present on the plants to be removed. MV 4.3-87 The removal of quail brush or other documented host plants from any occupied San Emigdio blue butterfly habitat in Potrero Canyon or other areas shall be replaced at a minimum of a 1.5:1 ratio. The replacement plants shall be planted contiguous to the existing quail brush plants associated with the San Emigdio blue butterfly habitat. The success of the replanting shall be monitored for survival and vigor consistent with survivorship requirements of Mitigation Measure **MV 4.3-35** and **MV 4.3-36**.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-88 Prior to any construction activities occurring within 200 feet of any occupied San Emigdio blue butterfly habitat in Potrero Canyon or other areas, the boundaries of preserved areas of the habitat shall be clearly marked with flagging. The flagging would serve to identify the boundaries of the habitat to construction personnel and to prevent the inadvertent construction-related loss of quail brush or other host plants associated with the habitat. Construction personnel working in the area shall be informed that the removal of or damage to any flagged quail brush or other host plants located outside the disturbance footprint is prohibited. MV 4.3-89 The Newhall Ranch JPA will have overall responsibility for recreation within and conservation of the High Country. The Newhall Ranch JPA and ~~Project applicant and/or~~ 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 ~~requesting~~ 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-90 The status of the Potrero Canyon San Emigdio blue butterfly colony shall be monitored by a qualified biologist for a period of five years after Potrero Canyon Road construction completion/operation commencement to evaluate whether the operation of the road may be contributing to a population decline in the colony. Should it be determined that a population decline is occurring, habitat creation for the San Emigdio blue butterfly shall be implemented in suitable locations contiguous to the habitat but away from the road. A habitat creation plan will be prepared that details the location and methods for creating habitat, that specifies success criteria, and that describes measures that will be implemented in the event that the habitat creation does not stabilize the San Emigdio blue butterfly population. MV 4.3-91 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). MV 4.3-92 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-92 (continued) 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.3 BIOTA (CONTINUED)		
	MV 4.3-92 (continued) 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.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.4 VISUAL QUALITIES			
The Mission Village project would significantly alter the visual characteristics of the Santa Clara River/SR-126 visual corridor, the Interstate 5 (I-5) visual corridor, Airport Mesa, and the scenic vistas visible from various vantage points surrounding the project site. While the Mission Village project, for the most part, is not removing or replacing prominent visual features, the images of residential development, roadways, bridges, and other human activity would be a significant change from the existing site characteristics, which could be viewed as a substantial adverse effect. Such development would also introduce sources of outdoor illumination that do not presently exist. Outdoor lighting, such as streetlights and traffic signals, are essential safety features in development projects that include construction of new streets and intersections, and such lighting cannot be eliminated if the proposed project is implemented. Chapters 3 and 4 of the Specific Plan contain Development Regulations and Design Guidelines, respectively, that apply to the Mission Village project. These regulations and guidelines address grading, lighting, fencing, landscaping, signage, architecture, and site planning for subsequent subdivisions within the Newhall Ranch Specific Plan. Despite such features, the identified significant visual impacts would still result from the change in the visual character of the site from rural to urban. There is no feasible mitigation beyond that already adopted as part of the Newhall Ranch Specific Plan Program EIR to reduce the identified impacts to a level below significant. Consequently, such significant visual impacts would remain significant and unavoidable, as found in the Newhall Ranch Specific Plan Program EIR.	SP 4.7-1	In conjunction with the development review process set forth in Chapter 5 of the Specific Plan, all future subdivision maps and other discretionary permits which allow construction shall incorporate the Development Guidelines (Specific Plan, Chapter 3) and Design Guidelines (Specific Plan, Chapter 4), and the design themes and view considerations listed in the Specific Plan. *(Mission Village Vesting Tentative Tract Map 61105 and the applicable related discretionary permits incorporate the Specific Plan Development and Design Guidelines consistent with the requirements of the Specific Plan and this mitigation measure.)*	After implementation of the recommended mitigation measures, visual quality impacts would remain significant and unavoidable.
	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. (This requirement is not applicable to Mission Village.) • 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.4 VISUAL QUALITIES (continued)		
	SP 4.7-2 (continued) • Mixed-Use and the Commercial site planning guidelines set forth in Section 4.3.2 and Architectural Guidelines set forth Section 4.4.2 shall be incorporated to the extent practicable in the design of the Riverwood Village Mixed-Use and Commercial land use designations to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the river, bluffs, and ridge lines south of the river. (This requirement is not applicable to Mission Village.) • 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. *(This requirement is not applicable to Mission Village.)* *(To the extent the requirements of this mitigation measure apply to the Mission Village project, the Mission Village site plan has been designed to retain view corridors consistent with the measure's requirements.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS		
This section presents an analysis of the impacts of the proposed project relative to traffic/access. The analysis presented here is based upon the traffic technical report prepared for the proposed Mission Village project by Austin-Foust Associates, Inc., dated October 1, 2010, as supplemented by the following technical memoranda: Mission Village Traffic Impact Analysis - Supplemental Freeway Analysis, AFA (November 16, 2010); Long-Range Buildout Conditions Without Potrero Canyon Road Bridge, AFA (February 22, 2011); Mission Village Traffic Impact Analysis - Existing Plus Project Scenario, AFA (March 1, 2011); Mission Village (Newhall Ranch) I-5 Share Calculations, AFA (March 8, 2011); Mission Village Revised Project Trip Generation Estimates, AFA (March 8, 2011); and Mission Village - Responses to Comments Analysis, AFA (April 29, 2011).~~which is included in its entirety~~ A copy of the Traffic Analysis is in ***Appendix 4.5*** *of this EIR. A copy of each of the supplemental AFA technical memoranda is included in Final EIR,* ***Appendix F4.5****.* a. Construction Impacts *During construction of the Mission 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.*	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 applicant's ability to seek local, state, or federal funding for these facilities. *(All on-site traffic improvements included as part of the Mission Village project will be funded and/or constructed by the project applicant.)* SP 4.8-2 Prior to the approval of each subdivision map which permits construction, the applicant for that map shall prepare a transportation performance evaluation which shall indicate the specific improvements for all on-site roadways which are necessary to provide adequate roadway and intersection capacity as well as adequate right-of-way for the subdivision and other expected traffic. Transportation performance evaluations shall be approved by Los Angeles County Department of Public Works according to standards and policies in effect at that time. The transportation performance evaluation shall form the basis for specific conditions of approval for the subdivision. *(This EIR,* ***Section 4.5****, provides the required transportation performance evaluation and, in combination with* ***Project Description, Section 1.0****, indicates the on-site roadway improvements necessary to provide adequate capacity.)*	With implementation of the identified mitigation measures, the proposed project's traffic/access impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
b. Operational Impacts *At project buildout, which is anticipated in Year 2021, Mission Village would generate approximately 58,000 average daily vehicle trips. Consistent with County of Los Angeles, City of Santa Clarita, and Caltrans traffic impact analysis guidelines, the impacts of the proposed project relative to the capacity of the surrounding roadways were analyzed under ~~three~~ four different scenarios: (1) existing plus ambient plus project conditions; (2) 2021 project buildout cumulative conditions; and (3) long-range (2035) cumulative conditions.* *Under existing plus ambient plus project conditions, the project plus ambient traffic would result in significant impacts at the Commerce Center Drive and SR-126 intersection. Mitigation is proposed that would reduce the identified impact to a level below significant.*		

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
Under 2021 project buildout cumulative conditions, the project, in combination with cumulative traffic, would result in significant impacts at the following intersections (the applicable jurisdiction is listed in parenthetical): • *I-5 SB Ramps & Henry Mayo Drive (SR-126) (Caltrans/County);* • *I-5 SB Ramps & Valencia Boulevard (Caltrans/County);* • *The Old Road & Rye Canyon Road (County);* • *The Old Road & McBean Parkway (County);* • *McBean Parkway & Magic Mountain Parkway (City);* • *McBean Parkway & Newhall Ranch Road (City);* • *Orchard Village Road & McBean Parkway (City);* • *Bouquet Canyon Road & Newhall Ranch Road (City); and,* • Commerce Center Drive & SR-126 (County). *Mitigation in the form of roadway capacity improvements is proposed that would reduce the identified impacts to a level below significant.* *Lastly, under long-range (2035) cumulative conditions, the project would contribute to significant long-term cumulative impacts at the following intersections:* • *I-5 SB Ramps & SR-126 (Caltrans/County);* • *The Old Road & I-5 SB Ramps (Caltrans/County);* • *I-5 SB Ramps & Magic Mountain Parkway (Caltrans/County);* • *I-5 NB Ramps & Magic Mountain Parkway (Caltrans/City);* • *I-5 SB Ramps & Valencia Boulevard (Caltrans/County);* • *I-5 SB Ramps & McBean Parkway (Caltrans/County);*	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 Measure 4.8-2 [of the Newhall Ranch Specific Plan Final EIR]**.** *[Ten (10) intersections located within the Mission Village site will be signalized intersections, including the three (3) intersections depicted as signalized by* Specific Plan *Figure 4.8-17: Commerce Center Drive and "A" Street, Commerce Center Drive and Magic Mountain Parkway, and Magic Mountain Parkway and "A" Street. This EIR,* ***Section 4.5****, in combination with the traffic analysis presented in EIR* ***Appendix 4.5****, 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 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
• *I-5 SB Ramps/Marriott Way & Pico Canyon Road (Caltrans/County);* • *I-5 NB On/Off & Lyons Avenue (Caltrans/City);* • *The Old Road & Rye Canyon Road (County);* • *The Old Road & Magic Mountain Parkway (County);* • *The Old Road & McBean Parkway (County);* • *Tourney Road & Magic Mountain Parkway (City);* • *McBean Parkway & Magic Mountain Parkway (City);* • *McBean Parkway & Newhall Ranch Road (City);* • *Wiley Canyon Road & Lyons Avenue (City);* • *Orchard Village Road & Wiley Canyon (City);* • *Orchard Village Road & McBean (City);* • *Valencia Boulevard & Magic Mountain Parkway (City);* • *Bouquet Canyon Road & Newhall Ranch Road (City); and* • *Commerce Center Drive & SR-126 (County/Caltrans).* *Mitigation in the form of capacity improvements is proposed that would reduce the project's contribution to the identified impacts to a level below significant.* *No significant impacts would occur to Congestion Management Program (CMP) intersections or CMP freeway segments, or to the Interstate 5 (I-5) mainline. With respect to transit, the project potentially would increase demand for transit ridership beyond the capacity of existing services, thereby resulting in a potentially significant impact. Mitigation is proposed that would reduce the identified impacts to a level below significant.*	SP 4.8-6 Prior to the recordation of the first subdivision map which permits construction, the applicant for that map shall prepare a transportation performance evaluation which shall determine the specific improvements needed to each off-site arterial and related costs in order to provide adequate roadway and intersection capacity for the expected Specific Plan and General Plan buildout traffic trips. The transportation performance evaluation shall be based on the Master Plan of Highways in effect at that time and shall be approved by the Los Angeles County Department of Public Works. The applicant shall be required to fund its fair share of improvements to these arterials, as stated on Table 4.8-18 [of the Newhall Ranch Specific Plan Final EIR]. The applicants' total funding obligation shall be equitably distributed over the housing units and non-residential building square footage (i.e., Business Park, Visitor-Serving, Mixed-Use, and Commercial) in the *Specific Plan*, and shall be a fee to be paid to the County and/or the City at each building permit. For off-site areas within the County unincorporated area, the applicant may construct improvements for credit against or in lieu of paying the fee. (*This mitigation measure may or may not be applicable depending upon approval of other Newhall Ranch Specific Plan subdivisions in process.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
Under existing plus project conditions, which is a hypothetical scenario that assumes immediate full project buildout and does not account for cumulative traffic growth and future roadway improvements and, therefore, is presented for information purposes only, the project would result in significant impacts at the following intersections and freeway segments: • *The Old Road & Rye Canyon Road (County [impacts mitigated by EIR mitigation])* • *McBean Parkway & Magic Mountain Parkway (City [impacts mitigated by EIR mitigation])* • *McBean Parkway & Newhall Ranch Road (City [impacts mitigated by EIR mitigation])* • *Bouquet Canyon Road & Newhall Ranch Road (City [impacts mitigated by EIR mitigation])* • *Commerce Center Drive & SR-126 (Caltrans/County [impacts mitigated by EIR mitigation])* • So*uthbound I-5 between Calgrove & SR-14 (Caltrans [impacts mitigated by I-5 Improvement Project])* • *I-5 South of SR-14 between SR-14 and I-210 (Caltrans [impacts mitigated by completion of I-5/SR-14 Direc*t HOV Connector project]) *As noted, the impacts identified under this scenario would be mitigated to a level below significant with implementation of EIR mitigation improvements, or improvements presently being constructed or programmed for construction.*	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 4.5**, determined that the Mission Village project would cause significant impacts at the Chiquito Canyon Road/SR-126 intersection under the Stage 1 plus Related Projects scenario, and at the Commerce Center Drive/SR-126 intersection at buildout, and that the project would be responsible for its fair-share of improvements to these intersections.)* SP 4.8-8 Project-specific environmental analysis for future subdivision maps which allow construction shall comply with the requirements of the CMP in effect at the time that subdivision map is filed. *(The future performance evaluation presented in this EIR, **Section 4.5**, complies with the requirements of the Congestion Management Program presently in effect.)*	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)			
	SP 4.8-9	Prior to the recordation of the first subdivision map which permits construction, the applicant for that map shall prepare a transportation evaluation including all of the Specific Plan land uses which shall determine the specific improvements needed to the following intersections with SR-126 in the City of Fillmore and community of Piru in Ventura County: "A," "B," "C," "D," and "E" Streets, Old Telegraph, Olive, Central, Santa Clara, Mountain View, El Dorado Road, and Pole Creek (Fillmore), and Main/Torrey and Center (Piru). The related costs of those intersection improvements and the project's fair share shall be estimated based upon the expected Specific Plan traffic volumes. The transportation performance evaluation shall be based on the Los Angeles County Master Plan of Highways in effect at that time and shall be approved by the Los Angeles County Department of Public Works. The applicant's total funding obligation shall be equitably distributed over the housing units and non-residential building square footage (i.e., Business Park, Visitor Center, Mixed Use, and Commercial) in the *Specific Plan*, and shall be a fee to be paid to the City of Fillmore and the County of Ventura at each building permit. (*This mitigation measure may or may not be applicable depending upon approval other Newhall Ranch Specific Plan subdivisions in process.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	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 Measure 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 this EIR, **Section 4.5**, fulfills the requirements of this* Specific Plan *mitigation measure relative to Mission 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 currently is in negotiations with Caltrans regarding a funding agreement.).* 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.)*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	SP-4.8-13 Prior to the approval of each subdivision map which permits construction, the applicant for that map shall prepare a traffic analysis approved by the Los Angeles County Department of Public Works. The analysis will assess project and cumulative development (including an existing plus cumulative development scenario under the County's Traffic Impact Analysis Report Guidelines [TIA] and its Development Monitoring System [DMS]). In response to the traffic analysis, the applicant may construct off-site traffic improvements for credit against, or in lieu of paying, the mitigation fees described in **Mitigation Measure 4.8-6** [of the Newhall Ranch Specific Plan Final EIR]. If future subdivision maps are developed in phases, a traffic study for each phase of the subdivision map may be submitted to determine the improvements needed to be constructed with that phase of development. *(The traffic analysis presented in this **Section 4.5** fulfills the requirements of this* Specific Plan *mitigation measure.)* MV 4.5-1 28. The Old Road & McBean Parkway - Consistent with the milestones established in the most current County Department of Public Works (DPW) approved Westside Roadway Phasing Analysis, the project applicant shall stripe a third southbound through lane and a westbound right-turn lane at the intersection. Detailed signing and striping plans and traffic signal plans shall be submitted to the County Department of Public Works for review and approval. (*The Mission Village project's fair-share responsibility for the improvements identified in this mitigation measure is 27% in the cumulative condition. 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 Mission Village project. Please refer to EIR **Appendix 4.5**, AFA Traffic Impact Analysis, Appendix J, for fair-share calculations.*)	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)			
	MV 4.5-2	94. Commerce Center Drive & SR-126 - The project applicant shall reconstruct the existing intersection as a grade-separated interchange prior to issuance of building permits for the 2,780th residential unit and 935,000 square feet of non-residential commercial uses (or an equivalent traffic-generating combination thereof), or as otherwise provided in the most current County DPW approved Westside Roadway Phasing Analysis, whichever would require reconstruction of the intersection first. Detailed signing and striping plans and traffic signal plans shall be submitted to the County Department of Public Works for review and approval. (*The Mission Village project's fair-share responsibility for the improvements identified in this mitigation measure is 44.8% in the cumulative condition. 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 Mission Village project. Please refer to EIR* ***Appendix 4.5****, AFA Traffic Impact Analysis, Appendix J, for fair-share calculations.*)	
	MV 4.5-3	7. I-5 Southbound Ramps & SR-126 – Consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis, the project applicant shall fund its fair share of the cost to stripe a fourth westbound through lane. (Project Share = 14.3 percent) Please refer to EIR **Appendix 4.5**, AFA Traffic Impacts Analysis, Appendix J, for fair-share calculations.)	
	MV 4.5-4	12. I-5 Southbound Ramps & Valencia Boulevard - Consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis, the project applicant shall fund its fair share of the cost to re-stripe the second westbound free-flow right-turn lane to a third westbound through lane/shared free-flow right-turn lane. (Project Share = 7.5 percent)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	MV 4.5-5 25. The Old Road & Rye Canyon Road - Consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis, the project applicant shall fund its fair share of the cost to: (i) add a second northbound through lane and a second southbound left-turn lane; and (ii) convert the northbound and westbound free-flow right-turn lanes to conventional right-turn lanes with overlap phasing. (Project Share = 7.1 percent) 28. The Old Road & McBean Parkway - The project's compliance with **mitigation MV 4.5-1** would mitigate the project's contribution to the identified significant impact and no further mitigation is required. MV 4.5-6 45. McBean Parkway/Magic Mountain Parkway – The improvements recommended to mitigate the project's identified significant impacts at this intersection are to re-stripe for a third eastbound through lane and add a right-turn overlap phase for a westbound right-turn lane. These improvements are located within the Valencia B&T District and, therefore, it is expected the improvements will be constructed through the Valencia B&T District. However, as the intersection is within the jurisdiction of the City of Santa Clarita, at the request of the City, the project applicant will construct the identified improvement and, under such scenario, shall be entitled to reimbursement from the Valencia B&T District for the full cost of the improvement, should the improvement not be constructed by the time it is identified as necessary in the most current County DPW approved Westside Roadway Phasing Analysis.~~Therefore, the project's identified impacts will be reduced to a level below significant through the B&T District and no further mitigation is required.~~	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	MV 4.5-7 48. McBean Parkway/Newhall Ranch Road – The improvements recommended to mitigate the project's identified significant impacts at this intersection are: (i) Re-stripe for a fourth westbound through lane; and (ii) ~~Reconstruct~~ Re-stripe the northbound approach to provide dual right-turn lanes in conjunction with appropriate pedestrian safety enhancements ~~remove the pork-chop island and reconfigure as conventional dual right-turn lanes~~. These improvements are located within the Valencia B&T District and, therefore, it is expected the improvements will be constructed through the Valencia B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the applicant will pay, or utilize existing B&T credits to fund, an amount equivalent to the applicant's percentage cost of the identified improvements as calculated based on project traffic volumes (7%), and under a timetable consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis.~~Therefore, the project's identified impacts will be reduced to a level below significant through the B&T District and no further mitigation is required.~~	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)			
	MV 4.5-8	55. Orchard Village & McBean Parkway – The improvements recommended to mitigate the project's identified significant impacts at this intersection are: (i) add a separate southbound left-turn lane; (ii) add a separate southbound through lane; (iii) add a separate southbound right-turn lane; and (iv) reconfigure the existing southbound right-turn lane as a shared left-turn through lane, as identified in the mitigation for the Henry Mayo Newhall Memorial Hospital expansion project. These improvements are located within the Valencia B&T District and, therefore, it is expected the improvements will be constructed through the Valencia B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the project applicant will pay, or utilize existing B&T credits to fund, an amount equivalent to the applicant's percentage cost of the identified improvements as calculated based on project traffic volumes (3%) and under a timetable consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis. ~~Therefore, the project's identified impacts will be reduced to a level below significant through the B&T District and no further mitigation is required.~~ (Note: In the event the above improvements are implemented as part of the Henry Mayo Newhall Memorial Hospital expansion project, Mission Village would no longer result in significant impacts at this intersection and no mitigation would be necessary.)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	MV 4.5-9 66. Bouquet Canyon Road & Newhall Ranch Road – The improvement recommended to mitigate the project's identified significant impacts at this intersection is to reconfigure the second eastbound right-turn lane to a shared through/right-turn-lane ~~stripe a third eastbound through lane while maintaining three eastbound left-turn lanes and two eastbound right-turn lanes~~. This improvement is located within the Valencia B&T District and, therefore, it is expected the improvement will be constructed through the Valencia B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the applicant will pay, or utilize existing B&T credits to fund, an amount equivalent to the applicant's percentage cost of the identified improvements as calculated based on project traffic volumes (4%), and under a timetable consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis.~~Therefore, the project's identified impacts will be reduced to a level below significant through the B&T District and no further mitigation is required.~~	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	94. Commerce Center Drive & SR-126 - The project's compliance with **Mitigation MV 4.5-2** would mitigate the project's contribution to the identified significant impact and no further mitigation is required. MV 4.5-10~~6~~ Applicable transit mitigation fees shall be paid by the project applicant at the time of building permit issuance, unless modified by an approved transit mitigation agreement. MV 4.5-11~~7~~ Prior to the commencement of project construction activities, the project 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	MV 4.5-1~~2~~8 Traffic signals shall be installed at the following intersections within the project site. The design and construction of the traffic signals shall be the sole responsibility of the project. The signals shall be in place to the satisfaction of the County Department of Public Works. Detailed signing and striping plans and traffic signal plans shall be submitted to Public Works for review and approval: • B Street at Magic Mountain Parkway; • A Street at Magic Mountain Parkway; • Commerce Center Drive at A Street; • KK Drive/HH Street at Magic Mountain Parkway; • II Drive at Magic Mountain Parkway; • Westridge Parkway at Magic Mountain Parkway; • Commerce Center Drive at Magic Mountain Parkway; • Commerce Center Drive at DD Drive; • Commerce Center Drive at GG Street; and • Westridge Parkway at QQ Street (Fire Station Signal). MV 4.5-1~~3~~9 The project applicant, or the current owner of the development, shall monitor the following intersections for the installation of traffic signals once the Mission Village elementary school is opened and every year thereafter for up to five years after the certificate of occupancy of the last residential unit of Mission Village (excluding age restricted/qualified residential units and residential units within the Saugus School District) is issued and the full planned occupancy of 900 students for the school is reached (or fewer students if official documentation from the Newhall School District shows no increase in student enrollment for five consecutive school years): • A Street at B Street/CC Drive; • Q1 Street at A Street; and • HH Street/R Street at A Street.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	MV 4.5-13~~9~~ (continued) The referenced monitoring shall include the submittal of annual traffic signal warrant analyses to the County Department of Public Works for review and approval. At the time, if any, traffic signals are warranted, the applicant shall enter into a secured agreement/bond with Public Works to guarantee the installation of traffic signals, design the necessary striping and signal plans, and construct the signals to the satisfaction of Public Works. Any security for the traffic signal construction submitted will be returned once the construction is completed to the satisfaction of Public Works or at the expiration of the referenced monitoring program. MV 4.5-14~~0~~ The project shall install a traffic signal at the following location after detailed signing and striping plans and traffic signal plans have been reviewed and approved by the County Department of Public Works: • Westridge Parkway at Old Rock Road.\ MV 4.5-15~~1~~ Prior to recordation of the first tract map in Mission Village, a revised Westside Roadway Phasing Analysis (RPA), prepared and submitted by the project applicant, shall be reviewed and approved by the County Department of Public Works (DPW). This RPA shall update the previously approved RPA and identify the necessary improvements and residential unit thresholds (timing requirements) for those improvements for Mission Village based on then-current phasing assumptions. The revised RPA shall include actual traffic counts on newly constructed roadways and/or at intersections where traffic mitigation measures have been carried out. Subsequent updates of the RPA shall be prepared based on the following development thresholds: i) 3,176 residential units and 13.17 million square feet non-residential uses; ii) 6,066 residential units and 14.87 million square feet non-residential uses;	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	MV 4.5-1~~5~~1 (continued) iii) 14,515 residential units and 16.00 million square feet non-residential uses; iv) 21,373 residential units and 17.65 million square feet non-residential uses; v) 25,001 residential units and 19.78 million square feet non-residential uses; and vi) 27,615 residential units and 22.08 million square feet non-residential uses. In addition, the applicant shall submit to DPW for review and approval an annual report, due January 30th for the prior year, identifying the number and type of residential and commercial building permits issued for Mission Village (and any other development within the Westside Santa Clarita area). The purpose of this annual report will be to track development progress against the thresholds identified in the AFA Traffic Impact Analysis and the then-current RPA. 7. I-5 SB Ramps & Henry Mayo Drive (SR-126) - The project's compliance with **mitigation MV 4.5-3** would mitigate the project's contribution to the identified significant impact and no further mitigation is required. MV 4.5-1~~6~~2 9. The Old Road & I-5 SB Ramps – Consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis, the project applicant shall fund its fair share of the cost to: (i) add a second northbound right-turn lane; (ii) add a second southbound left-turn lane; (iii) add a third southbound through lane; and (iv) convert the shared westbound left/right-turn lane to a second westbound left-turn lane and add a right-turn lane. (Project Share = 1.4 percent. Please refer to EIR **Appendix 4.5**, AFA Traffic Impacts Analysis, Appendix J, for fair-share calculations.)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	MV 4.5-1~~7~~3 10. I-5 SB Ramps & Magic Mountain Parkway – Consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis, the project applicant shall fund its fair share of the cost to re-stripe the shared southbound left-turn/through lane to a left-turn lane and the first southbound right-turn lane to a shared through/left-turn lane (Project Share = 19.7 percent) MV 4.5-1~~8~~4 11. I-5 NB Ramps & Magic Mountain Parkway – ~~Consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis, the project applicant shall fund its fair share of the cost~~ The improvement recommended to mitigate the project's identified significant impacts at this intersection is to re-stripe the shared northbound through/right-turn lane to a shared left-turn/through/right-turn lane. These improvements are located within the Valencia B&T District and, therefore, it is expected the improvements will be constructed through the Valencia B&T District. However, as the intersection is within the jurisdiction of the City of Santa Clarita, at the request of the City, the project applicant will construct the identified improvements and, under such scenario, shall be entitled to reimbursement from the Valencia B&T District for the full cost of the improvements, should the improvement not be constructed by the time it is identified as necessary in the most current County DPW approved Westside Roadway Phasing Analysis. ~~(Project Share = 17.6 percent)~~ 12. I-5 SB Ramps & Valencia Boulevard - The project's compliance with **mitigation MV 4.5-4** would mitigate the project's contribution to the identified significant impact and no further mitigation is required.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	MV 4.5-1~~9~~5 14. I-5 SB Ramps & McBean Parkway - Consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis, the project applicant shall fund its fair share of the costs to add a second southbound left-turn lane. (Project Share = 12.6%.) MV 4.5-20~~16~~ 16. I-5 SB/Marriott & Pico Canyon Road/Lyons Avenue - Consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis, the project applicant shall fund its fair share of the costs to add: (i) a left-turn phase for the westbound left-turn lane (can be protected/permissive configuration); and (ii) right-turn overlap phasing for the northbound right-turn lane. (Project Share = 4.7% percent.) MV 4.5-22~~17~~ 25. The Old Road & Rye Canyon Road – Consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis, and in addition to compliance with mitigation MV 4.5-5, the project applicant shall fund its fair share of the costs to: (i) add a third northbound through lane; (ii) add a third southbound through lane; and (iii) add a second and third westbound left-turn lane. (Project Share = 7.1 percent) (Note: This mitigation is supplemental to **mitigation MV 4.5-5**.) MV 4.5-23~~18~~ 26. The Old Road & Magic Mountain Parkway - Consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis, the project applicant shall fund its fair share of the cost to add right-turn overlap phasing for the southbound right-turn lane. (Project Share = 21.1)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	28. The Old Road & McBean Pkwy – The project's compliance with **mitigation MV 4.5-1** would mitigate the project's contribution to the identified significant impact and no further mitigation is required. MV 4.5-24 37. Tourney & Magic Mountain Parkway – The improvement recommended to mitigate the project's identified significant impacts at this intersection is to stripe a fourth eastbound through lane. This improvement is located within the Valencia B&T District and, therefore, it is expected the improvement will be constructed through the Valencia B&T District. However, as the intersection is within the jurisdiction of the City of Santa Clarita, at the request of the City, the project applicant will construct the identified improvement and, under such scenario, shall be entitled to reimbursement from the Valencia B&T District for the full cost of the improvement, should the improvement not be constructed by the time it is identified as necessary in the most current County DPW approved Westside Roadway Phasing Analysis. ~~Therefore, the project's identified impacts will be reduced to a level below significant through the B&T District and no further mitigation is required.~~	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	45. McBean Parkway & Magic Mountain Parkway – The project's compliance with mitigation MV 4.5-6 would mitigate the project's contribution to the identified significant impact and no further mitigation is required.~~The improvements recommended to mitigate the project's identified significant impacts at this intersection are to re-stripe for a third eastbound through lane and add a right-turn overlap phase for a westbound right-turn lane. These improvements are located within and will be constructed through the Valencia B&T District. Therefore, the project's identified impacts will be reduced to a level below significant through the B&T District and no further mitigation is required.~~ 48. McBean Parkway & Newhall Ranch Road – The project's compliance with mitigation MV 4.5-7 would mitigate the project's contribution to the identified significant impact and no further mitigation is required.~~The improvements recommended to mitigate the project's identified significant impacts at this intersection are: (i) Re-stripe for a fourth westbound through lane; and (ii) Reconstruct the northbound approach to remove the pork-chop island and reconfigure as conventional dual right-turn lanes. These improvements are located within and will be constructed through the Valencia B&T District. Therefore, the project's identified impacts will be reduced to a level below significant through the B&T District and no further mitigation is required.~~	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	MV 4.5-25 51. Wiley Canyon & Lyons – The improvement recommended to mitigate the project's identified significant impacts at this intersection is to re-stripe the eastbound right-turn lane to a third through lane (shared through/right-turn lane). This improvement is located within the Via Princessa B&T District and, therefore, it is expected the improvements will be constructed through the Via Princessa B&T District. However, as the intersection is within the jurisdiction of the City of Santa Clarita, at the request of the City, the project applicant will construct the identified improvement and, under such scenario, shall be entitled to reimbursement from the Via Princessa B&T District for the full cost of the improvement, should the improvement not be constructed by the time it is identified as necessary in the most current County DPW approved Westside Roadway Phasing Analysis.~~Therefore, the project's identified impacts will be reduced to a level below significant through the B&T District and no further mitigation is required.~~	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)			
	MV 4.5-26	54. Orchard Village & Wiley Canyon – The improvement recommended to mitigate the project's identified significant impact at this intersection is to stripe a northbound right-turn lane. This improvement is located within the Via Princessa B&T District and, therefore, it is expected the improvement will be constructed through the Via Princessa B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the applicant will pay, or utilize existing B&T credits to fund, an amount equivalent to the applicant's percentage cost of the identified improvements as calculated based on project traffic volumes (2%), and under a timetable consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis. ~~Therefore, the project's identified impacts will be reduced to a level below significant through the B&T District and no further mitigation is required.~~ (Note: In the event a northbound right-turn lane is striped as part of the Henry Mayo Newhall Memorial Hospital expansion project, the improvement recommended to mitigate the project's identified significant impact at this intersection is to add a second southbound left-turn lane and remove the existing southbound right-turn lane.)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	55. Orchard Village & McBean Parkway – The project's compliance with mitigation MV 4.5-8 would mitigate the project's contribution to the identified significant impact and no further mitigation is required.~~The improvements recommended to mitigate the project's identified significant impacts at this intersection are: (i) add a separate southbound left-turn lane; (ii) add a separate southbound through lane; (iii) add a separate southbound right-turn lane; and (iv) reconfigure the existing southbound right-turn lane as a shared left-turn through lane, as identified in the mitigation for the Hospital expansion project. These improvements are located within and will be constructed through the Valencia B&T District. Therefore, the project's identified impacts will be reduced to a level below significant through the B&T District and no further mitigation is required.~~	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	MV 4.5-27 57. Valencia Boulevard & Magic Mountain Parkway – The improvement recommended to mitigate the project's identified significant impacts at this intersection is to add a second westbound left-turn lane by removing or relocating the existing east leg raised median. These improvements are located within the Valencia B&T District and, therefore, it is expected the improvement will be constructed through the Valencia B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the applicant will pay, or utilize existing B&T credits to fund, an amount equivalent to the applicant's percentage cost of the identified improvements as calculated based on project traffic volumes (6%), and under a timetable consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis. ~~Therefore, the project's identified impacts will be reduced to a level below significant through the B&T District and no further mitigation is required.~~ (Note: In the event a second westbound left-turn lane is added as part of the Henry Mayo Newhall Memorial Hospital expansion project, the improvement recommended to mitigate the project's identified significant impact at this intersection is to reinstate a dedicated westbound right-turn lane (the Hospital project would remove the existing right-turn lane) and add a third eastbound through lane.)	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)			
	MV 4.5-28	66. Bouquet Canyon Road & Newhall Ranch Road – The improvement recommended to mitigate the project's identified significant impacts at this intersection is to restripe ~~a third~~ the eastbound approach to consist of two ~~through lane while maintaining three~~ eastbound left-turn lanes, four eastbound through lanes, and two eastbound right-turn lanes. This improvement is located within the Valencia B&T District and, therefore, it is expected the improvement will be constructed through the Valencia B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the applicant will pay, or utilize existing B&T credits to fund, an amount equivalent to the applicant's percentage cost of the identified improvement as calculated based on project traffic volumes (4%), and under a timetable consistent with the milestones established in the most current County DPW approved Westside Roadway Phasing Analysis. ~~Therefore, the project's identified impacts will be reduced to a level below significant through the B&T District and no further mitigation is required.~~ (Note: This mitigation is supplemental to mitigation MV 4.5-9.)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.5 TRAFFIC/ACCESS (CONTINUED)		
	94. Commerce Center Drive & SR-126 - The project's compliance with **mitigation MV 4.5-2** would mitigate the project's contribution to the identified significant impact and no further mitigation is required. MV 4.5-~~12~~9 State Highways. The applicant shall work cooperatively with Caltrans to determine and provide transportation mitigation needed on State Highway facilities. The applicant shall construct mitigation improvements or pay an equitable share for mitigation projects to the satisfaction of Caltrans. The applicant shall enter into a traffic mitigation agreement with Caltrans before or within six months of certification of the EIR. Subsequent to circulation of the Draft EIR, Caltrans and the project applicant worked together to prepare an agreement under which the applicant will pay to Caltrans, at the time of issuance of project building permits, the project's pro-rata share of the I-5 Improvement Project, as determined by an I-5 shares analysis conducted as part of the agreement. Under the agreement, Caltrans acknowledges that the applicant's full payment of its proportionate share amount satisfies its mitigation obligations to Caltrans relative to the project. A copy of the agreement, which has been executed by the project applicant, and the corresponding shares analysis are included in the Final EIR. (See **Appendix F4.5,** Traffic Mitigation Agreement Fair Share Payment, and, Mission Village I-5 Share Calculations, AFA (March 8, 2011).) Should the County certify this EIR as adequate under CEQA and approve the Mission Village project, Caltrans, as a responsible agency, would utilize the certified EIR as the basis for executing the agreement.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.6 NOISE			
Development of the Mission Village site over an approximate 96-month period would involve clearing and grading of approximately 29.5 million cubic yards of earthen material and up to 372,000 cubic yards for the SCE substations in a balanced cut and fill operation, and the building of the proposed improvements. These activities involve the temporary use of heavy equipment, smaller equipment, and motor vehicles, which generate both steady state and episodic noise. This noise would primarily affect the occupants of on-site uses constructed in the earlier phases of the development, as well as residents of the off-site Westridge development, resulting in potentially significant impacts that would be mitigated to a level below significant. While this construction activity noise could be audible to occupants of Travel Village when construction activities would occur on the northwestern portion of the site, the increased noise levels would not exceed the applicable thresholds of significance and, therefore, would not result in significant impacts. *Daytime pile driving in the Santa Clara Riverbed, should it occur during the construction of the proposed Commerce Center Drive Bridge, would be audible to occupants of on-site uses constructed prior to the bridge, and to the occupants of Travel Village and nearby non-residential uses, including visitors and employees of Magic Mountain Theme Park. The potential range of significant noise impacts from this activity for sensitive receptors would be approximately 4,000 feet from the pile-driving site for a period of approximately 9–12 months during the later phases of the construction, assuming no attenuation by*	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 [Specific Plan Program EIR] Table 4.9-3.	Mitigation measures recommended to reduce construction<u>-</u> <u>and operational</u>-related noise impacts would reduce the ~~magnitude of those~~ <u>identified</u> impacts <u>to a level below significant and no significant and unavoidable impacts would result. Specific to pile-driving related impacts, the use of pile drilling or hydrohammer pile driving equipment or an equivalent methodology would reduce on-site and off-site pile driving noise impacts to less than significant levels, and mitigation would reduce related potential vibration impacts to a level below significant.</u>~~; however, should pile driving be required to construct the Commerce Center Drive Bridge, and should the project applicant not find it feasible to complete the pile driving prior to occupancy of on-site noise-sensitive uses within 4,000 feet of the pile driving, an unavoidable significant construction noise impact would occur.~~
	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. *(The noise impacts analysis presented in this EIR* ***Section 4.6****, and the information contained in* ***Appendix 4.6****, provide the acoustical analysis required by this mitigation measure.)*	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.6 NOISE (CONTINUED)			
terrain, structures, or vegetation. Noise-sensitive receptors proposed on the site within this 4,000-foot range could include persons that would reside in apartments, condominiums, and single-family residences constructed prior to the bridge. Off-site sensitive receptors within this 4,000-foot range would include occupants of the eastern half of Travel Village. ~~Although mitigation is proposed, s~~Should pile driving be necessary in connection with bridge construction, the ~~potentially significant~~ noise impacts attributable to pile driving would be significant without mitigation ~~and unavoidable~~. 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 4,000 feet of pile driving activities. With this mitigation, on site and off site pile driving impacts would be reduced to less than significant levels. Pile driving noise impacts on future residents of Landmark Village, should Landmark Village be constructed before the Commerce Center Drive Bridge, would be less than significant.	SP 4.9-6	For single-family residential lots located within the 60 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that exterior noise in outdoor living areas (e.g., back yards, patios, etc.) will be reduced to 60 dB(A) CNEL or less. *(The noise impacts analysis presented in this EIR **Section 4.6**, and the information contained in **Appendix 4.6**, provide the acoustical analysis required by this mitigation measure.)*	
	SP 4.9-7	For multi-family residential lots located within the 65 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that exterior noise in outdoor living areas (e.g., back yards, patios, etc.) will be reduced to 65 dB(A) CNEL or less. *(The noise impacts analysis presented in this EIR **Section 4.6**, and the information contained in **Appendix 4.6**, provide the acoustical analysis required by this mitigation measure.)*	
Although the piles would be driven into alluvial deposits, which tend to have a dampening effect on vibrations, vibration from the pile driving would result in potentially significant impacts to within 500 feet of pile driving activity ~~surrounding inhabitants and to those non-residential uses that may employ vibration-sensitive equipment~~. Mitigation is included that would reduce the identified impacts to a level below significant.	SP 4.9-8	For school sites located within the 70 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that noise at exterior play areas will be reduced to 70 dB(A) CNEL or less. *(The noise impacts analysis presented in this EIR **Section 4.6**, and the information contained in **Appendix 4.6**, provide the acoustical analysis required by this mitigation measure.)*	
Because project construction activities could cause noise and vibration levels at nearby existing and future receptors to exceed the Noise Ordinance standards, construction noise and vibration impacts are considered significant without mitigation.	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.	
After project completion, traffic along Commerce Center Drive and Magic Mountain Parkway would cause significant noise impacts at several future on-site single-family and multi-family residences that would back onto these roadways. Lots 85,86, and 87 planned for single-family residences, and 468 and 512, planned for apartment/condominiums, would also experience significant noise impacts. There is also potential for some multi-family residences in lots designated Mixed Use			

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.6 NOISE (CONTINUED)			
Commercial (such as Lot 512) to experience significant noise impacts from traffic along these roadways, depending upon their location and orientation within each lot. Noise levels would be reduced to less than significant through the incorporation of mitigation measures. *Traffic volumes along Westridge Parkway through the project site would be less than half of those along Magic Mountain Parkway and Commerce Center Drive (individually) and, as a result, noise levels along Westridge Parkway would not result in significant noise impacts on future on-site noise-sensitive receptors along this roadway or to residential land use located to the south near the Westridge Parkway and Valencia Boulevard intersections.* *Noise from the adjacent Magic Mountain Theme Park would be audible to receptors on the eastern edge of Mission Village. The theme park is operational year-round with most activity taking place during the summer months. With a few exceptions, the park closes by 10:00 PM, but may remain open as late as 1:00 AM. Noise monitoring along the eastern edge of the Mission Village site demonstrates that noise levels from the theme park on the developed portion of the project site would be less than 60 dB(A) L_{eq} and not incompatible with the land uses proposed along the eastern portion of the site. As a result, noise impacts from activities at the theme park would be less than significant.* *Periodic fireworks displays are expected to continue at the theme park. These displays occur predominantly during holidays and at Thanksgiving and Christmas. With the exception of the display on July 4th, which typically lasts 15 minutes, the displays last between 1 and 2 minutes. All displays occur before 10:00 PM. Fireworks are an impulsive noise source, which means, under Section 12.08.190 of the County's Noise Ordinance, that it is of short duration, usually less than one second and of high intensity,*	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 [Specific Plan Program EIR] 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. *(The noise impacts analysis presented in this EIR* ***Section 4.6****, and the information contained in* ***Appendix 4.6****, provide the acoustical analysis required by this mitigation measure.)*	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.6 NOISE (CONTINUED)			
with an abrupt onset and rapid decay. As a result, potential noise impacts attributable to the fireworks displays are considered less than significant. *Post-project buildout mobile source noise levels at Travel Village from traffic along SR-126 would exceed 70.0 dB(A) Community Noise Equivalent Level (CNEL) at locations where recreational vehicles are inhabited. Pursuant to Mitigation Measure 4.9-14 from the Newhall Ranch Specific Plan Program EIR, the project applicant is required to construct a noise abatement barrier to reduce noise levels at Travel Village to 70 dB(A) CNEL or less. This wall will be built as part of the proposed Landmark Village project as Landmark Village traffic will contribute to Travel Village noise levels exceeding 70 dB(A) CNEL several years prior to Mission Village traffic.*	SP 4.9-14	After the time that occupancy of uses on the Newhall Ranch Specific Plan site occurs, AND when noise levels at Travel Village 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 Travel Village to 70 dB(A) CNEL or less. *(The noise impacts analysis presented in this EIR **Section 4.6** determined that Year 2013 roadway noise levels at Travel Village would exceed 70 dB(A) CNEL with project build out. This mitigation measure may or may not be applicable depending upon approval of other Newhall Ranch Specific Plan subdivisions in process.*	
	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 average daily trips on SR-126 (ADT) at the Little Red School House (numerator) to the total projected cumulative ADT increase at that location (denominator).[8] The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-126[9] 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. *(The applicant will pay its pro-rata fee prior to the issuance of building permits in accordance with this mitigation measure.)*	

8 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.

9 25,165 ADT using linear extrapolation from Table 1 of Topical Response 5 – Traffic Impacts to State and Local Roads in Ventura County.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.6 NOISE (CONTINUED)		
	SP 4.9-16 Despite the absence of a significant impact, the applicant for all building permits of Residential, Mixed-Use, Commercial and Business Park land uses (Project) shall participate on a fair-share basis in noise attenuation programs developed and implemented by the City of Moorpark to attenuate vehicular noise on SR-23 just north of Casey Road for the existing single-family homes which front SR-23. The mitigation criteria shall be to reduce noise levels to satisfy State noise compatibility standards. The Project's pro rata share shall be determined by multiplying the estimated cost of attenuation by the ratio of the project's estimated contribution of average daily trips on SR-23 (ADT) north of the intersection of SR-23 and Casey Road (numerator) to the total projected cumulative ADT increase at that location (denominator).[10] The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-23 north of Casey Road[11] 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. *(The applicant will pay its pro-rata fee prior to the issuance of building permits in accordance with this mitigation measure.)*	

10 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).

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

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.6 NOISE (CONTINUED)		
	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 presented in this EIR* ***Section 4.6****, and the information contained in* ***Appendix 4.6****, provide 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. *(The proposed Mission Village project would contribute to a significant cumulative noise impact to the Travel Village Recreational Vehicle Park; however, the project would not contribute to significant cumulative noise impacts to other development in existence as of the adoption of the Newhall Ranch Specific Plan and caused by vehicular traffic on off-site roadways. Mitigation Measure SP 4.9-14 requires that the project applicant construct a noise abatement barrier to reduce noise levels at Travel Village to 70 dB(A) CNEL or less.* *Because the noise abatement barrier would mitigate the identified significant impact, no further mitigation is required. In addition, the*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.6 NOISE (CONTINUED)		
	SP 4.9-17 (continued) *mitigation measure is not applicable because neither Los Angeles County nor the City of Santa Clarita has adopted a countywide or citywide noise program.)* MV 4.6-1 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. MV 4.6-2 When construction operations occur in close proximity to on- or off-site occupied residences, and if it is determined by County staff during routine construction site inspections that the construction equipment could generate a noise level at the residences that would be in excess of the *Noise Ordinance*, the project applicant, or its designee, shall implement appropriate additional noise reduction measures. These measures shall include, among other things, changing the location of stationary construction equipment, shutting off idling equipment, notifying residents in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources. MV 4.6-3 ~~To the extent feasible,~~ In lieu of conventional pile driving, t~~T~~he project developer shall utilize cast-in-drilled-hole piles, or hydrohammer pile driving equipment with noise reduction, or an alternative methodology that would achieve equivalent noise level reductions, ~~in lieu of pile driving if residential units are constructed~~ in those circumstances in which pile-driving activities would occur within 4,000 feet of sensitive receptors ~~the Commerce Center Drive Bridge prior to any pile driving activity~~.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.6 NOISE (CONTINUED)		
	MV 4.6-3 (continued) Pile drilling is an alternate method of pile installation where a hole is drilled into the ground up to the required elevations and concrete is then cast into it. The estimated noise level of pile drilling at 50 feet is 80 to 95 dB(A) L_{eq} compared to 90 to 105 dB(A) L_{eq} of conventional pile driving.[12] 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.	

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

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.6 NOISE (CONTINUED)		
	MV 4.6-4 If pile driving is ~~necessary~~ utilized for the Commerce Center Drive Bridge construction consistent with the limitations imposed by Mitigation Measure MV 4.6-3,, the project applicant shall, to the extent ~~feasible~~necessary, reduce the level of vibration impact by: • identifying all uses in the vicinity, if any, at which the vibration perception threshold may exceed permissible County limits identified in Section 12.08.560 of the County's *Noise Ordinance* ~~that may be adversely affected by the vibrations, including Travel Village, residences built in earlier phases of Mission Village, non-residential land uses that may use vibration-sensitive equipment, etc~~; and • installing seismographs at the aforementioned sensitive locations, if any, to ensure that Section 12.08.560 of the County's *Noise Ordinance* is not exceeded, and/or that the pile driving would not cause structural damage or adversely affect vibration-sensitive equipment; and • if the seismographs determine the permissible perception threshold is exceeded at any of the uses, adjusting vibration amplitudes of the pile driving on the conditions of the affected structures, the sensitivity of equipment, and/or human tolerance to reduce the vibration level to permissible limits.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.6 NOISE (CONTINUED)		
	MV 4.6-5 To mitigate the noise impacts on Lots 85, 86, and 87 (Area A2) (single-family residential) that back onto Commerce Center Drive from traffic on the proposed Commerce Center Drive extension through the site, the project applicant shall, prior to occupancy, construct a 5-foot solid wall along the rear lot lines of these lots. The wall may be constructed of 3/8 or 5/8-inch Plexiglas or other material of similar acoustic performance, and shall be continuous with no breaks or gaps. MV 4.6-6 To mitigate the noise impacts on Lot 468 (Area D1) (apartment/condominium) from traffic on the proposed Commerce Center Drive extension through the site, the project applicant shall, prior to occupancy, construct a 5-foot berm/solid wall along the property line that abuts Commerce Center Drive. Alternatively, the project applicant shall place planned frequent use areas in the interior of the lot and separated from the roadway by structures.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.6 NOISE (CONTINUED)		
	MV 4.6-7 To mitigate the noise impacts on Lot 508 (Mixed Use Commercial) from traffic on the proposed Commerce Center Drive extension through the site, the project applicant shall place planned frequent use areas for the residential component if any in the interior of the lot and separated from the roadway by structures. Alternatively, if residential uses are proposed, the project applicant shall construct a 5-foot berm/solid wall along the property line that abuts Commerce Center Drive. MV 4.6-8 To mitigate the noise impacts on Lot 512 (Mixed Use Residential/Commercial) from traffic on the proposed Magic Mountain Parkway extension through the site, the project applicant shall place planned frequent use areas for the residential component in the interior of the lot and separated from the roadway by structures. Alternatively, the project applicant shall construct a 5-foot berm/solid wall along the property line that abuts Commerce Center Drive. MV 4.6-9 When the final plans for the Mixed-use Residential/Commercial lots are complete showing the locations and orientations of the residences within the lots are complete, acoustic analyses shall be conducted by a qualified acoustic consultant to ensure that interior noise levels of any residences within the commercial lots can be feasibly reduced to 45 dB(A).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.6 NOISE (CONTINUED)		
	MV 4.6-10 All residences located within Mixed-Use Residential/Commercial areas and within 200 feet of the centerlines of Commerce Center Drive and/or Magic Mountain Parkway shall incorporate the following roadway noise-reducing measures 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. The specifications in this measure shall be refined when the final plans showing the locations and orientations of the residences within the lots along Commerce Center Drive and Magic Mountain Parkway are completed. Interior noise levels of all residences within lots designated for Mix Use shall not exceed of 45 dB(A) CNEL. MV 4.6-11 Air conditioning units shall be installed to serve all living areas of all residences located with direct lines of sight to Commerce Center Drive and/or Magic Mountain Parkway so that windows may remain closed without compromising the comfort of the occupants.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.6 NOISE (CONTINUED)		
	MV 4.6-12 If residential lots abut portions of commercial lots where delivery truck/garbage truck activities would occur, a method of noise attenuation shall be specified by a qualified acoustic consultant that reduces noise to a level within normally acceptable levels identified in the applicable compatibility guidelines. MV 4.6-13 All HVAC units within commercial lots adjacent to residential uses shall be enclosed so that noise levels from the units are no greater than 60 dB(A) at the property line when in proximity to single-family residences, and no greater than 65 dB(A) at the property line when in proximity to multi-family residences (apartments and condominiums). MV 4.6-14 Balconies with direct lines of sight to Commerce Center Drive and/or Magic Mountain Parkway 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 that results in noise levels within normally acceptable levels identified in the applicable compatibility guidelines. MV 4.6-15 Prior to all home sales and rentals within Mission Village, the project applicant, or its designee, shall inform prospective buyers and renters that fireworks displays periodically occur at Magic Mountain Theme Park and that instantaneous noise levels at the eastern boundary of Mission Village could exceed 90 dB(A) for the duration of the displays. The disclosure statement shall include information on the current permits to conduct fireworks displays on the theme park, including dates of the fireworks, estimated times, and durations.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.7 AIR QUALITY			
Implementation of the Mission 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 volatile organic compounds (VOC), oxides of nitrogen (NO_X), respirable particulate matter (PM_{10}), and fine particulate matter ($PM_{2.5}$) would exceed the thresholds of significance recommended by the South Coast Air Quality Management District (SCAQMD). The analysis of localized significance threshold (LST) impacts suggests that PM_{10} emissions would exceed the limitations in SCAQMD Rule 403 and that the nitrogen dioxide (NO_2) concentrations would exceed the LST thresholds. At project buildout, operational emissions of VOC, NO_X, PM_{10}, and $PM_{2.5}$ would exceed SCAQMD thresholds, primarily due to emissions from mobile sources and use of consumer products.	SP 4.10-1	The Specific Plan will provide Commercial and Service Uses in close proximity to residential subdivisions. *(Mission Village provides commercial uses in close proximity to residential subdivisions).*	No feasible mitigation exists that would reduce all of these emissions to below the SCAQMD's recommended thresholds of significance. The project's construction-related emissions of VOCs, NO_X, PM_{10}, and $PM_{2.5}$ and operation-related emissions of VOCs, NO_X, CO, PM_{10}, and $PM_{2.5}$ are considered significant and unavoidable.
	SP 4.10-2	The Specific Plan will locate residential uses in close proximity to Commercial Uses, Mixed-Uses, and Business Parks. *(Mission Village 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. *(Mission Village provides for bus stops 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 Mission Village, 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 Mission Village site with future connections to future developments within Newhall Ranch).*	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)			
Population growth attributed to the project is consistent with the approved Newhall Ranch Specific Plan and therefore 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 Air Quality Management Plan (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 (SoCAB). *A health risk assessment also was prepared to evaluate the potential effects of project-related exposures to diesel particulate matter emitted by construction equipment. The assessment determined that the maximum anticipated cancer risks associated with the construction of the proposed project are 3.4, 1.2, and 0.3 in 1 million at maximally impacted residential, workplace, and student receptors, respectively. These cancer risk levels are below the threshold of significance of 10 in 1 million. The assessment also determined that the potential chronic health hazard impacts would be well below the adopted significance threshold. As to operational impacts, the proposed project would not result in substantial emissions of toxic air contaminants and, therefore, no significant impacts would occur. Therefore, potential health impacts associated with the construction and operation of the proposed project are less than significant.*	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 [of the *Newhall Ranch Specific Plan Program EIR*], 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
Mitigation measures would be implemented that would reduce construction-related and operational-related emissions to the maximum extent feasible. However, no feasible mitigation exists that would reduce the project's construction-related emissions of VOC, NO_X, PM_{10}, or $PM_{2.5}$ to below the SCAQMD's recommended thresholds of significance. Additionally, no feasible mitigation exists to reduce the project's operational emissions of VOC, NO_X, PM_{10}, or $PM_{2.5}$ to less-than-significant levels. Therefore, the project's construction-related and operation-related emissions would be considered significant and unavoidable. *The relevant SCAQMD's criteria were used to assess cumulative air quality impacts. Based on this analysis, cumulative air quality impacts would be significant given the cumulative project thresholds of significance found in the SCAQMD's California Environmental Quality Act (CEQA) Air Quality Handbook,*[13] *and the fact that the project-specific impacts, even with all feasible mitigation, would represent a cumulatively considerable contribution to poor air quality in the SoCAB.* *All source materials cited and summarized in this section are incorporated by reference. Copies of these documents are available for public inspection and review at the County of Los Angeles (County) Department of Regional Planning, 320 South Temple Street, Los Angeles, California.*	SP 4.10-6 (continued) Each future subdivision proposed in association with the *Newhall Ranch Specific Plan* shall implement the following if found applicable and feasible for that subdivision: a. Apply non-toxic soil stabilizers according to manufacturers' specification to all inactive construction areas (previously graded areas inactive for 10 days or more). b. Replace groundcover in disturbed areas as quickly as possible. c. Enclose, cover, water twice daily, or apply non-toxic soil binders according to manufacturers' specifications, to exposed piles (i.e., gravel, sand, dirt) with 5 percent or greater silt content. d. Water active sites at least twice daily. e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph. f. Monitor for particulate emissions according to district-specified procedures. g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of CVC Section 23114.	**Cumulative Impacts** While the proposed project is consistent with regional growth projections, the project's mitigated construction- and operational-related VOC, NO_X, CO, PM_{10}, and $PM_{2.5}$ emissions exceed the SCAQMD's recommended daily emission thresholds of significance for these pollutants. In addition, because the Basin is already in nonattainment for ozone (VOC and NO_X as ozone precursors), PM_{10}, $PM_{2.5}$, and CO (Los Angeles County), any increases in these emissions by the project are considered significant and unavoidable cumulative air quality impacts.

13 The *CEQA Air Quality Handbook* is in the process of being revised. As of April 2010, the SCAQMD has revised portions of the handbook, revised the air quality significance thresholds, and added a new procedure referred to as "localized significance thresholds."

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	SP 4.10-6 (continued) **Paved Roads** h. Sweep paved streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water). i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip. **Unpaved Roads** j. Apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces. k. Reduce traffic speeds on all unpaved roads to 15 mph or less. l. Pave construction roads that have a traffic volume of more than 50 daily trips by construction equipment, 150 total daily trips for all vehicles. m. Pave all construction access roads at least 100 feet on to the site from the main road. n. Pave construction roads that have a daily traffic volume of less than 50 vehicular trips. These measures control PM_{10} emissions and would also control $PM_{2.5}$ emissions. The effectiveness of these measures at reducing PM_{10} emissions ranges from 7 to 92.5 percent. For the purposes of this impact analysis, and to be consistent with URBEMIS2002 methodology, it is assumed that implementation of these measures would reduce $PM_{2.5}$ and PM_{10} emissions by a maximum of 68 percent.	

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

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	SP 4.10-7 (continued) **Off-Road Mobile Source Construction Emissions** h. Use methanol-fueled pile drivers. i. Suspend use of all construction equipment operations during second stage smog alerts. j. Prevent trucks from idling longer than 2 minutes. k. Use electricity from power poles rather than temporary diesel-powered generators. l. Use electricity from power poles rather than temporary gasoline-powered generators. m. Use methanol- or natural gas-powered mobile equipment instead of diesel. n. Use propane- or butane-powered on-site mobile equipment instead of gasoline. **Operational Mitigation Measures** **(a) Point Source Operational Emissions** 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	(b) Mobile Source Operational Emissions 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.~~ (Removed as growth of Internet allows residents to telecommute from home using personal computers.) b. Establish shuttle service from residential subdivision to commercial core areas. *(Residences are proposed in walking distance to many proposed commercial areas.)* 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. *(Retail services will be available in proximity to residential areas.)* f. Provide shuttles to major rail transit centers or multi-modal stations. (Not applicable because the project site is already served by two SCT routes that connect to McBean Transfer Station.) g. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	SP 4.10-9 (continued) 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/Office Uses*** j. Provide preferential parking spaces for carpools and vanpools and provide 7 feet 2 inches minimum vertical clearance in parking facilities for vanpool access. k. Not applicable. l. Not applicable. m. Not applicable. n. Not applicable. o. ~~Implement home dispatching system where employees receive routing schedule by phone instead of driving to work.~~*(Removed as growth of Internet allows employers to establish websites where such information can be posted and accessed by employees at home on personal computers.)* p. Not applicable. q. Not applicable. r. 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 work site. The Mission Village project is not anticipated to include uses that would generate significant levels of employment at a single location. Furthermore, the project applicant cannot enforce this measure on individual businesses. In the event that a business would employ more than 250 employees, the business itself would be required to comply with Rule 2202.)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	SP 4.10-9 (continued) s. Implement a lunch shuttle service from a worksite(s) to food establishments. t. Not applicable. u. Not applicable. ~~v. Utilize satellite offices rather than regular worksite to reduce VMT.~~ (Removed as growth of Internet allows employees to work from home on personal computers.) w. Establish a home-based telecommuting program. (Communication technology allows employees to work from remote locations.) x. Provide on-site child care and after-school facilities or contribute to off-site development within walking distance. y. Not applicable. z. Not applicable. aa. Establish a shuttle service from residential core areas to the worksite. ab. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters). ac. Not applicable. ad. Include residential units within a commercial project. *(Residential uses would be in proximity to commercial uses.)* ae. Not applicable.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	SP 4.10-9 (continued) af. Any two of the following: • Construct off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths. • Include bicycle parking facilities, such as bicycle lockers and racks. • Include showers for bicycling employees' use. ag. Any two of the following: • Construct off-site pedestrian facility improvements, such as overpasses, wider sidewalks. • Construct on-site pedestrian facility improvements, such as building access which is physically separated from street and parking lot traffic and walk paths. • ~~Include showers for pedestrian employees' use.~~ *(Not applicable because the project applicant cannot enforce this measure on individual businesses).* ah. Not applicable. ai. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.). aj. Not applicable. ak. Synchronize traffic lights on streets impacted by development. al. Not applicable. am. Not applicable. an. Not applicable. ao. Implement or contribute to public outreach programs.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	SP 4.10-9 (continued) ap. Not applicable. aq. Construct, contribute, or dedicate land for the provision of off-site bicycle trails linking the facility to designated bicycle commuting routes. ***Industrial Uses*** ar. Not applicable. as. Not applicable. at. Not applicable. au. Not applicable. av. Not applicable. aw. Not applicable. ax. Not applicable. ay. Not applicable. az. Not applicable. ba. Not applicable. bb. Not applicable. bc. Not applicable. bd. Not applicable. be. Not applicable. bf. Not applicable. bg. Not applicable. bh. Not applicable. bi. Not applicable. bj. Not applicable. bk. Not applicable. bl. Not applicable.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	SP 4.10-9 (continued) bm. Not applicable. bn. Not applicable. bo. Not applicable. bp. Not applicable. bq. Not applicable. br. Not applicable. **Stationary Source Operational Emissions** ***Residential*** bs. Use solar or low emission water heaters. bt. Not applicable. bu. Use built-in energy-efficient appliances. bv. Provide shade trees to reduce building heating/cooling needs. bw. Use energy-efficient and automated controls for air conditioners. bx. Use double-paned windows. by. Not applicable. bc. Use lighting controls and energy-efficient lighting. ca. Not applicable. cb. Not applicable. cb. Use light-colored roofing materials to reflect heat. cd. Increase walls and attic insulation beyond Title 24 requirements	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	SP 4.10-9 (continued) ***Commercial/Office Uses*** ce. Use solar or low emission water heaters. cf. Use central water heating systems. cg. Provide shade trees to reduce building heating/cooling needs. ch. Use energy-efficient and automated controls for air conditioners. ci. Use double-paned windows. cj. Use energy-efficient low-sodium parking lot lights. ck. Use lighting controls and energy-efficient lighting. cl. Use light-colored roofing materials to reflect heat. cm. Increase walls and attic insulation beyond Title 24 requirements. cn. Not applicable. ***Industrial Uses*** co. Not applicable. cp. Not applicable. cq. Not applicable. cr. Not applicable. cs. Not applicable. ct. Not applicable. cu. Not applicable. cv. Not applicable. cw. Not applicable. cx. Not applicable. cy. Not applicable. cz. Not applicable.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	SP 4.10-10 All non-residential development of 25,000 gross square feet or more shall comply with the County's Transportation Demand Management (TDM) Ordinance (Ordinance No. 93-0028M) in effect at the time of subdivision. The sizes and configurations of the *Specific Plan's* non-residential uses are not known at this time and the Ordinance specifies different requirements based on the size of the project under review. All current provisions of the ordinance are summarized in Appendix 4.10 of the *Newhall Ranch Specific Plan Program EIR*. 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. SP 4.10-14 The sellers of new residential units shall be required to distribute brochures and other relevant information published by the SCAQMD or similar organization to new homeowners regarding the importance of reducing vehicle miles traveled and related air quality impacts, as well as on local opportunities for public transit and ridesharing. MV 4.7-1 The project applicant shall require that prior to the commencement of construction its contractors shall develop a Construction Traffic Emission Management Plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	MV 4.7-2 The project applicant shall require that its contractors suspend the use of all construction equipment during first-stage smog alerts. MV 4.7-3 The project applicant shall require that its contractors maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations. MV 4.7-4 The project applicant shall require that its contractors use electric welders to avoid emissions from gas or diesel welders. MV 4.7-5 The project applicant shall require that its contractors reduce traffic speeds on all unpaved roads to 15 miles per hour or less. MV-4.7-6 The project applicant shall require that its contractors water active sites at least three times daily during dry weather. MV 4.7-7 The project applicant shall require that its contractors replace ground cover as quickly as possible. MV 4.7-8 The project applicant shall require that its contractors 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). MV 4.7-9 The project applicant shall require the contractor to provide temporary controls, such as a flag person, during all phases of construction to maintain smooth traffic flow. MV 4.7-10 The project applicant shall require the contractor route construction trucks away from congested streets and sensitive receptor areas (e.g., residences, schools, hospitals, etc.). MV-4.7-11 The project applicant shall install shaker plates at construction site exits, to minimize dirt track out and dust generation. MV-4.7-12 The project applicant shall operate street sweepers that comply with SCAQMD Rules 1186 and 1186.1 on roads adjacent to the construction site in a nearly conitnuous manner so as to minimize dust emissions. Paved parking and staging areas shall be swept daily.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	MV 4.7-13 The project applicant shall all on-site construction equipment to meet U.S. EPA Tier 2 of higher emissions standards according to the following: • **April 2010 through 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 through December 31, 2014**: All offroad diesel-powered construction equipment greater than 50 horsepower (hp) shall meet Tier 3 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 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 horsepower (hp) shall meet Tier 4 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 3 diesel emissions control strategy for a similarly sized engine as defined by CARB regulations.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.7 AIR QUALITY (CONTINUED)		
	MV 4.7-14 An information sign shall be posted at the entrance to each construction site that identifies the permitted construction hours and provides a telephone number to call and receive information about the construction project or to report complaints regarding excessive fugitive dust generation. Any reasonable complaints shall be rectified within 24 hours of their receipt. **Operational Mitigation Measures** **(a) Point Source Operational Emissions** MV4.7-15 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 utilizing perchloroethylene or any other cleaning solvent containing toxic air contaminants shall be permitted within Mission Village. **(b) Mobile Source Operational Emissions** MV4.7-16 The project developer(s) shall coordinate with Santa Clarita Transit to identify appropriate bus stop/turnout locations. MV4.7-17 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. **(c) Area Source Operational Emissions** MV4.7-18 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 (CC&Rs).	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.8 WATER SERVICE			
The proposed Mission Village project would generate a total water demand of 2,919 acre-feet per year (afy), 1,676 afy of potable water demand, and 1,243 afy of non-potable demand. Potable water demand (1,676 afy) would be met by the Valencia Water Company through the use of the project applicant's rights to 7,038 afy of groundwater from the Alluvial aquifer, which is presently used by the applicant for agricultural irrigation. Because this water is already used to support the applicant's existing agricultural uses, there would be no significant environmental effects resulting from the use of such water to meet the potable demands of the Mission Village project, which is part of the approved Newhall Ranch Specific Plan area. In addition, due to project conditions of approval, the amount of groundwater that will be used to meet the potable demands of the Newhall Ranch Specific Plan, including the Mission 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 (1,243 afy) would be met through the use of recycled (reclaimed) water from the initial phase of the Newhall Ranch Water Reclamation Plant (WRP), with buildout 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 Mission Village project site.*	SP 4.11-1	The proposed Specific Plan shall implement a water reclamation system in order to reduce the Specific Plan's demand for imported potable water. The Specific Plan shall install a distribution system to deliver non-potable reclaimed water to irrigate land uses suitable to accept reclaimed water, pursuant to Los Angeles County Department of Health Standards. (*Consistent with this measure, the Project Description section of this EIR discusses the fact that the Mission 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.*)	With implementation of the identified mitigation measures, the proposed project's water resources impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
	SP 4.11-2	Landscape concept plans shall include a palette rich in drought-tolerant and native plants. *(Consistent with this measure, the Mission 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 Mission 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 Mission Village project shall incorporate into all of its irrigation systems, water conservation measures required by the State of California.*)	
	SP 4.11-5	Not applicable.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 WATER SERVICE (CONTINUED)		
Accordingly, the proposed project's water demand would be met by relying on two primary sources of water supply, namely, the applicant's agricultural water supplies and recycled water supplied by the Newhall Ranch WRP or the existing Valencia WRP. Because these two independent water sources meet the water needs of the proposed project, no potable water would be needed from the existing or planned water supplies of Castaic Lake Water Agency (CLWA), including imported water from CLWA's State Water Project (SWP) supplies. Nonetheless, CLWA's water supplies, including imported water from the SWP, and other non-SWP supplies, are assessed in this EIR for information purposes. *Based on the information presented, an adequate supply of water is available to serve the Mission Village project, and the project will not contribute to any significant cumulative water supply impacts in the Santa Clarita Valley, because it would rely on local groundwater and recycled water from local water reclamation plants and not use or rely on CLWA's SWP supplies. No significant water supply or water quality impacts are expected from supplying available water to meet the demands of the Mission Village project. No significant cumulative water supply impacts are expected to result from supplying water to the Mission Village project, because it would not use or rely on CLWA's SWP supplies.* *Over the past several years, questions have been raised regarding the reliability of SWP water delivered by CLWA, the ability of local water purveyors to deliver an adequate and reliable supply of water to its customers, and the extent to which ammonium perchlorate discovered in local groundwater reduces the amount of local water available in the Santa Clarita Valley.*	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 Mission Village project, has issued its Mission Village 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 Mission Village project's recycled water delivery system shall be reviewed and approved by the State of California Health and Welfare Agency, Department of Health Services.*) SP 4.11-8 Prior to the issuance of building permits that allow construction, the applicant of the subdivision shall finance the expansion costs of water service extension to the subdivision through the payment of connection fees to the appropriate water agency(ies). (*Consistent with this measure, prior to issuance of building permits, the applicant for the Mission Village project shall pay for and construct the required water service extension to the Mission Village subdivision.*)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 WATER SERVICE (CONTINUED)		
	SP 4.11-9 Pursuant to Public Resources Code Section 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. (*As an update, a total of 10 annual water reports have been prepared and provided to the County of Los Angeles, the City of Santa Clarita and other interested persons and organizations from 1998 through 2008. The latest 2009 Water Report is included in* ***Appendix 4.8***.)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 WATER SERVICE (CONTINUED)		
	SP 4.11-10 Pursuant to Public Resources Code Section 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 have completed the 2005 UWMP in the fall 2005. The County will consider the information contained in the adopted 2005 UWMP in connection with the Mission Village project.*) SP 4.11-11 Not applicable SP 4.11-12 Not applicable SP 4.11-13 Not applicable SP 4.11-14 Not applicable SP 4.11-15 Groundwater historically and presently used for crop irrigation on the Newhall Ranch Specific Plan site and elsewhere in Los Angeles County shall be made available by the Newhall Land and Farming Company, or its assignee, to partially meet the potable water demands of the Newhall Ranch Specific Plan. The amount of groundwater pumped for this purpose shall not exceed 7,038 afy. This is the amount of groundwater pumped historically and presently by the Newhall Land and Farming Company in Los Angeles County to support its agricultural operations. Pumping this amount will not result in a net increase in groundwater use in the Santa Clarita Valley.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 WATER SERVICE (CONTINUED)		
	SP 4.11-15 (continued) 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 has provided the County with the annual reports, and the reports are included in Draft EIR* ***Appendix 4.8***.) 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 Mission Village project shall meet the drinking water quality standards required under Title 22 prior to use.*)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 WATER SERVICE (CONTINUED)		
	SP 4.11-17 In conjunction with each project-specific subdivision map for the Newhall Ranch Specific Plan, the County shall require the applicant of that map to cause to be prepared a supplemental or subsequent Environmental Impact Report, as appropriate, pursuant to CEQA requirements. By imposing this EIR requirement on each Newhall Ranch tentative subdivision map application allowing construction, the County will ensure that, among other things, the water needed for each proposed subdivision is confirmed as part of the County's subdivision map application process. This mitigation requirement shall be read and applied in combination with the requirements set forth in revised Mitigation Measure 4.11-6, above, and in Senate Bills 221 and 610, as applicable, regardless of the number of lots in a subdivision map. (*This measure has been satisfied by the County requiring preparation of this EIR for the Mission 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 Mission 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; however, as requested by the County, the applicant provided the annual status report to County staff in 2010 (see EIR* ***Appendix 4.8*** *for the applicant's status report letter.*)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 WATER SERVICE (CONTINUED)		
	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. 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 ongoing 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*	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 WATER SERVICE (CONTINUED)		
	SP 4.11-19 (continued) *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.)* SP 4.11-20 Not Applicable 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	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.8 WATER SERVICE (CONTINUED)		
	SP 4.11-21 (continued) 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. (*This measure is not applicable until subdivision map approval for the Mission Village project.*) 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 Mission Village project has provided the County with this documentation. As a condition of approval of the Mission 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 Mission Village subdivision.*) MV 4.8-1 Upon the issuance of building permits associated with each subdivision map allowing construction within the Mission Village site, the applicant shall pay Facility Capacity Fees to the Castaic Lake Water Agency (CLWA) in accordance with CLWA policies and procedures.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.9 WASTEWATER DISPOSAL			
Construction impacts would be less than significant, as portable, on-site sanitation facilities would be utilized during construction activities. *Once project construction is complete, the proposed Mission Village project would generate a worst-case average total of 0.96~~1.13~~ million gallons per day (mgd) of wastewater. Of the total project wastewater generation, approximately 0.695~~884~~ mgd would be treated by the Newhall Ranch County Sanitation District (NRCSD) at the Newhall Ranch (WRP) once WRP construction is complete. Due to gravitational limitations, the remaining approximately 0.266~~41~~ mgd would be permanently treated at the Valencia WRP, subject to conditions specified in a Joint Sewerage Services Agreement to be executed between NRCSD and the Santa Clarita Valley Sanitation District (SCVSD. The treatment capacity of the Newhall Ranch WRP would be 6.8 mgd, with a maximum flow of 13.8 mgd. Until the development of the Newhall Ranch WRP is complete, there are three potential scenarios for the interim conveyance and treatment of the portion of wastewater generated by the Mission Village project that ultimately would be permanently treated at the Newhall Ranch WRP. The first scenario is to construct an initial phase of the Newhall Ranch WRP to serve the Mission Village project site, with buildout of the WRP occurring over time as demand for treatment increases. Under this scenario, the initial phase of the WRP would be designed and constructed to accommodate the project's predicted wastewater generation. The second scenario would temporarily direct all wastewater flows from the Mission Village project by pipeline across the Commerce Center Drive Bridge to the Valencia WRP until the first phase of the Newhall Ranch WRP is complete.*	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 in May 2003, of the Newhall Ranch WRP within the boundary of the Specific Plan.*)	With implementation of the identified mitigation measures, the proposed project's wastewater disposal impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
	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. *(The proposed Mission Village sewer system would implement the previously adopted Conceptual Backbone Sewer Plan relative to the Mission Village portion of the Specific Plan.)*	
	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. *(This mitigation measure, as it applies to Mission Village, will be implemented concurrent with project development.)*	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.9 WASTEWATER DISPOSAL (CONTINUED)			
The third scenario assumes that the Commerce Center Drive Bridge is not constructed until after occupancy of some of the land uses in the Mission Village project, and an interim pump station would be constructed that would direct wastewater to the existing Valencia WRP. Under both the second and third scenarios, wastewater from the Mission Village project would be pumped temporarily to the Valencia WRP until such time as the first phase of the Newhall Ranch WRP is constructed and operational. (Under an agreement with the SCVSD, the Valencia WRP could temporarily treat wastewater from Mission Village (and Landmark Village) until such time as the Newhall Ranch WRP is constructed and operational. Based on the County Sanitation Districts of Los Angeles County (CSDLAC) future wastewater generation estimates and the planned expansion of the Saugus and Valencia WRPs, the Valencia WRP would have sufficient capacity to temporarily accommodate the Mission Village project's total predicted wastewater generation of ~~1.13~~0.96 mgd. For these reasons, wastewater disposal impacts associated with Mission Village would be less than significant.	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. *(This mitigation measure, as it applies to Mission Village, will be implemented concurrent with project development.)*	
	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. *(To the extent this mitigation measure applies to Mission Village, it will be implemented concurrent with project development.)*	
	SP 4.12-7	Each subdivision permitting construction shall be required to be annexed into the Los Angeles County Consolidated Sewer Maintenance District. *(This mitigation measure, as it applies to Mission Village, will be implemented concurrent with project development.)*	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.10 SOLID WASTE SERVICES			
Site preparation (vegetation removal and grading activities) and construction activities required to develop the Mission Village project would generate a total of approximately 166,869 tons of construction waste, or an average of approximately 23,838 tons of waste per year over the seven year buildout of the project. Assuming a 50 percent diversion/recycling rate, the development of the Mission Village project would result in the generation of approximately 11,919 tons of construction waste per year for seven years. Upon buildout, the Mission Village project would generate approximately 46,305 pounds of municipal solid waste per day, or approximately 8,451 tons per year, assuming no solid waste from the project is recycled (a worst-case scenario). The project would also generate household hazardous wastes, such as used batteries, paint, etc. Cumulative development within the Santa Clarita Valley would generate 395,553 tons per year of solid waste, as well as hazardous waste, assuming no recycling. The project's share of 8,451 tons per year would represent 2.1 percent of this total.	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.	Even with mitigation, the project's solid and hazardous waste impacts would be considered significant and unavoidable. In addition, cumulative solid and hazardous waste impacts would be considered significant and unavoidable.

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.10 SOLID WASTE SERVICES (CONTINUED)			
Mitigation has been identified to reduce construction and operation waste to the extent feasible. The capacity of Los Angeles County's (County) landfills has been assessed and is approved to provide adequate capacity to service the existing population and planned growth until year 2023. Capacity is projected to extend beyond year 2023 when combined with other events that have expanded landfill capacity within the County, such as County disposal agreements and 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, because land suitable for landfill development or expansion currently is quantitatively finite and limited due to numerous environmental, regulatory, and political constraints, until other disposal alternatives adequate to serve existing and future uses for the foreseeable future are employed, the potential project and cumulative impacts relating to solid and hazardous waste disposal are considered significant and unavoidable.	SP 4.15-2	Future multi-family, commercial, and industrial projects within the Newhall Ranch 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 Newhall Ranch 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 Newhall Ranch 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.	
	MV 4.10-1	Prior to the issuance of grading permits, the project applicant shall prepare a Waste Management Plan pursuant to Los Angeles County Code, Title 20, Chapter 20.87, Construction and Demolition Debris Recycling. The Waste Management Plan shall include provisions for the recycling of a minimum of 50 percent of the construction and demolition debris, and the submittal of corresponding reports to the Los Angeles County Environmental Programs Division.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.11 SHERIFF SERVICES			
The Los Angeles County Sheriff's Department provides the primary police protection service for the Specific Plan site, including the proposed Mission Village site, and the surrounding Santa Clarita Valley area. Additionally, the Department of the California Highway Patrol (CHP) provides traffic regulation enforcement; emergency incident management; and service and assistance on Interstate 5 (I-5), State Route 126 (SR-126), SR-14, and other major roadways in the unincorporated portions of the Santa Clarita Valley area. The Sheriff's Department current deputy-to-resident ratio without the proposed project is less than the desired level of service set by the County. The Newhall Area CHP Station is currently able to adequately provide service to the Mission Village Project site and the Santa Clarita Valley and the station does not anticipate any increase or a need to increase it's equipment in the future, and no upgrades to the CHP station are planned. *Buildout of the Mission Village project would significantly increase the demand for police protection and traffic-related services on the project site and in the local vicinity. Based on the Department's standard deputy-to-resident ratio, the proposed project would require the services of an additional 11 sworn Sheriff's Department officers. Payment of the applicable law enforcement facilities fees and new tax revenues generated by the project would provide the funds necessary to employ and equip the additional officers and mitigate impacts to the Sheriff's Department to a less than significant level. Additionally, although not made necessary by the project, the applicant has entered into negotiations with the Sheriff's Department for the provision of a Sheriff station site that would serve the entire Specific Plan site. Thus, by facilitating establishment of a Sheriff's station in the project vicinity, the proposed project would mitigate any cumulatively considerable impacts to sheriff services.*	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 Department service to the subdivisions and which will help ensure adequate public safety features within the tract designs.	With implementation of the identified mitigation measures, the proposed project's Sheriff services impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
	MV 4.11-1	Prior to the commencement of construction activities, the project applicant, or its designee, shall enter into an agreement with the California Highway Patrol for traffic control services during project construction. Such traffic control shall include the posting of reduced construction zone speed limit signs as necessary.	
	MV 4.11-2	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.	
	MV 4.11-3	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 the California Department of Transportation (Caltrans) and the Los Angeles County Department of Public Works.	
	MV 4.11-4	Prior to the issuance of building permits or certificates of occupancy as applicable, the project applicant, or its designee, shall pay to the County the applicable law enforcement facilities fee required by Los Angeles County Code section 22.74.010, et seq., or, in the alternative, shall enter into an agreement with the County for the in lieu payment of such fees.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.11 SHERIFF SERVICES (CONTINUED)		
The proposed project would also increase demands for CHP services in the project area. However, through increased revenues generated by the proposed project (via motor vehicle registration fees 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, This funding can and should be allocated by the state CHP to the local Santa Clarita Valley Station, consistent with present funding practices, to meet projected demands. Therefore, the proposed project would not result in significant project impacts to CHP services, nor would the project contribute to any cumulatively considerable impacts to CHP services. *Construction of the proposed project would increase the incidence of petty crimes on the site and also would increase construction traffic on SR-126 that may potentially delay emergency vehicles traveling through the area. However, by retaining the services of a private security company to patrol the project construction site, and by implementing a construction traffic control plan, any potentially significant construction-related impacts to law enforcement services would be reduced to a level below significant.* *Finally, new resident and daytime populations (employees and visitors) at the project site would be subject to the same potential hazards as existing County residents. It is expected that State and County emergency evacuation plans would be implemented (and amended as necessary) to provide for the safe evacuation of all County residents and employees. Therefore, no significant impacts would occur relative to emergency evacuation in the event of a natural or man-made disaster.*	MV 4.11-5 Prior to the issuance of building permits or certificates of occupancy as applicable, the project applicant, or its designee, shall incorporate the following crime prevention measures into the proposed Project: - Provide lighting in open areas and parking lots; - Ensure the visibility of doors and windows from the street; - Ensure that the required building address numbers are lighted and readily apparent from the street for emergency response agencies; - Provide knox box entry key system for law enforcement if a gated community, gated apartments or gated town homes are planned in the project boundary.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.12 FIRE PROTECTION SERVICES			
Fire protection and emergency medical response services for the Mission Village project and the surrounding area are provided by the County's Fire District. ~~Fourteen~~ Thirteen fire stations and ~~three~~ four fire camps provide fire protection services for the Santa Clarita Valley area. The closest station to the project site is Fire Station 76, located at 27223 Henry Mayo Drive in Valencia. The closest available district response units would provide fire protection services. Should a significant incident occur, the entire resources of the Fire Department, not just the stations closest to the site, would serve the project. The County's Fire Department and a franchise private ambulance company also provide paramedic services to the area. *The Mission Village project site is located in an area that has been designated as a Very High Fire Hazard Severity Zone (formerly called Fire Zone 4) by the County of Los Angeles Fire Department, which denotes the County Forester's highest fire hazard potential.*	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. *(The proposed Mission Village project provides standards that are parallel with standards as presented by the Wildfire Fuel Modification Program. Construction vehicles used during the construction of the Mission Village Project would incorporate the use of spark arrestors on all machinery to prevent fires, along with a lookout for fires during welding and activities that could produce large amounts of sparks)*	**Project and Cumulative** With implementation of each of the identified mitigation measures, the proposed project's fire protection services impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
Pursuant to mitigation adopted by the County as part of its approval of the Newhall Ranch Specific Plan, and project specific mitigation proposed by this EIR, the applicant is currently in discussions with the County's Fire District with respect to the required MOU for Newhall Ranch, Entrada, and Legacy Village, which collectively comprise "the Project Area" for the Memorandum of Understanding (MOU), which would result in the construction of additional fire stations on the Newhall Ranch site, generally, and specifically a new fire station on the Mission Village site. A fire station is to be constructed on the Mission Village site (Fire Station 177) that would ultimately provide fire protection services for the Mission Village site. ~~It is expected that the additional fire station to be constructed southwest of the Mission Village site would ultimately provide fire protection services for the Mission Village site. The project applicant intends to complete construction of Fire Station 177 such that the station is operational upon issuance of the 5,000th certificate of occupancy for Project Area as defined in the project MOU.~~ Until such time as that station is completed, existing Fire Stations 76 and Fire Station 124 would be available to serve the project site.		

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.12 FIRE PROTECTION SERVICES (CONTINUED)			
Additionally, the proposed project would be required to meet all County codes and requirements relative to providing adequate fire protection services to the site during both the construction and operational stages of the project. As a result, the project would not diminish the staffing or the response times of existing fire stations in the Santa Clarita Valley, nor would it create a special fire protection requirement on the site that would result in a decline in existing service levels. Therefore, by implementing the adopted Specific Plan mitigation measures in combination with the recommended project-specific mitigation, the proposed project would not have a significant project or cumulative impact on fire protection services or fire hazards in Santa Clarita Valley.	SP 4.18-2	Each subdivision and site plan for the proposed Specific Plan shall provide sufficient capacity for fire flows of 1,250 gpm at 20 pounds psi residual pressure for a 2-hour duration for single-family residential units, and 5,000 gpm at 20 psi residual pressure for a 5-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. (*All development within the Mission Village project area will be required to comply with the fire flow standards for single-family residential, multi-family residential, commercial uses, and industrial uses as provided in the Los Angeles County Municipal Code, as adopted through the 2006 California Fire Code.*)	
	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. (*The proposed Mission Village Project will include development standards for construction of residential and commercial uses that would provide for the reduction of fire threats.)*	
	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 three engines, one paramedic squad and 63 percent of a truck company exceeds the developer's developer fee obligation for the Newhall Ranch development as determined by the Fire District, the Fire District will fund the costs in excess of the fee obligation.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.12 FIRE PROTECTION SERVICES (CONTINUED)		
	SP 4.18-4 (continued) Two of the three fire stations to be funded by the developer will not exceed 6,000 square feet; the third fire station to be funded by the developer will not exceed 8,500 square feet. The Fire District will fund the cost of any space/square footage of improvement in excess of these amounts as well as the cost of the necessary fire apparatus for any such excess square footage of improvements. The cost of three fire engines, a proportionate share of a truck and one squad to be provided by the developer will be determined based upon the apparatus cost at the time the apparatus is placed in service. The Fire District and the developer will mutually agree to the requirements of first-phase protection requirements based upon projected response/travel coverage. Such mutual agreement regarding first-phase fire protection requirements ("fire protection plan") and the criteria for timing the development of each of the three fire stations will be defined in a Memorandum of Understanding between the developer and the Fire District. Delivery of fire service for Newhall Ranch will be either from existing fire stations or one of the three fire stations to be provided by the developer pursuant to this section. Prior to the commencement of the operation of any of the three fire stations, fire service may be delivered to Newhall Ranch from existing fire stations or from temporary fire stations to be provided by the developer at mutually agreed-upon locations, to be replaced by the permanent stations which will be located within the 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. (*The Mission Village Project Site will be required to comply with the MOU for the development of Fire Station 177 as specifically provided by Mitigation Measure MV 4.12-2*)	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.12 FIRE PROTECTION SERVICES (CONTINUED)		
	MV 4.12-1 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 preliminary fuel modification plan, a preliminary landscape plan, and a preliminary irrigation plan for the project, as required by Section 1117.2.1 of the County of Los Angeles Fire Code. MV 4.12-2 The applicant shall construct a fire station on the Mission Village site, including all ancillary requirements for normal fire station operation such as landscaping, parking, fuel tanks, storage rooms, etc. The applicant also shall provide funding for the purchase of one Fire District standard, fully equipped fire pumper engine, and one Tiller Truck/Quint to be housed at the fire station. Upon completion of construction, the fire station, including the underlying land and equipment, shall be conveyed to the Consolidated Fire Protection District of Los Angeles County (Fire District) in lieu of the payment of any/all developer fees otherwise required of the project. The applicant and the Fire District shall enter into a memorandum of understanding (MOU) detailing the terms of the agreement as generally set forth in this mitigation measure. The fire station will be constructed on a minimum 1.5-acre site located south of Magic Mountain Parkway at the intersection of Westridge Parkway and "QQ" Street; the location and configuration of the site shall be approved by the Fire District. The fire station shall be approximately 13,500 GSF in size and include a 3,600 GSF apparatus storage building; future changes in federal, state, or local requirements may affect this minimum size. The Fire District shall approve all plans and designs for the fire station prior to the commencement of construction.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.12 FIRE PROTECTION SERVICES (CONTINUED)		
	MV 4.12-2 (continued) The Fire District will evaluate with the applicant the requirements of first-phase protection based upon projected response/travel coverage with the goal of achieving 5-minute response coverage. The results of such evaluation shall include requirements for first-phase fire protection ("fire protection plan"), and the criteria for timing the development of the fire station shall be outlined in the MOU. Prior to the commencement of operation of the fire station, fire service may be delivered to Mission Village from existing fire stations or from temporary fire stations to be provided by the applicant at mutually agreed-upon locations, to be replaced by the permanent station. The use of such temporary fire stations shall be approved by the Fire District and detailed in the MOU. (*This mitigation measure implements mitigation previously adopted by the County in connection with development of the Newhall Ranch Specific Plan and does not impose upon the applicant an obligation to fund or construct additional fire stations beyond those obligations previously imposed by the County.*) MV 4.12-3 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. MV 4.12-4 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. MV 4.12-5 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.12 FIRE PROTECTION SERVICES (CONTINUED)		
	MV 4.12-6 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. MV 4.12-7 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. MV 4.12-8 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. MV 4.12-9 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. MV 4.12-10 Requirements for access, fire flows, and hydrants are to be addressed at the Los Angeles County Subdivision Committee meeting during the subdivision tentative map stage.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.12 FIRE PROTECTION SERVICES (CONTINUED)		
	MV 4.12-11 Fire sprinkler systems shall be installed ~~are required~~ in ~~some~~ residential and ~~most~~ commercial occupancies consistent with applicable code and ordinance requirements. 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. MV 4.12-12 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 either the tentative map review process or building penult issuance. b. Fire hydrants shall be installed and tested prior to the clearance for the commencement of construction. **INSTITUTIONAL:** MV 4.12-13 The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a 4-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. MV 4.12-14 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. MV 4.12-15 All access devices and gates shall comply with California Code of Regulations, Title 19, Article 3.05 and Article 3.16. Los Angeles County Fire Department Regulation #5.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.12 FIRE PROTECTION SERVICES (CONTINUED)		
	COMMERCIAL/HIGH-DENSITY RESIDENTIAL: MV 4.12-16 The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a 5-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. MV 4.12-17 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. MV 4.12-18 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.12 FIRE PROTECTION SERVICES (CONTINUED)		
	MV 4.12-19 All on-site driveways/roadways shall provide a minimum unobstructed width of 28 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. MV 4.12-20 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 36 feet in width, when parallel parking is allowed on each side of the access roadway/driveway. For buildings in excess of 35 feet, minimum paved fire access is 28 feet. 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 endure access for Fire Department use.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.12 FIRE PROTECTION SERVICES (CONTINUED)		
	SINGLE-FAMILY/TWO-FAMILY DWELLING UNITS: MV 4.12-21 Single-family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a 2-hour duration. Two-family dwelling units (duplexes) shall require a fire flow of 1,500 gallons per minute at 20 pounds per square inch 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 gallons per minute at 20 pounds per square inch residual pressure for a 2-hour duration. MV 4.12-22 Fire hydrant spacing shall be 600 feet and shall meet the following requirements: a. No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant. b. Lots of 1 acre or more shall place no portion of a structure where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant. c. When cul-de-sac depth exceeds 450 feet on a residential street, fire hydrants shall be required at the corner and mid block. d. Additional hydrants will be required if hydrant spacing exceeds specified distances during the tentative map review process or building permit plan check.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.12 FIRE PROTECTION SERVICES (CONTINUED)		
	MV-4.12-23 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. MV 4.12-24 A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.12 FIRE PROTECTION SERVICES (CONTINUED)		
	LIMITED ACCESS DEVICES (GATES, ETC.): MV 4.12-25 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.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.13 EDUCATION			
The Newhall School District (Newhall District), Saugus Union Elementary School District (Saugus District) and the William S. Hart Union High School District (Hart District) currently provide public elementary, junior high/middle school, and senior high school education in the Mission Village project area. The Newhall and Saugus District's provide elementary school service (Kindergarten and grades 1–6) to the project site. The Hart District provides junior high school service (grades 7 and 8) and senior high school (grades 9–12) service to the project site. The Mission Village project would generate an estimated 969 elementary students, ~~187~~ 267 middle school students, and ~~321~~ 378 senior high school students for the three districts at buildout. *The "School Facilities Funding Agreement entered into between the Newhall District and Newhall Land and Farming Company" (Newhall School Funding Agreement), effective ~~January 22, 2010~~December 1, 2009, and included in this EIR (**Appendix 4.13**), would mitigate Mission Village impacts on education facilities in the Newhall District to a level below significant. Under the Newhall School Funding Agreement, Newhall guarantees to the Newhall District that there will be adequate school facilities available to accommodate every student within the Specific Plan.*	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. *(The Mission Village project includes the reservation of a 9.5-acre elementary school site.)*	With implementation of the identified mitigation measures, the proposed project's education impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
	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. *(This measure is applicable to the Mission Village project.)*	
	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. *(This measure is applicable to the Mission Village project.)*	
	SP 4.16-4	Not applicable.	
	SP 4.16-5	Not applicable.	
	MV 4.13-1	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 Saugus Union School District.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.13 EDUCATION (CONTINUED)		
*The "School Facilities Funding Agreement Between the Saugus Union School District and Newhall Land and Farming Company" (Saugus School Funding Agreement), effective February 18, 1997, and included in this EIR (**Appendix 4.13**), would mitigate the proposed Mission Village project's impacts on the Saugus District. Under the Saugus School Funding Agreement, the applicant and the Saugus District have agreed to 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–6 students who will reside in the Newhall Ranch Specific Plan area. Once implemented, the Saugus School Funding Agreement would fully mitigate Mission Village's*		

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.13 EDUCATION (CONTINUED)		
direct and cumulative impacts on the Saugus School District's educational facilities. *Project impacts on the Hart District would be mitigated through the "School Facilities Funding Agreement Between the William S. Hart Union High School District and The Newhall Land and Farming Company" (Hart School Funding Agreement), effective October 1998, and included in this EIR (**Appendix 4.13**). The Hart School Funding Agreement conditionally obligates The Newhall Land and Farming Company to provide up to three additional junior high schools and two additional senior high schools to the Hart District. Once implemented, the Hart School Funding Agreement would fully mitigate Mission Village's direct and cumulative impacts on the Hart District's educational facilities.* *Cumulative student generation under the Development Monitoring System (DMS) Build-Out Scenario and the Santa Clarita Valley Build-Out Scenario cannot be accommodated by existing or presently planned facilities that serve the valley; therefore, the impacts of cumulative development on the school districts would be potentially significant if no additional facilities were constructed. However, compliance, as appropriate, with existing School Facilities Funding Agreements and other mechanisms (e.g., Senate Bill [SB] 50, the Valley-Wide Joint Fee Resolution, and/or new school facilities funding agreements), which require that future development pay its fair-share towards the construction of new school facilities to accommodate the increased population, would reduce potential cumulative development impacts on the school districts to below a level of significance. Moreover, because the direct impacts of the proposed project would be fully mitigated, the project's contribution to any cumulative impacts would not be cumulatively considerable. No significant unavoidable impacts would result from implementation of the proposed Mission Village project.*		

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.14 PARKS AND RECREATION		
The proposed Mission Village project includes a public 20-net acre Community Park, which is consistent with the Specific Plan's Land Use Overlay Community Park designation for the area and would be located along the eastern side of the proposed Commerce Center Drive near the eastern site boundary. It should be noted that the park locations in the Newhall Ranch Specific Plan are overlay designations. The overlay designation allows park location flexibility to situate parks in the best locations to serve future residents as the property develops over time. The proposed project also includes a 5-acre public neighborhood park, 6.9-acre private Community Recreation Center, 4.6 acres of private recreation area, and 2.9-acre private park. The proposed project further provides a hierarchy of community, local and pathway trails, as identified in the Specific Plan, connecting to the Specific Plan's Regional River Trail, which traverses the Santa Clara River. These trails include 18,980 linear feet of community trails, 12,900 linear feet of local trails, and 9,200 linear feet of pathways (7.5 miles of trails). In addition, the project includes 217 acres of River Corridor dedication. The Specific Plan allows a 10 percent (21.7 acres) park land credit for River Corridor dedication. In sum, the proposed project includes a total of 70~~.4~~ acres of park and recreational space. *Implementation of these project components would result in a parkland provision equivalent to approximately <u>10.2</u> ~~9.4~~ acres per 1,000 persons, which is greater than the Los Angeles County (County) and Quimby Act requirements of 3.0 acres per 1,000 persons. The basic Quimby Act park land obligation for the proposed project is 29.7 net acres of park land; pursuant to the Newhall Ranch Specific Plan, ~~the 71.86 acres~~ <u>any acreage</u> by which the proposed project exceeds its Quimby obligation will be credited against other subdivisions within the Specific Plan area. Measured against the identified significance thresholds, the proposed Mission Village project meets County parkland requirements, exceeds Quimby Act parkland standards, and would not result in significant impacts to local parks and*	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.	With implementation of the identified mitigation measures, the proposed project's parks and recreation impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.14 PARKS AND RECREATION (CONTINUED)		
recreation facilities by causing substantial physical deterioration to existing recreational facilities. Additionally, the proposed project does not include recreational facilities, or require the construction or expansion of recreational facilities, which might have an adverse physical effect on the environment. *Implementation of cumulative projects would incrementally increase demand for local park facilities. However, the proposed project would meet County parkland requirements and exceed the Quimby Act parkland standards. Further, future development projects would be subject to the Quimby Act and County requirements, which would mitigate the demand associated with each future project. As a result, no significant cumulative impacts on County parks and recreation facilities would occur with implementation of the proposed project.* *Because the proposed Mission Village project meets the County parkland requirements and exceeds the Quimby Act requirements, no further mitigation measures are required for the proposed project beyond those adopted as part of the Newhall Ranch Specific Plan.*	The Specific Plan identifies two neighborhood parks within the Mission Village tract map site; however, the proposed project will provide only one neighborhood park. The credits generated by the proposed project exceed the Quimby Obligation, thus allowing only the provision for one neighborhood park within the tract map site. In addition to the above mitigation measures, the Specific Plan's neighborhood parks and the active areas of the Community Parks are required to be improved pursuant to the revised Specific Plan's list of specified park improvements. The park improvements are required to be provided in accordance with the final park plan approved by the County's Department of Parks and Recreation. See, Specific Plan, May 2003, Section 2.8, p. 2-145. As a Board of Supervisors' imposed Condition of Approval, approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County are required to be dedicated in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County SMA. Said land is to be managed in conjunction with and in the same manner as the High Country SMA.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.15 LIBRARY SERVICES			
The Mission Village project site is located in the Valencia Library service area of the County of Los Angeles Public Library (County Library). In addition to the Valencia Library, the Santa Clarita Valley area is served by three other County libraries (Newhall Library, Canyon Country Jo Anne Darcy Library, and Castaic Library) and the Santa Clarita Valley Bookmobile. Existing library facility space in the Santa Clarita Valley does not meet the County Library's service level guidelines. *As part of the County's approval of the Newhall Ranch Specific Plan, the County adopted a library mitigation measure requiring that the developer dedicate up to two library sites and provide funding for the construction and development of library facilities on the Specific Plan site. The total library building square footage to be funded by the developer will not exceed 0.35net square feet per person. Consistent with that mitigation, the proposed Mission Village project includes a 3.3-acre site for development of a public library in the Village Center area of the project. The Specific Plan mitigation measure also provides that, prior to issuance of the first residential building permit on Newhall Ranch, the County Librarian and developer must develop a mutually acceptable "Library Construction Plan." The plan must outline the library construction requirements and define elements such as location, size, funding, and timing of facilities construction. The Library Construction Plan, a completion schedule, land dedication criteria, and a funding plan must be defined and set forth in a MOU between the developer and County Librarian. With implementation of the Specific Plan mitigation, any potential impacts to library services resulting from the Mission Village project would be reduced to less than significant levels.*	SP 4.19-1	The developer will provide funding for a maximum of two libraries (including the site(s), construction, furniture, fixtures, equipment, and materials) to the County Librarian. The developer will dedicate a maximum of two library sites for a maximum of two libraries located in Newhall Ranch in lieu of the land component of the County's library facilities mitigation fee, in accordance with the provisions of Section 22.72.090 of Section 2 of Ordinance No. 98-0068. The actual net buildable library site area required and provided by the developer will be determined by the actual size of the library building(s), the Specific Plan parking requirements, the County Building Code, and other applicable rules. The total library building square footage to be funded by the developer will not exceed 0.35 net square feet per person. The developer's funding of construction of the library(s) and furnishings, fixtures, equipment and materials for the library(s) will be determined based on the cost factors in the library facilities mitigation fee in effect at the time of commencement of construction of the library(s). Prior to County's issuance of the first residential building permit of Newhall Ranch to the developer, the County Librarian and the developer will mutually agree upon the library construction requirements (location, size, funding, and time of construction) based upon the projected development schedule and the 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 Memorandum of Understanding (MOU) between the developer and the County Librarian.	With implementation of the identified mitigation measures, the proposed project's library services impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.15 LIBRARY SERVICES (CONTINUED)		
Based on the County Library's service level guidelines of 0.50 square foot of library facilities per capita and a collection size of 2.0 library material items (books, magazines, periodicals, audio, video, etc.) per capita for an opening day collection in a new library, the development of the proposed Mission Village project would require a total of 3,781 square feet of library facilities and 21,605 items. *With respect to cumulative impacts, new developments occurring within the Santa Clarita Valley would increase demand for books and library space. However, the project's impacts would be fully mitigated and would not contribute to cumulative impacts. Additionally, payment of the Library Developer Fee, $805.00 per residential unit (as of July 1, 2010), by other foreseeable regional projects would reduce potentially significant cumulative impacts on the County Library system to less -than -significant levels.*	4.19-1 (continued) Such MOU shall include an agreement by the developer to dedicate sufficient land and pay the agreed amount of fees on a schedule to allow completion of the library(s) as described below. The developer's funding for library facilities shall not exceed the developer's fee obligation at the time of construction under the developer fee schedule. If two libraries are to be constructed, the first library will be completed and operational by the time of County's issuance of the 8,000th residential building permit of Newhall Ranch, and the second library will be completed and operational by the time of County's issuance of the 15,000th residential building permit of Newhall Ranch. If the County Librarian decides that only one library will be constructed, the library will be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch. No payment of any sort with respect to library facilities will be required under Section 2.5.3.d. of the Specific Plan in order for the developer to obtain building permits for nonresidential buildings.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.16 AGRICULTURAL RESOURCES			
Development of the proposed Mission Village tract map and related off-site improvements would convert 160.7 acres of Prime Farmland, 30.1 acres of Unique Farmland, 0.6 acres of Farmland of Statewide Importance, 2.5 acres of Farmland of Local Importance, and 875.6 acres of Grazing Land to non-agricultural urban land uses. The proposed project's irreversible loss of 160.7 acres of Prime Farmland and 30.1 acres of Unique Farmland, and 0.6 acre of Farmland of Statewide Importance is consistent with the findings of the Newhall Ranch Specific Plan Program EIR and is considered a significant impact; based. Based on the applicable significance thresholds, the loss of Grazing Land is not considered a significant impact. No feasible mitigation exists to reduce the identified significant impacts resulting from the conversion of prime agricultural land to a less -than -significant level and, therefore, these impacts are significant and unavoidable. *With respect to forest resources, development of the proposed Mission 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 Mission 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.*	SP 4.4-1	Not applicable.	The project-specific impacts resulting from the loss of prime agricultural land are considered significant and unavoidable. In addition, the cumulative conversion of prime agricultural land to non-agricultural uses constitutes a loss of an irreplaceable resource and is considered a significant and unavoidable cumulative impact.
	SP 4.4-2	Not applicable.	
	MV 4.16-1	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 Mission 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 and submit to the County a phasing map to document the phased discontinuation of existing agricultural activities located within the Mission Village project area over the course of its development.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.16 AGRICULTURAL RESOURCES (CONTINUED)		
The Mission Village project site contains approximately 143.7 acres (approximately 7.75 percent of the 1,854.1-acre project site)[14] *of native trees (i.e., oak trees and cottonwood trees, which are considered Forest Land as defined by Public Resource Code section 12220(g)), of which 10.6 acres would be permanently disturbed and 28.9 acres would be temporarily disturbed. Therefore, approximately 0.57 percent (approximately 10.6 acres of native trees) of the 1,854.1-acre project site that contains native trees would be lost, due to development of the project. However, because mitigation is provided in* ***Section 4.3***, ***Biota***, *to mitigate the loss of these forest resources, any potentially significant impacts related to such loss would be reduced to a less than significant level.*		

14 This total -- 1,854.1 acres -- includes the tract map site and off-site improvement areas.

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.17 UTILITIES			
The Mission Village proposed project would require energy resources and infrastructure to serve the project site. Current projections for energy supply and demand by Southern California Edison (SCE) and the Southern California Gas Company (SCGC) indicate that these utility providers would have sufficient electricity and natural gas resources to serve the project site. In addition, the proposed project would exceed the statewide energy efficiency requirements set forth in Title 24 of the California Code of Regulations by 15 percent. Further, consistent with the Newhall Ranch Specific Plan Program Environmental Impact Report (EIR), providing electricity and natural gas to the Mission Village project site would not require a considerable extension of distribution infrastructure. *Importantly, several of Mission Village's design features would reduce its demand for energy resources, and further ensure that all impacts to utilities-related resources are less than significant. First, as indicated above, Mission Village's residential, commercial, and public buildings would exceed current state efficiency standards (i.e., Title 24 of the California Code of Regulations) by at least 15 percent, thereby reducing the overall demand for electricity and natural gas resources. (See Section 4.23, Global Climate Change, Mitigation Measures MV 4.23-1 and 4.23-2.) In addition, the project applicant may rely on renewable energy sources to meet a portion of the project's energy demands, and is evaluating the feasibility of energy efficient municipal lighting and smart meter programs. (See Section 4.23, Global Climate Change, Mitigation Measures MV 4.23-3 and 4.23-4 and discussion of potentially feasible programs regarding municipal lightings and smart meters). With implementation of the mitigation measures from the certified Newhall Ranch Specific Plan Program EIR, and implementation of the "green" project design features summarized above, the Mission Village project is anticipated to result in less than significant impacts to electricity and natural gas resources and infrastructure.*	SP 4.14-1	All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the *California Code of Regulations*).	With implementation of the identified mitigation measures, the proposed project's utilities impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
	SP 4.14-2	Southern California Edison or other energy provider is to be notified of the nature and extent of future development on the Specific Plan site prior to recordation of all future subdivisions.	
	SP 4.14-3	All future tract maps are to comply with Southern California Edison or other energy provider guidelines for grading, construction, and development within SCE easements.	
	SP 4.14-4	Electrical infrastructure removals and relocations are to be coordinated between the Specific Plan engineer and Southern California Edison or other energy provider as each tract is designed and constructed.	
	SP 4.14-5	All future tract maps are to be reviewed by Los Angeles County to ensure adequate accessibility to Edison or other energy provider facilities as a condition of their approvals.	
	SP 4.14-6	Not applicable.	
	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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.17 UTILITIES (CONTINUED)		
	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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.18 MINERAL RESOURCES		
Portions of the Mission Village project site located along the banks of the Santa Clara River, and the sites of the proposed utility corridor and water quality basin, are located within a Mineral Resource Zone (MRZ) 2 zone, which identifies the area as a location with significant mineral deposits present, or a location with a high likelihood of the presence of mineral deposits. The majority of the remainder of the Mission Village site is located in the MRZ-3 zone, which indicates that mineral deposits are expected to occur in this area, but the extent of significance of such deposits is unknown at the present time. The off-site site locations for water tanks are also located in MRZ-3. Two alternative sites are proposed for the electrical substation; each is located in MRZ-1, which is an area characterized as having no significant mineral deposits present or judged to have little likelihood for the presence of minerals. The extension of Magic Mountain Parkway to the project site would traverse both MRZ-2 and MRZ-3. However, the tract map site, utility corridor, water quality basin, water tank, electrical substation, and the extension of Magic Mountain Parkway sites are not located in active mineral extraction operation areas. Further, the tract map site and proposed sites for the utility corridor, water quality basin, water tank, electrical substation, and extension of Magic Mountain Parkway are not identified as a "locally-important mineral resource recovery site" or a "regionally significant construction aggregate resource area" by the County of Los Angeles General Plan, Santa Clarita Valley Area Plan, or Newhall Ranch Specific Plan. In addition, at the time the Newhall Ranch site was designated by the County of Los Angeles as "Specific Plan," which serves as the zoning designation for the property, there were no areas within Newhall Ranch used for mineral extraction. Under the Specific Plan designation, the area currently is zoned for development of various Specific Plan land uses and not long-term mineral extraction activities.	No mitigation measures required.	Less than Significant

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.18 MINERAL RESOURCES (CONTINUED)		
The Specific Plan zoning designation allows for the development of a mixed-use planned community, with sand and gravel extraction activities allowed during tract grading and construction phases on the sites to be developed. Additionally, extraction activities are permitted in the Visitor-Serving (VS) and Open Area (OA) zones under a conditional use permit, which is not proposed. Thus, the current zoning designation for the project site allows the area to be available for mineral extraction uses on a limited basis in areas that are already proposed for, and in association with, development (i.e., on tentative tract map sites). Furthermore, the majority of mineral resources of value are expected to be located in the River Corridor and not on the project site, and the continued availability of these resources would not be significantly affected by the proposed project. Therefore, project implementation will not result in a significant impact in relation to the loss of availability of a known mineral resource or a locally important mineral resource recovery site.		

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.19 ENVIRONMENTAL SAFETY			
The potential environmental safety impacts relative to development of the Mission Village project site include soil contamination attributable to past and present agricultural activities, on-site petroleum (i.e., oil) drilling and pipeline activities, and the disposal of on-site hazardous materials debris. Hazardous materials generally include petroleum products (including oil and gasoline), automotive fluids (antifreeze, hydraulic fluid), paint, cleaners (dry cleaning solvents, cleaning fluids), and pesticides from agricultural uses (at higher concentrations). Byproducts generated as a result of activities using hazardous materials (such as dry cleaning solvents, oil, and gasoline) are considered hazardous waste. Contamination usually takes the form of a hazardous materials or waste spill in soil. Such contamination can penetrate soils into the groundwater table, resulting in the pollution of a local water supply. Commercial uses, particularly those using underground storage tanks (UST), are most common in causing such contamination. Potential environmental safety impacts associated with the project site include observed stained soil (including possible petroleum hydrocarbon contamination) near abandoned oil wells and pipelines, aboveground storage tanks (ASTs) and equipment storage areas. Unless mitigated, these potentially contaminated soils could result in significant impacts, especially if construction utilizing these soils, or contamination within these soils, was permitted without proper monitoring and testing. When remediated to local, state and federal standards, including re-abandonment procedures for previously abandoned wells and pipelines, any potentially significant impacts relative to these conditions would be reduced to below a level of significance and, therefore, would not result in environmental safety hazards to Mission Village residents, employees and/or visitors or to adjacent properties.	SP 4.5-1	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. *(The school proposed as part of the Mission Village project will not be sited within an electric transmission line restricted zone.)*	With implementation of the identified mitigation measures, the proposed project's environmental safety impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
	SP 4.5-2	Only non-habitable structures shall be located within SCE easements. *(The Mission Village tract map does not locate any habitable structures within a Southern California Edison [SCE] easement.)*	
	SP 4.5-3	Prior to issuance of grading permits, all abandoned oil and natural gas-related sites must be remediated to the satisfaction of the California Department of Oil and Gas, the Los Angeles County Hazardous Materials Control Program, the South Coast Air Quality Management District, and/or the Regional Water Quality Control Board (Los Angeles region). *(All abandoned oil and natural gas-related sites on the Mission Village project site have been abandoned and remediated, as necessary, according to California Department of Conservation, Division of Oil, Gas and Geothermal Resources (DOGGR) standards. Furthermore, pursuant to project-specific mitigation measure* ***MV 4.19-1****, all former oil wells to be disturbed or located in an area of development on the Mission Village site shall be reabandoned according to DOGGR standards prior to the issuance of grading permits.)*	
	SP 4.5-4	Not applicable.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.19 ENVIRONMENTAL SAFETY (CONTINUED)			
Related to potential soil contamination, soils contaminated with petroleum hydrocarbons in oil fields and near abandoned wells are capable of generating gasses, containing methane, total petroleum hydrocarbons (TPHs), and volatile organic compounds (VOCs) through anaerobic biodegradation. Soils contaminated with petroleum hydrocarbons in oil fields and near abandoned wells are capable of being emitted into the air via the process of anaerobic biodegradation. Unremediated, contaminated soil could pose a potentially significant impact to public health and safety, due to the potential for methane, TPH or VOC gasses to accumulate under structures, otherwise known as vapor intrusion. However, mitigation would reduce potential impacts due to vapor migration to less than significant. *Potential environmental safety impacts associated with the project site also include miscellaneous debris present on the project site that could contain previously unidentified hazardous materials. Mitigation is recommended requiring that unidentified structures or materials encountered during project construction be assessed and the appropriate action taken in accordance with applicable regulatory requirements. With mitigation, potential impacts relative to on-site debris would be reduced to a less than significant level.* *Electrical transmission line poles and transformers on the project site may contain polychlorinated biphenyls (PCBs), which could constitute a potentially significant impact. With mitigation, impacts relative to PCBs would be reduced to a less than significant level.*	SP 4.5-5	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 SCGC easements. These requirements would be explicitly defined at the future tentative map stage. *(The Mission Village tentative tract map incorporates all applicable requirements of the Southern California Gas Company [SCGC] with respect to pipeline relocation, grading in the vicinity of gas mains, and development within SCGC easements.)*	
	SP 4.5-6	All potential buyers or tenants of property in the vicinity of SCGC 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. *(This mitigation measure will be implemented concurrent with project development.)*	
	SP 4.5-7	Not applicable.	
	SP 4.5-8	Not applicable.	
	SP 4.5-9	In accordance with the provisions of the Los Angeles County Code, Title 11, Division 4, Underground Storage of Hazardous Materials regulations, the County of Los Angeles Department of Public Works shall review, prior to the issuance of building permits by the County of Los Angeles, any plans for underground hazardous materials storage facilities (e.g., gasoline) that may be constructed or installed within the Specific Plan. *(This mitigation measure will be implemented prior to the issuance of building permits.)*	
	MV 4.19-1	During grading operation, all former oil wells located on the Mission Village development property shall be reabandoned and the sites remediated, if necessary, according to the requirements of the California Department of Conservation, Division of Oil, Gas and Geothermal Resources, if such sites are to be disturbed or are located in an area of development.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.19 ENVIRONMENTAL SAFETY (CONTINUED)		
The presence of pesticides in the soils from historic agricultural operations, and the continuing use of pesticides in connection with ongoing agricultural activities, constitutes a potential impact, although the impact does not rise to a significant level. Soil sampling has been conducted to determine on-site concentrations of pesticides. The results conclude no concentration of hazardous pesticides exceeding the residential or industrial use Preliminary Remediation Goals. Additionally, no Proposition 65 pesticides have been used on the Mission Village project site. With respect to the future use of pesticides, due to the regulation of those pesticides used by agricultural activities occurring on Newhall Ranch, including the chemical and physical properties of those pesticides used, the requirement to use the pesticides in accordance with manufacturer specifications, and the mode of application of the pesticides, it is not expected that humans would be subject to either acute overexposure or chronic exposure to any of the pesticides used. Therefore, the on-site use of pesticides would not create a potential public health hazard, and would create no significant impact to the development property or its residents.		

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.19 ENVIRONMENTAL SAFETY (CONTINUED)		
Other potential impacts, such as those associated with the presence of on-site ponds used for the disposal of hazardous wastes and water wells, would be reduced to a level that is less than significant with mitigation. *No potentially significant impacts were identified with regard to on-site high-pressure gas lines, electrical transmission lines, transport of hazardous materials on State Route (SR)-126, the Chiquita Canyon Landfill, and the Castaic Lake Dam inundation area. Therefore, no mitigation is required or recommended for these potential environmental safety impacts.*	MV 4.19-2 During grading operations, those areas of the Mission Village development property identified as formerly containing above-ground storage tanks, current agricultural storage areas and current soil staining by the *Phase I Environmental Site Assessment of Proposed The Mesas East, Valencia, California* (BA Environmental, February 2005), 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, Gas and Geothermal Resources, 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). MV 4.19-3 During grading operations, all pipelines located on the Mission Village development property 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, Gas and Geothermal Resources. The soil beneath these pipelines shall be assessed for petroleum hydrocarbons. Any identified contaminated soil shall be remediated in conformance with applicable federal, state and local laws, to the satisfaction of the California Department of Conservation, Division of Oil, Gas and Geothermal Resources, 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). MV 4.19-4 During grading operations, all groundwater monitoring wells and production water wells not intended for future use shall be abandoned according to applicable federal, state, and local regulations.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.19 ENVIRONMENTAL SAFETY (CONTINUED)		
	MV 4.19-5 Prior to demolition or rehabilitation, all electrical poles and facilities to be demolished or rehabilitated shall be surveyed to determine if they contain PCBs. If PCBs are present, they shall be removed and disposed of by a licensed and certified PCB removal contractor, in accordance with all federal, state, and local regulations. MV 4.19-6 Prior to the issuance of grading permits, all ponds located on the project site that may have been used for the treatment or disposal of hazardous wastes shall be tested for environmental hazards and remediated, if necessary, in accordance with all federal, state, and local regulations. MV 4.19-7 Areas of visible soil staining not planned for excavation~~, or located in an area planned to be raised in grade,~~ shall be assessed for environmental hazards and treated, as necessary, in accordance with all federal, state, and local regulations. Areas of visible soil staining that are scheduled to be excavated shall have any visibly impacted soil disposed of in accordance with all federal, state, and local regulations. MV 4.19-8 In the event that previously unidentified, obvious, or suspected hazardous materials, contamination, underground storage tanks, sumps, debris, asbestos, septic tanks, cesspools or other features or materials that could present a threat to human health or the environment are discovered during construction, construction activities in the vicinity of the find shall cease immediately until the project site is evaluated by a qualified professional. Work shall not resume until appropriate actions recommended by the professional have been implemented and it has been demonstrated that the identified contaminants have been remediated or removed from the project site in accordance with applicable law.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.19 ENVIRONMENTAL SAFETY (CONTINUED)		
	MV 4.19-9 Soils excavated for construction of the unlined water quality control basin will not be used for construction of the basin. If discolored soil is encountered, it will be excavated and will not be used in construction of the basin. MV 4.19-10 In the event that previously unidentified, obvious, or suspected hazardous materials, contamination, debris, 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 affected area is evaluated by a qualified professional. A remediation plan shall be developed in consultation with the appropriate regulatory authorities and the remediation identified shall be completed. Work shall not resume in the affected area until appropriate actions have been implemented in accordance with the remediation plan. The remediation action plan shall include the following: • Remediation goals and cleanup criteria that could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment, and/or removal of contaminated soil and/or groundwater; • A detailed description of the access points and haul-out routes for remedial activities; remediation methods and procedures; mitigation of dust; minimization or avoidance of disturbance to sensitive ecosystems; and verification soil sampling and analysis.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.19 ENVIRONMENTAL SAFETY (CONTINUED)		
	MV 4.19-10 (continued) • Included in the discussion shall be information on disposal sites, transport and disposal methods, as well as recordkeeping methods for documenting remediation, regulatory compliance, and health and safety programs for on-site workers; and • Removal of oil development equipment and debris. MV 4.19-11 A Soil Management Plan for the residential development envelopes and recreational construction areas shall be developed and implemented, as appropriate. The objective of the Soil Management Plan is to provide guidance for the proper handling, on-site management, and disposal of impacted soil that may be encountered during construction activities (i.e., excavation and grading). The plan shall include practices that are consistent with the California Division of Occupational Safety and Health regulations, California Code of Regulations, title 8, as well as Certified Unified Program Agency remediation standards that are protective of the planned use. Appropriately trained professionals will be on site during preparation, grading, and related earthwork activities to monitor soil conditions encountered. In order to confirm the absence or presence of hazardous substances associated with former land use, a sampling strategy shall be implemented. The sampling strategy shall include procedures regarding logging/sampling and laboratory analyses. The Soil Management Plan will outline guidelines for the following: • Identifying impacted soil; • Assessing impacted soil; • Soil excavation; • Impacted soil storage; • Verification sampling; and • Impacted soil characterization and disposal.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.19 ENVIRONMENTAL SAFETY (CONTINUED)		
	MV 4.19-11 (continued) In the event that potentially contaminated soils are encountered within the footprint of construction, soils will be tested and stockpiled. The Certified Unified Program Agency will determine whether further assessment is warranted. The Certified Unified Program Agency shall determine and oversee the handling and disposal of impacted soils. MV 4.19-12 To reduce potentially hazardous conditions and minimize the impacts from handling potentially hazardous materials, the owner shall include the following in its construction contract documents prior to the initiation of construction activities: • The Contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains per the County's NPDES guidelines and as outlined in the Stormwater Pollution and Prevention Plan; and • The Contractor(s) shall prepare a Health and Safety Plan. The plan shall include measures to be taken in the event of an accidental spill. In addition, the Contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, refuel equipment only within the designated construction staging area, and regularly inspect all construction equipment for leaks. MV 4.19-13 Prior to the initiation of grading activities, low level PCE impacted soil located on the Mission Village project site, as identified in Final EIR Appendix F4.19, shall be remediated pursuant to the practices set forth in the Soil Management Plan.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.19 ENVIRONMENTAL SAFETY (CONTINUED)		
	MV 4.19-14 Prior to the initiation of grading activities, surficial contamination, including asphalt, asphaltic sand, and scattered tar clumps located at former oil drilling locations, and the asphaltic sand located within the washes connected to Middle Canyon and Lyon Canyon, respectively, shall be remediated pursuant to the practices set forth in the Soil Management Plan. MV 4.19-15 During grading activities, any asphalt improved road and/or residual evidence of roads improved by the application of oil to the roadbed shall be remediated pursuant to the practices set forth in the Soil Management Plan and the contaminated soil is to be properly disposed of off-site. MV 4.19-16 During grading activities, any unidentified structures or pipelines shall be properly assessed and/or remediated in accordance pursuant to the practices set forth in the Soil Management Plan.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.20 CULTURAL/PALEONTOLOGICAL RESOURCES			
Phase I and II archaeological resource surveys within the Newhall Ranch Specific Plan area, including the Mission Village project area, were undertaken during preparation of the Newhall Ranch Specific Plan Program EIR. This information was reviewed at project-specific level for the Mission Village project to determine if there were archaeological or paleontological effects relative to Mission Village not examined or identified in the Newhall Ranch Specific Plan Program EIR. *The Phase I survey resulted in the discovery and recording of one prehistoric archaeological site, CA-LAN-2236, within the boundaries of the proposed Mission Village project. The Phase I survey also identified two historical sites within the vicinity of the Mission Village project - the site of the original Newhall Ranch headquarters (CA-LAN-961H) and the site of the Asistencia de San Francisco Xavier (CA-LAN-962H).*[15] *The site of the Newhall Ranch headquarters falls outside of the Mission Village development area and, therefore, would not be significantly impacted by the project. As to the Asistencia site, no development is proposed for the area, and the site will be dedicated to The Archaeological Conservancy. As such, implementation of the Mission Village project would not result in significant impacts to the Asistencia site.*	SP 4.3-1	Not applicable.	With implementation of the identified mitigation measures, the proposed project's cultural/paleontological resources impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
	SP 4.3-2	Not applicable.	
	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,	

[15] The proposed Mission Village project site is approximately 1,854.1 acres in size, including off-site project-related improvements (i.e., utility corridor, Magic Mountain Parkway roadway extension, water quality basin, three water tanks (portions of 2 would be located on-site), Southern California Edison electrical substation, conversion of an existing water tank to recycled water tank and grading associated with construction of the southerly extension of Westridge Parkway). The existing water tank area was not addressed in the Phase I and Phase II Archaeological Reports for the Newhall Ranch Specific Plan. However, the area around the existing water tank has been disturbed and is not in a natural state, thereby drastically reducing the possibility that new cultural or archaeological sites could be disturbed.

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.20 CULTURAL/PALEONTOLOGICAL RESOURCES (CONTINUED)		
With respect to the prehistoric archaeological site, a Phase II archaeological study was conducted and CA-LAN-2236 was found to consist of a small, very low-density surface lithic scatter, measuring 300 square meters in size and consisting of six waste flakes found on the ground surface. No temporally diagnostic artifacts or chronometrically datable materials were found on this site, which appears to have served as a non-specialized stone chipping station, probably created in concert with some other economic activity, such as plant gathering or hunting. Phase II fieldwork at this site resulted in the collection of all extant archaeological artifacts from this locale. This has served to completely and adequately mitigate any significant impacts that might occur due to development at this site. *As to paleontological resources, a Phase I paleontological report also was prepared to determine the likelihood of encountering paleontological resources on the proposed Mission Village site. This report focused on a literature and records search, as well as an extensive field survey of the area proposed for development. Development of Mission Village would occur in geologic formations with high and moderate potential for the discovery of fossil remains and, therefore, grading activities associated with development of the proposed Mission Village project could result in significant impacts to the region's paleontological resources absent mitigation. Mitigation previously adopted by the County, in combination with additional proposed mitigation, would reduce any potentially significant impacts to paleontological resources to a level below significant.*	SP 4.3-4 (continued) 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. MV 4.20-1 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 previously undetected archaeological, paleontological, and/or historical resources are found during construction, activity in the immediate area of the find shall stop and a qualified archaeologist or paleontologist, as applicable, shall be contacted to evaluate the resource(s). If the find is determined to be a historical or unique archaeological resource, as defined by 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/archaeological mitigation takes place, pursuant to *State CEQA Guidelines* Section 15064.5(f) and Public Resources Code Section 21083.2(i).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.20 CULTURAL/PALEONTOLOGICAL RESOURCES (CONTINUED)		
	MV 4.20-2 Following recordation of the applicable unit of the Mission Village tract map, the Asistencia de San Francisco (CA-LAN-962H) site shall be dedicated to The Archaeological Conservancy. MV 4.20-3 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. MV 4.20-4 A trained paleontologist acceptable to Los Angeles County 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).	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.20 CULTURAL/PALEONTOLOGICAL RESOURCES (CONTINUED)		
	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. MV 4.20-5 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.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.21 FLOODPLAIN MODIFICATIONS			
Implementation of the Mission Village project, including the installation of proposed infrastructure, urban development and modifications to the Santa Clara River and on-site tributaries, would not result in significant impacts to existing hydrologic conditions. Project-related effects to the Santa Clara River regarding water flow, velocity, water surface elevation and scour would be minimal and localized. Erosion-related impacts to the River and on-site tributaries would have the potential to be significant but would be reduced to a less than significant level with the implementation of previously adopted and proposed mitigation measures. Impacts to riparian resources resulting from changes to existing hydrologic conditions would also be minimal and localized, and would not result in significant impacts. Implementation of the Mission Village project would not result in a substantial reduction in sediment supplies that are transported to the Santa Clara River and would not result in a significant impact to Ventura County beaches.	MV 4.21-1	Post-peak stormwater runoff discharges from storm drainage systems must be controlled to minimize localized erosion impacts to River geomorphology and riparian habitat. Discharge flows would be regulated using water control features that must capture the runoff from small, frequent flows (i.e., one- and two-year events). Water and hydromodification control features must be designed in accordance with DPW criteria. Where applicable, energy dissipation structures must be incorporated at drainage outlets to the Santa Clara River to minimize discharge velocities and potential localized erosion.	With implementation of the identified mitigation measures, the proposed project's floodplain modification impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
	MV 4.21-2	Where practical, the proposed Santa Clara River bridge crossing shall minimize the number and size of piers and/or columns to minimize localized impacts to River and/or tributary geomorphology and riparian resources.	
	MV 4.21-3	Structural features such as outlets, bank stabilization, grade stabilization structures, bridge abutments, culverts, and other features that may be subjected to River or tributary flows will be constructed of erosion resistant materials such as concrete, soil cement, or secured riprap to ensure long-term stability and reduce the need for routine maintenance and/or rehabilitation/replacement activities and be subject to approval by DPW.	
	MV 4.21-4	Prior to building permit, in-stream tributary channel design features for Lion Canyon drainage will be incorporated to control potential hydromodification impacts to geomorphology and riparian resources. The design will be based on erosion potential and other hydrologic modeling to determine appropriate equilibrium slope in the post-development condition as described in the Subregional Stormwater Mitigation Plan and be subject to approval by DPW.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.21 FLOODPLAIN MODIFICATIONS (CONTINUED)		
	MV 4.21-5 Sediment/debris control structures must be constructed downstream of natural watersheds to protect developed area drainage systems from debris flows. The design capacity for sediment/debris control structures must take into account the classifications stated in the debris production maps provided in Appendix A of the DPW 1991 Hydrology Manual. Sediment/debris control structure capacity and transport rates must be based on the specification stated in the DPW Sedimentation Manual. MV 4.21-6 A Geomorphology Monitoring and Management Plan (Plan) will be prepared to ensure that the modified/re-engineered Lion Canyon drainage comply with the mitigation objectives and design goals outlined in the Newhall Ranch Tributary Channel Design Guidelines (PWA 2008). Specifically, the Plan shall include the measures to be implemented to ensure the integrity of the structural elements and a state of "constrained dynamic equilibrium.[16]" The Plan shall specify the following: (1) a framework to collect baseline data to characterize conditions immediately after construction; (2) a post-development monitoring program; (3) a framework to develop erosion and sedimentation threshold parameters and performance standards that activate adaptive management measures across a series of potential future scenarios; and, (4) contingency plans and appropriate remedial measures in the event that management efforts are not successful. The Plan shall be subject to final approval by the U.S. Army Corps of Engineers, CDFG, and DPW.	

16 In this context, "constrained dynamic equilibrium" indicates that the channels will be designed to periodically change width, depth, and location on the floodplain in response to changing rainfall and vegetation dynamics, but stay within a predefined corridor and not encroach on infrastructure or fill slopes.

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.22 WATER QUALITY			
The Mission Village tract map site presently consists of open space, agriculture, and oil and gas extraction wells with associated access roads, and runoff is conveyed via natural drainages and existing concrete channels to ultimately discharge to the Santa Clara River. Construction and operation of the Mission Village project would replace open space, agricultural land, and extraction well pad runoff with urban runoff. The following summarizes the impacts of the pollutants of concern under wet- and dry-weather conditions in the post-developed conditions: • ***Sediments:*** *Municipal Separate Storm Sewer System (MS4) Permit, Construction General Permit, Dewatering General Permit, ~~and~~ Standard Urban Stormwater Mitigation Plan (SUSMP) and Low Impact Development (LID)-compliant Best Management Practices (BMPs) would be incorporated into the project to address sediment in both the construction phase and post-development. Mean total suspended solids concentration and loads are predicted to be less in the post-development condition than in the existing conditions. Turbidity in stormwater runoff would be controlled through implementation of a Construction Stormwater Pollution Prevention Plan (SWPPP) and would be permanently reduced through the stabilization of erodible soils with development. On this basis, the impact of the project on sediments is considered less than significant.*	SP 4.2-1	All on- and off-site flood control improvements necessary to serve the NRSP are to be constructed to the satisfaction of the County of Los Angeles Department of Public Works Flood Control Division.	With implementation of the identified mitigation measures, the proposed project's water quality impacts would be mitigated to below a level of significance, and no unavoidable significant impacts would occur.
	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 [NRSP Program EIR] 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 4.2-3	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 [NRSP Program EIR] 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.	

Environmental Impact	Mitigation Measures		Level of Significance After Mitigation
4.22 WATER QUALITY (CONTINUED)			
• ***Nutrients (Phosphorus and Nitrogen [Nitrate+Nitrite-N and Ammonia-N]):*** *MS4 Permit, Construction General Permit, Dewatering General Permit, ~~and~~ SUSMP, and LID-compliant BMPs would be incorporated into the project to address nutrients in both the construction phase and post-development. Average annual loads for ammonia ~~total phosphorus, nitrate plus nitrite, and ammonia~~ are predicted to increase from the project due to increased average annual runoff volume. Average annual loads of total phosphorus and nitrate- plus nitrite-N are predicted to decrease. Average concentrations are predicted to decrease for total phosphorus, nitrate-N plus nitrite-N, and ammonia. Average concentrations are predicted to be within the range of observed wet weather values for Santa Clara River Reach 5. Average nitrate-N plus nitrite-N and ammonia-N concentrations are predicted to be well below Los Angeles Regional Water Quality Control Board Basin Plan objectives and TMDL wasteload allocations. The predicted nutrient concentrations are not expected to cause increased algae growth. On this basis, the impact of the project on nutrients is considered less than significant.*	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.	
	SP 4.2-8	The applicant for any subdivision map permitting construction shall comply with all appropriate requirements of the County of Los Angeles Standard Urban Stormwater Mitigation Plan (SUSMP) requirements, and comply with the State Water Resources Control Board (SWRCB) issued General Permit for Construction Activity Storm Water (SWRCB Order 99-08-DWQ), as it may be amended from time to time or replaced by other applicable stormwater permits.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.22 WATER QUALITY (CONTINUED)		
• ***Trace Metals:*** *MS4 Permit, Construction General Permit, General Dewatering Permit, ~~and~~ SUSMP and LID-compliant BMPs would be incorporated into the project to address trace metals in both the construction phase and post-development. The~~Aside from dissolved copper concentrations which are predicted to increase, the~~ average annual concentrations of all modeled trace metals ~~concentrations~~ are predicted to decrease with project development. Average annual trace metal loads are predicted to increase for dissolved copper and total aluminum due to the increase in average annual runoff volume, and are predicted to decrease for total lead and dissolved zinc. ~~(~~These differences in loads and volumes concerning trace metals are due to the change of land use (from agriculture, oil and gas extraction, and open space ~~native~~ to developed) conditions~~)~~ and the application of LID BMPs~~)~~. Predicted average annual concentrations of dissolved copper, total lead, dissolved zinc, and total aluminum are below benchmark Basin Plan objectives, California Toxics Rule (CTR) criteria, and National Ambient Water Quality Criteria (NAWQC) criteria. Cadmium is not expected to be present at significant levels in runoff discharges from the project. On this basis, the impact of the project on trace metals is considered less than significant.*	MV 4.22-1 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 this **Section 4.22**, which PDFs shall be designed to meet the standards set forth in this **Section 4.22**, including the sizing, capacity, and volume reduction performance standards set forth herein, as summarized in Table 4.22-17. MV 4.22-2 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 this **Section 4.22**, which shall be designed to meet the standards set forth as follows.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.22 WATER QUALITY (CONTINUED)		
• ***Chloride:*** *MS4 Permit, Construction General Permit, Dewatering General Permit, and SUSMP and LID-compliant BMPs would be incorporated into the project to address chloride in both the construction phase and post-development. The mean predicted concentration and load of chloride is predicted to increase with development, although the predicted concentration is well below the Basin Plan objective and is near the low end of the range of observed values in the Santa Clara River Reach 5. On this basis, the impact of the project on chloride is considered less than significant.*	MV 4.22-2 (continued) A Landscape and Integrated Pest Management Plan shall be developed and implemented for common area landscaping within the Mission 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.22 WATER QUALITY (CONTINUED)		
• ***Pesticides:*** *Pesticides in runoff may or may not increase in the post-development phase as a result of landscape applications. Proposed pesticide management practices, including source control, removal with sediments in LID BMP~~treatment control PDF~~s, and advanced irrigation controls, would minimize the presence of pesticides in runoff. During the construction phase of the project, erosion and sediment control BMPs and source controls implemented per General Permit and General De-Watering Permit requirements would prevent pesticides associated with sediment from being discharged. Final site stabilization would limit mobility of legacy pesticides that may be present in pre-development conditions. On this basis, the impact of pesticides is considered less than significant.* • ***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. Removal of agriculture and ranching operations and a reduction in open space within the project area would reduce the bacteria produced by livestock and wildlife. The project would not include septic systems and the sewer system would be designed to current standards minimizing the potential for leaks. Thus, pet wastes are the primary source of concern. Pathogens are not expected to occur at elevated levels during the construction phase of the project. The project design features (PDFs) would include source controls and LID BMPs~~treatment controls~~ which in combination should help to reduce pathogen indicator levels in post-development stormwater runoff. On this basis, the project's impact on pathogen and pathogen indicators is considered less than significant.*	MV 4.22-2 (continued) 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.22 WATER QUALITY (CONTINUED)		
• ***Hydrocarbons:*** *Hydrocarbon concentrations would likely increase post-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 ~~extended detention basins and bioretention areas~~. Source control BMPs incorporated in compliance with the MS4 Permit, the Construction General Permit, and the SUSMP would also 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.*		

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.22 WATER QUALITY (CONTINUED)		
• ***Trash and Debris:*** *Trash and debris in runoff are likely to increase with development. However, the project PDFs, including source control and LIDtreatment BMPs incorporated in compliance with the MS4 Permit, and the SUSMP requirements, and the LID Performance Standard, 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 BMPtreatment control 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.*		

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.22 WATER QUALITY (CONTINUED)		
• ***Methylene Blue Activated Substances*** *(MBAS): The presence of soap in runoff from the project would be controlled through the 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 would 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* <u>*LID BMPs*</u>~~*treatment PDFs*~~*. Therefore cyanide is not expected to significantly impact the receiving waters of the proposed project.* • ***Bioaccumulation****: According to scientific literature, the primary pollutants that are of concern with regard to bioaccumulation are mercury and selenium. However, selenium and mercury are not of concern in this watershed, so bioaccumulation of selenium and mercury is also not expected to result either during the construction or post-development project phases. On this basis, the potential for bioaccumulation in the Santa Clara River and adverse effects on waterfowl and other species is considered less than significant.*		

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.22 WATER QUALITY (CONTINUED)		
• ***Construction Impacts:*** *Construction impacts on water quality are generally 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.*		

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.22 WATER QUALITY (CONTINUED)		
Construction Impacts (cont'd): • ***Regulatory Requirements:*** *The proposed project satisfies MS4 Permit requirements for new development, including SUSMP requirements, low impact development (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.* *Finally, the proposed Mission Village project, including proposed drainage and hydromodification controls, would not substantially alter the existing drainage pattern of the Santa Clara River in a manner that would cause substantial erosion, siltation, or channel instability; or substantially increase the rates, velocities, frequencies, duration, and/or seasonality of flows in a manner that causes channel instability or in a manner that harms sensitive habitats or species in the River. Therefore, the impact of the project on hydromodification is considered less than significant.*		

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

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.23 GLOBAL CLIMATE CHANGE (CONTINUED)		
The emissions inventory for the proposed Mission Village project considers eight categories of GHG emission sources that would result from approval of the Mission Village project: (1) emissions due to land use/vegetation changes; (2) emissions from construction activities; (3) emissions associated with residential building use; (4) emissions associated with nonresidential building use; (5) mobile source emissions; (6) municipal source emissions; (7) area emissions; and (8) emissions associated with recreational center use. The emissions from land use/vegetation changes and construction activities are one-time emissions event, whereas emissions from the other sources would occur annually, throughout the life of the project. The inventory identified approximately 109,331 metric tons (tonnes) of carbon dioxide equivalent (CO2e) one-time emissions, and 60,715 tonnes of CO2e annual emissions. If the one-time emissions are annualized, over 40-years, the annual emissions are 63,448 tonnes per year. *These emission levels were analyzed to determine whether approval of Mission Village would impede compliance with the GHG emissions reduction goals mandated by the California Global Warming Solutions Act of 2006 (Assembly Bill [AB] 32), which requires that California's GHG emissions be reduced to 1990 levels by 2020. The proposed project's CO2e emissions from all annual sources are 36.6 percent below the level that would be expected if the proposed project were constructed consistent with the assumptions in the California Air Resources Board's projections for 2020 if "no actions are taken" (CARB 2020 NAT scenario). (See Climate Change Proposed Scoping Plan: A Framework for Change [Scoping Plan], California Air Resources Board [adopted December 2008].) Moreover, when the one-time land use/vegetation change and construction emissions are included, the proposed project's emissions are still 35.6 percent below the CARB 2020 NAT scenario. As established by CARB's emission forecasts for 2020, a reduction of 29 percent below the CARB 2020 NAT scenario is required to meet the goals of AB 32.*	MV 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. MV 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.	

Environmental Impact	Mitigation Measures	Level of Significance After Mitigation
4.23 GLOBAL CLIMATE CHANGE (CONTINUED)		
Therefore, the proposed project would not impede implementation of AB 32 as its reduction below the CARB 2020 NAT scenario is greater than that required, and project impacts are less than significant. *This inventory was prepared assuming that all emissions from Mission Village would be "new," in the sense that absent development of Mission Village these emissions would not occur. Given the global nature of GHG emissions, questions arise over whether new global GHG emissions are caused by economic and population growth, and not the local development projects that simply accommodate such growth.* *In addition, the proposed Mission Village project's GHG emissions were assessed from a cumulative impact perspective. As discussed above, AB 32 requires approximately a 29 percent reduction of GHG emissions below the CARB 2020 NAT scenario. The project design features of Mission Village would reduce its contribution of GHG emissions; therefore, especially when compared to a project that does not adopt such reduction strategies and sustainable development principles, the proposed project would enable California to meet its goal of returning to 1990 GHG emissions levels by 2020. As a result, the Mission Village GHG emissions are not considered "cumulatively considerable" under CEQA.*	MV 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 in Mission Village on land for which an application for 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. MV 4.23-6 The project applicant shall use solar water heating for all pools located at the Mission Village recreation centers. MV 4.23-7 The project applicant, in accordance with Los Angeles County requirements, will design and construct the approximately 13,500 square feet fire station and 36,000 square feet public library so as to achieve LEED silver certification. In addition to the seven global climate change mitigation measures identified above, mitigation measures recommended in connection with other sections (i.e., air quality; biological resources; traffic) of the Mission Village Draft EIR would reduce the proposed project's GHG emissions and/or improve the project's capacity to respond to the uncertain effects of global climate change. As these measures are recommended for adoption and incorporation into a mitigation monitoring and reporting program, these measures can be relied upon in this analysis as feasible measures designed to reduce GHG emissions and the impact of global climate change on the project.	

3. RESPONSIBLE AGENCIES

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

(a) California Regional Water Quality Control Board (RWQCB)

(b) California Department of Fish and Game (CDFG)

(c) California Public Utilities Commission (CPUC)

(d) South Coast Air Quality Management District (SCAQMD)

(e) U.S. Fish and Wildlife Service (USFWS)

(f) U.S. Army Corps of Engineers (USACE)

(g) City of Santa Clarita

(h) California Department of Transportation (Caltrans)

(i) County Sanitation Districts of Los Angeles County (CSDLAC)

4. PROJECT APPLICANT

The applicant of the proposed project is:

Newhall Land and Farming
25124 Springfield Court, Suite 300
Valencia, California 91355
Contact: Steve Zimmer, Executive Vice President
(661) 255-4000

5. PROJECT SUMMARY

a. Revised Project Summary

The Mission Village Draft EIR (October 2010) analyzed the potential environmental impacts associated with development of 4,412 dwelling units (382 single-family dwellings and 4,030 multi-family units) and

1.55 million square feet of mixed-use/commercial development on the proposed project site. Included within the proposed project as described was a 65.6-acre spineflower preserve.

Subsequent to circulation of the Draft EIR, the California Department of Fish and Game (CDFG) approved the Newhall Ranch Resource Management and Development Plan/Spineflower Conservation Plan (RMDP/SCP), which includes the Mission Village project area within its boundaries. As approved by CDFG, the RMDP/SCP designates 85.8 acres of spineflower preserve on the Mission Village site; this represents an increase of 20.2 acres over the amount designated in the Draft EIR.

As a result of the increased spineflower acreage, the development component of the proposed Mission Village project has been reduced in size, consistent with the approved RMDP/SCP. Specifically, as revised, the proposed project now includes a total of 4,055 dwelling units (351 single-family dwellings and 3,704 multi-family units); the 1.55 million square feet of mixed-use commercial development is unchanged.

With the exception of the water quality analysis, this section, nor any other section, has not been revised to reflect the revised project. Instead, the environmental effects of the proposed revised project are addressed in **Topical Response 4: Revised Project Design.**

b. Draft EIR Project Summary

The project applicant proposes to develop the Mission Village project, which would be constructed on 1,261.8 acres of property located primarily within the boundaries of the Newhall Ranch Specific Plan (of the 1,261.8 acre tract map, approximately 39.1 acres are located outside the Specific Plan boundaries). The project site is located within the northeastern corner of Newhall Ranch in western unincorporated Los Angeles County, south of the Santa Clara River and State Route 126 (SR-126), and west of Interstate 5 (I-5). The proposed project consists of the development of single-family and multi-family residences, mixed-use commercial development, mixed-use residential/commercial development, commercial uses, an elementary school, parks, library, fire station, bus transfer station, open space, and recreational centers. Other land uses within the project site include a spineflower preserve in the northeastern portion of the site.

The proposed project also includes facilities and infrastructure proposed to support the project, including roads (including the Commerce Center Drive Bridge), trails, drainage improvements, flood protection (including buried bank stabilization within and adjacent to the Santa Clara River), potable and recycled water systems (including water tanks), sanitary sewer system and dry utility systems. To facilitate development of the Mission Village tract map site (VTTM 61105), several off-site project-related improvements (i.e., improvements outside the tract boundary) would be developed on an additional 592.8 acres of land that, for the most part, is located within the approved Specific Plan boundary. These project-related components include the following: utility corridor, Magic Mountain Parkway roadway extension and related improvements, a water quality basin, three water tanks (portions of 2 would be located on site), a Southern California Edison (SCE) electrical substation, and two debris basins. Additional proposed off-site activities include work associated with the Lion Canyon drainage, grading associated with construction of the northerly extension of Westridge Parkway and southerly extension of Commerce Center Drive, and miscellaneous grading to tie proposed grades into natural grades. For purposes of this EIR, the "tract map site" refers to the proposed location of the Mission Village development site itself, and the "project site" refers to the tract map site and off-site improvements.

The project applicant is requesting approval of the following discretionary entitlements (Project Approvals) to allow implementation of the Mission Village project (County Project No. 04-181):

(a) Vesting Tentative Tract Map No. 061105

(b) Significant Ecological Area (SEA) Conditional Use Permit No. RCUP200500080 for project-level development, including utilities within the Specific Plan's River Corridor Special Management Area (SMA)/SEA 23 boundaries

(c) Conditional Use Permit RCUP200500081 to authorize

  (i) development of 73 second dwelling units;

  (ii) care facilities associated with the proposed continued care retirement community;

  (iii) grading associated with the extension of Westridge Parkway and Commerce Center Drive and the construction of off-site improvements, including the extension of Magic Mountain Parkway, a utility corridor, a water quality basin, an electrical substation, and water tanks; and

  (iv) on-site grading and development of project related infrastructure (including water tanks and utilities.

(d) Oak Tree Permit No. ROAK200500032 (project site)

(e) Oak Tree Permit No. T200500043 (off-site extension of Magic Mountain Parkway)

(f) Parking Permit RPKT200500011 to authorize off-site and reciprocal parking across lot lines

In addition, Section 5.2 of the Newhall Ranch Specific Plan contains provisions regarding implementation. Section 5.2 describes substantial conformance as an administrative procedure by which the Planning Director determines whether proposed development or uses substantially comply with the standards, regulations, and guidelines of the Specific Plan. Substantial Conformance 201000001 requests substantial conformance determination for the following: (a) Grading and Hillside Management Guidelines; (b) modification to setback standards; and (c) modification to proposed trails sections. These Project Approvals are described further below.

If the County grants the requested Project Approvals, 4,412 residences (382 single-family homes, and 4,030 multi-family units, including attached and detached condominiums, age qualified and apartment units),[1] 1,555,100 square feet of commercial/mixed-uses, an 9.5-acre elementary school, fire station, public library, bus transfer station, parks, ~~public and~~ private recreational facilities, trails, and road improvements would be permitted (See **Table 1.0-3, Mission Village Statistical Summary**, later in this section). Additional ministerial actions, such as building plan review grading, and building permits, would be required by the County prior to actual grading and construction of these improvements.

Project buildout currently is estimated to occur over several years, with full buildout not expected until 2021. Since market conditions and consumer needs historically change over time, a certain amount of flexibility is necessary in the specific type of residential units that ultimately would be built in order to assure the best mix of residential housing to meet changing market demands. Similarly, as to commercial uses, it is difficult to forecast with a high degree of certainty over the extended duration of project buildout the specific type of office uses and tenant space requirements that will be in demand at buildout.

For these reasons, it is necessary to maintain a certain degree of planning flexibility within the multi-family and commercial planning areas of the proposed project. This flexibility includes, for instance, the ability to: build condominiums rather than apartments, and vice versa; build detached housing units rather than attached units; alter dwelling unit type and location within a designated planning area; change the location of driveways, driveway entries and drive alignments; change lot configurations; and, change commercial building type and location within a planning area. Importantly, however, the total dwelling unit count and commercial square footage shown on Vesting Tentative Tract Map (VTTM) 061105 and the accompanying site plan exhibit maps would not be exceeded; that is, project buildout would not exceed 4,412 dwelling units and 1,555,100 total commercial square feet.

For example, the Village Center planning area is proposed as a mixed use center, comprised of residential, retail, and office uses, combined both horizontally and vertically. In light of potential changes

---

1 The 4,412 total residential dwelling units does not include the 73 second units that would be developed on the single family lots and authorized by the conditional use permit.

9. OTHER PERMITS AND APPROVALS

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

Table 1.0-2
Future Agency Actions[1]

Agency	Action Required
• Regional Water Quality Control Board	Section 401 certification of USACE Section 404 permit or, alternatively, waste discharge requirements (WDRs); construction de-watering permits; Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan[2]
• California Department of Fish and Game (CDFG)	Streambed Alteration Agreement per Fish & Game Code Sections 1601, et seq. Section 2081 Incidental Take Permits authorizing impacts to listed plant and animal species[3]
• United States Department of the Army, Corps of Engineers (USACE)	Section 404 permit under the federal Clean Water Act[4]
• United States Department of the Interior, Fish and Wildlife Service (FWS)	Candidate Conservation Agreement to be made part of the Spineflower Conservation Plan[5]
• South Coast Air Quality Management District	Various permits for air emissions required under the Air Quality Management Plan
• California Public Utilities Commission	Approval of an Advise Letter to allow Valencia Water Company to provide water to the project site; Approval of a new Southern California Edison Company substation, if necessary
• California Department of Transportation	Execution of the Traffic Mitigation Agreement with the project applicant
• County Sanitation Districts of Los Angeles County	Implementation of the Interconnection Agreement if Mission Village wastewater is temporarily treated at the Valencia Water Reclamation Plant
• City of Santa Clarita	Issuance of encroachment permits to construct roadway improvements, if necessary

[1] *This table is not intended to provide the complete and final listing of all future actions required to implement the project but, rather, identifies those actions that are known at this time to be required in the future.*
[2] *Approval of the RMDP/SCP EIS/EIR would eliminate the need to obtain approvals from RWQCB.*
[3] *Approval of the RMDP/SCP EIS/EIR would eliminate the need to obtain approvals from CDFG.*
[4] *Approval of the RMDP/SCP EIS/EIR would eliminate the need to obtain approvals from USACE.*
[5] *Approval of the RMDP/SCP EIS/EIR would eliminate the need to obtain approvals from FWS.*

10. PROJECT OBJECTIVES

CEQA requires that an EIR include a statement of the objectives sought by a project applicant. (*State CEQA Guidelines* Section 15124(b).) The overall objective of the proposed project is to implement a portion of the Newhall Ranch Specific Plan, including, as it relates to Mission Village, the Specific Plan's Master Circulation Plan; Master Trails Plan; Conceptual Backbone Drainage, Water and Sewer Plans; Public Facilities/Services Plan (e.g., fire, police/sheriff, schools, libraries); Resource Management Plan; Hillside

(2) Multi-Family Residential Component

The multi-family attached units provide for densities ranging from 4.7 to 55 dwelling units per acre. These units are typically characterized as detached condominium, townhomes, live/work units, duplex, or condominium/apartment-style buildings. Parking may be at-grade, subterranean or structured. A total of 4,030 multi-family units are proposed. Included in this total are 393 Active Adult residences in Area C. (See **Figure 1.0-8, Neighborhood C Site Plan**.) These residences will be limited to residents 55 or older. Also included in this total are 351 units of continuing care retirement community residences offering independent and assisted living for seniors. A typical building elevation for attached multi-family housing is depicted in **Figure 1.0-13, Typical Elevation – Multi-Family Units**.

(b) Mixed-Use/Commercial Component

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

A total of 1,555,100 square feet of mixed-use/commercial uses are planned on approximately 57.4 acres of land in two general locations on the project site. The mixed-use/commercial areas are planned in the eastern portions of the site along Commerce Center Drive, i.e., the Village Center, Neighborhood E and Neighborhood C. Supporting commercial uses likely to be found in the mixed-use areas include food service, grocery, banking, dry cleaners, merchandise sales, food sales, and various professional offices, as well as live/work units. 704,100 square feet of the mixed use/commercial uses planned for Mission Village would be located in the Village Center in a "main street" setting with reciprocal and shared parking. The 704,100 square feet includes 66,400 square feet of commercial uses that ~~would~~ may be integrated vertically~~horizontally~~ with residential uses located in the Village Center. All mixed-use/commercial areas would be accessible by a vehicular, transit, and pedestrian street network, trails, paseos, and sidewalk areas. Conceptual illustrations of the Village Center are depicted in **Figures 1.0-14a,** and **1.0-14b**, **Conceptual Design Elements for the Village Center**.

(c) Elementary School

Mission Village is located within the boundaries of 2 school districts: Newhall School District (NSD) and Saugus Union School Districts (SUSD). The project applicant has entered into a School Facilities Funding Agreement (Agreement) with both Districts. The Agreements generally require that the applicant set aside land and provide funds for development of the required elementary schools as mitigation for buildout of all uses within Newhall Ranch. Both Agreements provide full mitigation for elementary school impacts.

Consistent with the Agreements, the proposed project includes a 9.5-acre site located in Area A for development of an elementary school. The school is planned to consist of a main school building with modular classrooms and adjacent playing field. **Figure 4.13-3, Conceptual Site Plan – Newhall School District Elementary School,** depicts the conceptual plan for the school. Children of elementary school age will attend schools within the school district in which they reside. Initially, children will attend existing schools within their respective Districts. Children within NSD initially will attend the Oak Hills School in Westridge located to the south of the project. In accordance with the Agreements, certain student generation numbers would trigger the requirement that the project applicant provide ready-to-build school sites.

The SUSD will determine which of the existing schools within its district the children from Mission Village will attend. A SUSD school is proposed on a planned 7.0-acre site in the adjacent Entrada Community (VTTM 53295). (See **Figure 4.13-4, Conceptual Site Plan – Saugus Union School District Elementary School.)**

(d) Recreation Areas

The proposed project includes a 20-acre Community Park along the eastern side of the proposed Commerce Center Drive near the eastern site boundary. The location of the Community Park within VTTM 61105 and additional details regarding the park are shown on **Figure 1.0-16, Community Park**. The Community Park would include improvements such as those identified in Specific Plan Section 2.8 (4) (b). These include tot lots, ball fields, tennis or basketball courts, turf areas, vehicular parking, and restrooms facilities.

One of the Specific Plan Neighborhood Parks also would be developed on the project site. The location of the Neighborhood Park within VTTM 61105 and additional details regarding the park are shown on **Figure 1.0-17, Neighborhood Park.** The park would contain approximately 5 acres of usable parkland. Amenities provided at the parks would include those identified in the Specific Plan Section 2.8 (4) (b).

An 6.9-acre private Community Recreation Center would be provided as a Newhall Ranch wide amenity, and may contain such amenities as a 25,000-square-foot recreational building, pool, spa, wading pool, shade overhead structure, play courts, and/or restroom building. The location of the Community Recreation Center within VTTM 61105 and additional details regarding the center are shown on **Figure 1.0-15**. ~~The recreation areas would be fenced and maintained by a homeowners association, and p~~Parking would be provided both off street and on street. Located next to the Community Recreation Center is a private park that will function as a village green in the Village Center to provide opportunities for both passive and active recreation as well as allocation for community functions, such a farmers market.

In Neighborhood C, the age-qualified~~active adult~~ area, a private neighborhood recreation area would be developed on a total of 4.6 acres. This facility would provide recreational activities for those residents living in Neighborhood C. The amenities may include a 25,000-square-foot recreational building, pool, spa, wading pool, shade overhead structure, and/or play courts.

In addition to the small recreation lot in area A7, separate smaller satellite neighborhood recreation centers would be situated throughout various neighborhoods in Mission Village. These may contain facilities for passive uses or active uses such as tot lots, play courts, and/or pools.

(e) Fire Station

The proposed project includes a 1.5-acre fire station site located south of Magic Mountain Parkway on the easterly side of Westridge Parkway. This site will accommodate up to a 13,500-square-foot fire station plus ancillary buildings.

Consistent with Mitigation Measure 4.18-4 of the Newhall Ranch Specific Plan Program EIR, the applicant is negotiating an MOU with the County Fire Department that would provide for the development of up to three fire stations within the Specific Plan site. Specific to Mission Village, discussions between The Newhall Land and Farming Company (Newhall Land) and the Fire Department revolve around the construction or funding by Newhall Land of an approximately 13,500-square-foot station within Mission Village on the 1.50-acre net building pad site.

It should be noted that both the station and building pad sizes exceed the requirements of the approved Newhall Ranch Specific Plan. Additionally, the approved Specific Plan required Newhall Land to provide funding for the construction of the station, rather than constructing the station, and provide funding for its pro-rata share of equipment for the station.

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

(f) Library

Consistent with mitigation adopted as part of the Newhall Ranch Specific Plan, the proposed project includes a 3.3-acre library site in the Village Center area of the project. Specific Plan mitigation requires that the developer provide funding for the library, including the site, construction, furniture, fixtures, equipment and materials, and that the total library building square footage not exceed 0.35 net square foot per person. The library construction requirements, including size, funding, and time of construction, are to be mutually agreed upon by the County Librarian and the developer, and incorporated into a memorandum of understanding entered into prior to the County's issuance of the first residential

Figure 1.0-20, **Mission Village Trails Plan**, depicts the trails and paseos that fulfill the intent of the Specific Plan's Master Trails Plan and implements the Specific Plan's objective of providing a hierarchy of trails with varying sizes and functionality. The Plan includes approximately 18,900 linear feet of community trails, 12,900 linear feet of local trails, and 9,200 linear feet of pathways. As shown on **Figure 1.0-20**, the Mission Village project would provide an extensive community trail system throughout the project site, which would be linked to the Santa Clara Regional River Trail (off site to the north~~west~~) via the extension of other local trails, and paseos.

Community trails are unified pedestrian and bicycle routes in landscaped parkways, and are located along major roads in order to connect the Villages of the Specific Plan. The Mission Village community trails are proposed along Magic Mountain Parkway, Commerce Center Drive, and Westridge Parkway.

A local trail is a joint pedestrian/bicycle route that may or may not follow a roadway. Local trails provide access to amenities, the community trail network, or serve to link Villages of the Specific Plan. The Mission Village project includes local trails through open space areas.

Pathways, which consist of multi-purpose bicycle and pedestrian trails, are located adjacent to local collector roadways. The pathways are proposed 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 pathways would adjoin major roadways and certain residential collector streets, and be separated from vehicular traffic by a landscaped parkway (**Figure 1.0-20**). The Mission Village project includes pathways along residential collector streets off of Magic Mountain Parkway and Commerce Center Drive. The Mission Village Trails Plan will ensure that each residential neighborhood and community service area is linked to one or more pedestrian and bicycle trails or paseos~~, with locations for river trail access points and observation/interpretive points~~. In addition, on-street bike lanes will be provided along Magic Mountain Parkway and Commerce Center Drive.

(k) Site Access and Circulation

The Mission Village project-level circulation system is consistent with and implements the mobility objectives of the Specific Plan's approved Master Circulation Plan (Exhibit 2.4-2 of the Specific Plan). The Specific Plan's Master Circulation Plan was designed as a flexible mechanism by which necessary circulation modes of travel within the Specific Plan area could be integrated with existing regional road networks. The Specific Plan's mobility objectives were found by the County to be consistent with the transportation goals and objectives of the County of Los Angeles General Plan and Santa Clarita Valley Areawide Plan. **Figure 1.0-21, Newhall Ranch Specific Plan Master Circulation Plan – Mission Village**, depicts the Specific Plan's Master Circulation Plan as it relates to Mission Village.

Figure 1.0-25, Mission Village Drainage and Water Quality Plan, illustrates the project's proposed drainage and water quality plan and related improvements. The plan incorporates methodologies ~~to meet or~~that exceed the ongoing NPDES permit requirements and conforms to the drainage and water quality requirements of the Specific Plan. The plan includes a comprehensive series of drainage, flood control, and water quality improvements designed to allow for a system to both protect development and preserve the Santa Clara River.

The proposed Mission Village drainage system would be designed to provide drainage and flood protection., ~~and to maintain storm water flows from the project during and after buildout at a level approximately equal to or less than pre-development conditions.~~ Project Design Features (PDFs) incorporated into the project to address water quality and hydrologic impacts include site design, low impact development (LID), source control, treatment control, and hydromodification control Best Management Practices (BMPs). As part of the proposed project, LID BMPs will be implemented that retain runoff from the 0.75-inch water quality design storm. This LID BMP Implementation Plan will be conceptually similar to LID requirements in the recently adopted Ventura County MS4 Permit. As shown on **Figure 1.0-25**, on-site surface run-off would be intercepted in retention and/or biofiltration BMPs to the extent feasible~~by curb, debris and/or desilting basins~~. Excess runoff would ~~and~~be conveyed to a network of storm drains that lead to a series of ~~treatment~~ regional infiltration/biofiltration facilities~~,including water quality basins,~~ prior to discharge into the Santa Clara River. ~~As part of the proposed project, a~~An off-site ~~water quality basin~~regional biofiltration facility covering approximately 9 acres in size, would be constructed in the northeast portion of the project site, within the boundaries of Entrada; two debris basins would be constructed along the southerly tract boundary within VTTM 61996 (Legacy Village), which would be removed with construction of Legacy Village; and four debris basins would be constructed within the eastern portion of the Utility Corridor. (See **Figure 1.0-25, Mission Village Drainage and Water Quality Plan**, and **Figure1.0-25a, Off-Site Improvements**.) ~~In commercial areas, parking lot and roof run-off would be directed through landscaped parkways and grassy swales or through sections of porous pavement to provide infiltration and initial treatment prior to discharge into the drainage system.~~

Additional drainage-related improvements that would be implemented as part of the project include conveying water through underground pipes and installing energy dissipaters. In addition, the tributaries located on the Mission Village site would be modified:

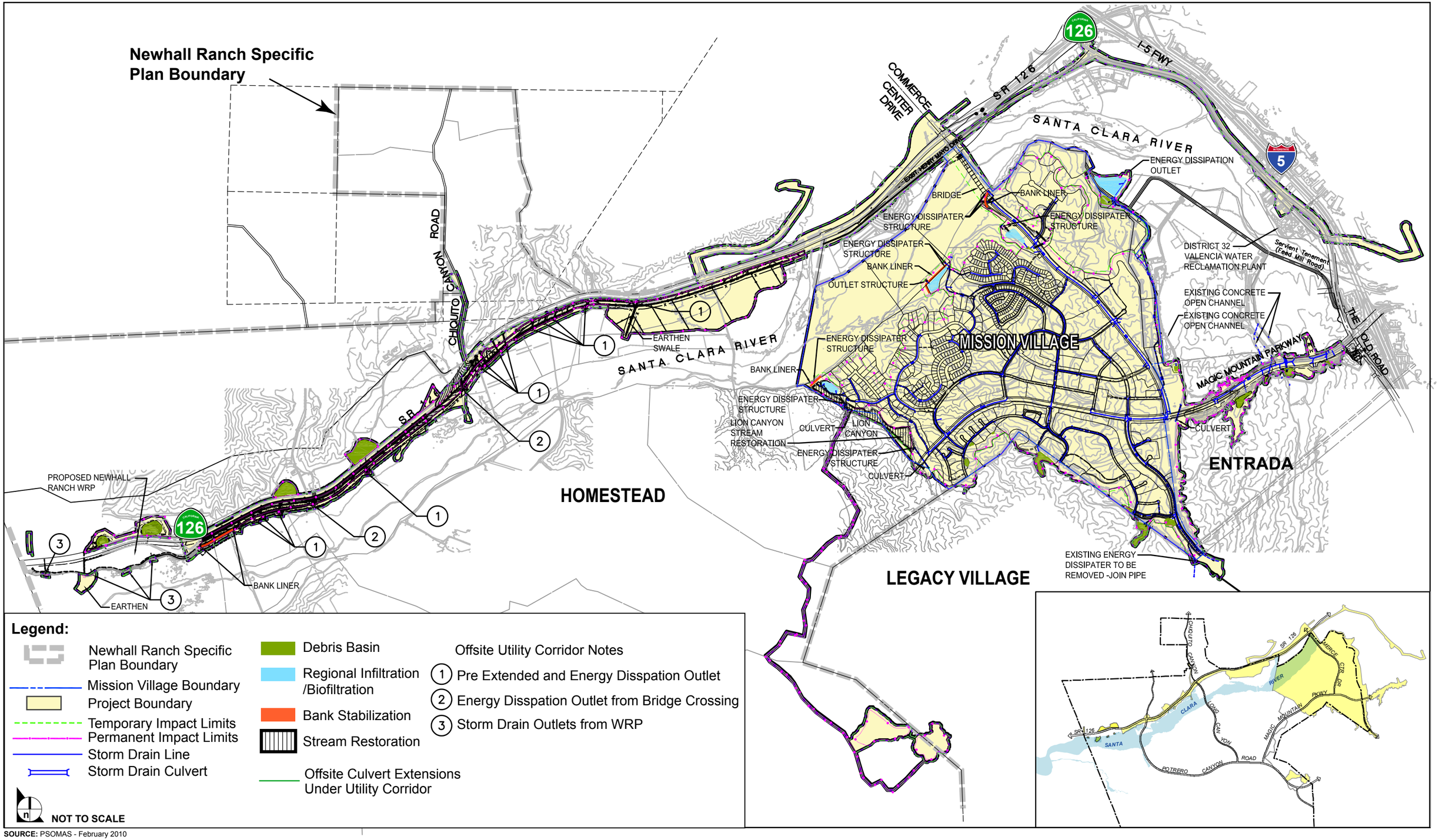
- Lion Canyon: The Lion Canyon drainage would be stabilized with drainage treatments, including grade stabilizing measures to maintain sediment equilibrium (i.e., drop structures/grade stabilizers) to protect the channel and banks from hydromodification impacts. **Figure 1.0-35, Lion Canyon Drainage Treatments** (found at the end of this project description section), depicts the approximate location of the drainage treatments that would occur within Lion Canyon, including one road crossing culvert, slope/bank protection, buried bank protection, and drop structures/grade stabilizers~~and protect the channel bed and banks from hydromodification impacts~~.

- Exxon Canyon: The southern portion of Exxon Canyon would be graded to accommodate development on the Mission Village project site, and the seasonal flows through the drainage would be conveyed by buried storm drain.

- Middle Canyon, Magic Mountain Canyon, Dead End Canyon: These tributaries would be graded to accommodate Mission Village development and the seasonal flows through the drainages would be conveyed by buried storm drain.

Additional information for Lion Canyon is provided below to provide detail regarding the restoration and enhancement design within the drainage. Lion Canyon, it is a 0.84-square-mile (539 acres) watershed area, which is a tributary to the southern district of the Santa Clara River. The total length of the mainstem channel is approximately 4,761 feet, with an average overall slope of 4.6 percent. Approximately 280 acres of the watershed (52 percent) is located within the Newhall Ranch Specific Plan. Approximately 90 percent or more of the watershed consists of rugged foothill topography with the remainder is the narrow valley floor. Generally, the soils in the watershed are characterized hydrologic soil group "B/C" (moderate runoff potential). The associated vegetative cover within the watershed varies, but includes California sagebrush scrub and chaparral.

As part of the Mission Village project, the Lion Canyon drainage would be stabilized with drainage treatments, including grade stabilizing measures (i.e., drop structures/grade stabilizers) to protect the channel and surrounding development from excessive vertical scour and lateral channel migration. **Figure 1.0-35, Lion Canyon Drainage Treatments**, (found at the end of this project description section) depicts the approximate location of the drainage treatments that would occur within Lion Canyon, including one road crossing culvert, slope/bank protection, buried bank protection, and drop structures/grade stabilizers. Reconstruction of the drainage channel would result in 3 acres of modified channel. The reconstructed channel also would result in 3.7 acres of newly created jurisdictional and upland buffer areas.



Legend:

- Newhall Ranch Specific Plan Boundary
- Mission Village Boundary
- Project Boundary
- Temporary Impact Limits
- Permanent Impact Limits
- Storm Drain Line
- Storm Drain Culvert
- Debris Basin
- Regional Infiltration /Biofiltration
- Bank Stabilization
- Stream Restoration
- Offsite Culvert Extensions Under Utility Corridor

Offsite Utility Corridor Notes

1. Pre Extended and Energy Disspation Outlet
2. Energy Disspation Outlet from Bridge Crossing
3. Storm Drain Outlets from WRP

NOT TO SCALE

SOURCE: PSOMAS - February 2010

(Revised) FIGURE **1.0-25**

Mission Village Drainage and Water Quality Plan

32-99•04/11

(qp) Potable Water

The Mission Village project-level potable and recycled water plan is consistent with and implements the Specific Plan's approved Conceptual Backbone Water Plan. (Specific Plan Exhibit 2.5-2). This plan sets forth program-level on-site storage and water distribution systems to provide adequate water service to Newhall Ranch. The Specific Plan also committed to the provision of recycled water, to the extent available, for irrigation use. **Figure 1.0-28, Newhall Ranch Specific Plan Conceptual Backbone Water Plan – Mission Village**, depicts the Specific Plan's Conceptual Backbone Water Plan as it relates to Mission Village.

The Valencia Water Company (VWC) would provide potable water to the Mission Village project. Potable water demands will be met by using groundwater produced 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 Health Services (DHS). These wells replaced older wells used for irrigation that are no longer active and have been permanently closed as directed by DHS. In August 2004, VWC received an amended water supply permit from DHS for approval and construction of four domestic water supply wells. The wells will operate by delivering water to VWC's existing Zone I system and then would be pumped into Zones II and III to meet the demands of the Mission Village project. The project would be located primarily within VWC's Zone II and Zone III water pressure zones. See, **Figure 1.0-29, Mission Village Potable Water System.**

The portion of Mission Village lying within VWC Zone II would be served by a proposed 4.0-million-gallon reservoir tank, which would be located partially on site and partially off site just south of the project boundary within VTTM 61996 (Legacy Village), and a second proposed 4.0-million-gallon reservoir tank located off-site at the existing Westridge Tank site adjacent to Westridge Parkway. (See **Figure 1.0-25a, Off-Site Improvements**.) Both reservoir tanks would be constructed as part of the proposed project. The two new reservoirs would receive water via a new ~~3,500 gallon per minute (gpm)~~ pump station and 18-inch pipeline constructed along the extension of Commerce Center Drive. Connections are also planned with the existing Zone II water system along Magic Mountain Parkway and Westridge Parkway.

The proposed project Zone III service areas would be served by an existing 3.3-million-gallon reservoir located within the Westridge Community, southeast of the Mission Village project site. Connection to the project site would be provided by an existing Zone III line located in Westridge Parkway.

(rq) Recycled Water

The project also proposes to use recycled water for landscape irrigation purposes when available. Use of recycled water would entail construction of a separate recycled water storage and distribution system from the potable system described above. **Figure 1.0-30, Mission Village Reclaimed Water System,** depicts the proposed Mission Village recycled water system.

Currently, recycled water is only available from the Valencia WRP located along The Old Road east of the project site. The long-range plan is for the future Newhall Ranch WRP and the Valencia WRP to serve the sewage and recycled water needs within Newhall Ranch. (The environmental effects of constructing and operating the Newhall Ranch WRP were evaluated at the project-level in the certified Newhall Ranch Specific Plan EIR.) The WRP's capacity would be 6.8 mgd, with a maximum flow of 13.8 mgd. The WRP would be designed to meet the standards and requirements of the Los Angeles County Department of Public Works, County Sanitation Districts of Los Angeles County (CSDLAC), and State of California relative to recycled water. A new County sanitation district has been formed, the Newhall Ranch County Sanitation District, which would include the proposed project area.

Both the Valencia and Newhall Ranch WRPs would supply recycled water to the Valencia Water Company (VWC) Zone 1 pressure zone. Zone I would have sufficient delivery capacity through a backbone pipeline to meet the recycled water needs of the entire Newhall Ranch Specific Plan. The backbone pipeline would be constructed starting at the Newhall Ranch WRP and continuing easterly along the utility corridor south of the SR-126 right of way to Castaic Creek where it would extend north under SR-126, then east crossing under Castaic Creek. The pipeline would continue easterly through Hancock Parkway then southerly on Commerce Center Drive to Henry Mayo Drive, where it would continue easterly on Henry Mayo Drive to The Old Road. At the point where Henry Mayo Drive merges with The Old Road, the pipeline would turn southerly along the right of way along The Old Road, where it would connect to the existing Valencia WRP.

The Mission Village site would be located within VWC's Zone I, Zone II and Zone III recycled water pressure zones. Water storage facilities for Zone I would be provided by 500,000 gallons of storage to be located at the Newhall Ranch WRP pump station. In addition, the existing 3.3-million-gallon Round Mountain reservoir tank, currently being used for potable water and which is located in the proposed Utility Corridor, would be converted to a non-potable recycled water tank. (See **Figure 1.0-25a, Off-Site Improvements**.) Recycled water would be supplied to this tank by installing a pipeline from the proposed project's backbone pipeline system along The Old Road and then along the Santa Clarita trails system eastward to the tank.

A 2.5 million gallon storage tank would be constructed along the southerly tract map boundary, partially on site and partially within VTTM 61996 (Legacy Village), to meet the storage requirements for Zone II. (See **Figure 1.0-25a, Off-Site Improvements**.) Zone II would require a pump station located at Commerce Center Drive and SR-126 to pump recycled water from Zone I to Zone II; Zone III would require a pump station to pump water from Zone II to Zone III.

To augment recycled water supplies within Zone II, two connections are planned to the Castaic Lake Water Agency (CLWA) existing Zone II recycled water system located in Magic Mountain Parkway and Westridge Parkway, with reducing stations within the project to serve lower zones.

Project improvements also would include the abandonment and relocation of one or two existing agricultural wells presently used to irrigate cultivated fields on the Mission Village project site and on other portions of Newhall Ranch. These existing wells and associated piping would be relocated/abandoned, as necessary, to continue to meet ongoing agricultural needs elsewhere on Newhall Ranch.

(s~~r~~) Wastewater

The Mission Village project-level wastewater/sewer plan is consistent with and implements the Specific Plan's approved Conceptual Backbone Sewer Plan (Exhibit 2.5-3 of the Specific Plan), which sets forth a program-level system for wastewater/sewage collection for Newhall Ranch. The Specific Plan also committed that all sewer system facilities would be designed and constructed for maintenance by the County, the CSDLAC, or the approved ~~new~~ Newhall Ranch County Sanitation District, in accordance with all applicable requirements. **Figure 1.0-31, Newhall Ranch Specific Plan Conceptual Backbone Sewer Plan – Mission Village**, depicts the Specific Plan's Conceptual Backbone Sewer Plan as it relates to Mission Village.

As noted above, the long-range plan is for the Newhall Ranch WRP to be constructed to serve the sewage and recycled water needs within Newhall Ranch, including nearly all of Mission Village.[6] In the interim, several options are available to treat wastewater generated by the proposed project.

One option, as shown in **Figure 1.0-32, Mission Village Wastewater System – Scenario 1**, is to construct an initial phase of the Newhall Ranch WRP to serve the Mission Village project, with buildout of the WRP occurring over time as demand for treatment increases. Under this scenario, a network of sewer collectors, sewers pumps, and force mains would collect and convey effluent to an interceptor sewer

---

6 Upon construction of the Newhall Ranch WRP, due to gravitational limitations, a small amount of wastewater generated by the Mission Village project (approximately 0.2 million gallons per day) would need to be treated permanently at the existing Valencia WRP, which is located approximately 0.5 mile east of the Mission Village site along The Old Road. This treatment would be subject to conditions specified in a Joint Sewerage Services Agreement to be executed between NRCSD and the Santa Clarita Valley Sanitation District (SCVSD).

pipeline in the utility corridor. The interceptor sewer will convey effluent to the west in the proposed utility corridor (parallel to the SR-126 right-of-way), where it would connect to the Newhall Ranch WRP.

The second option, as shown in **Figure 1.0-33, Mission Village Wastewater System – Scenario 2**, is to construct a lift or pump station within the utility corridor in one of three potential locations, either near the northerly abutment of the proposed Commerce Center Drive bridge, or within the Landmark Village site near Long Canyon Road, or near the Newhall Ranch WRP. In either scenario, the wastewater would be pumped to the existing Valencia WRP (District No. 32), which is located approximately 0.5 mile east of the project site along The Old Road. Wastewater from the Mission Village project would ~~continue to~~ be pumped temporarily to the Valencia WRP until such time as the first phase of the Newhall Ranch WRP is constructed. Under an Interconnection Agreement with the SCVSD, the 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 NRCSD and its infrastructure, and it sets conditions under which the first 6,000 homes 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 NRCSD. Newhall Ranch residents also would pay the Sanitation Districts 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; 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 starting up the Newhall Ranch WRP. Such an approach would match the slower pace of the development, but would not eliminate the Specific Plan requirement for construction of the Newhall Ranch WRP. (A copy of the Interconnection Agreement is found in **Appendix F4.9** of the Mission Village Final EIR.)

Under this scenario, a sanitary sewer force main would be constructed in the proposed utility corridor located south of SR-126 right-of-way, and extend along Henry Mayo Drive and would connect to an existing CSDLAC pump station near the intersection of The Old Road and Henry Mayo Drive. The existing CSDLAC pump station may require upsizing.

In the event the Commerce Center Drive Bridge is not completed at the time it becomes necessary to treat wastewater flows and, therefore, the bridge cannot support pipelines to convey effluent flows, an interim pump station would be constructed near the intersection of "GG" Street and Commerce Center Drive on the westerly side of Commerce Center Drive that would pump effluent to the existing Valencia WRP (District No. 32). **Figure 1.0-34, Mission Village Wastewater System – Scenario 3**, illustrates this option. Under this scenario, a pipeline from the interim pump station on the project site to the Valencia WRP would be constructed along Commerce Center Drive and the Magic Mountain Parkway Extension. The pipeline would connect with an existing line at the intersection of The Old Road and Magic Mountain Parkway. The existing pipeline would convey effluent to the Valencia WRP. As with Scenario 2 described above, wastewater from the Mission Village project would be pumped temporarily to the Valencia WRP until such time as the first phase of the Newhall Ranch WRP is constructed and operational.

~~(ts)~~ Magic Mountain Parkway Extension

As part of the proposed project, Magic Mountain Parkway will be extended from its existing terminus just east of the project boundary to provide a westward thoroughfare through the project site. (See **Figure 1.0-25a, Off-Site Improvements**.) Improvements also will be made to the existing portion of the roadway lying within VTTM 53295 (Entrada), from The Old Road to the existing terminus. As part of the Magic Mountain Parkway improvements, Media Center Drive also will be realigned.

(u~~t~~) Grading

Project site grading would require the removal and recompaction of approximately a maximum of 29.9 million cubic yards of existing material in a balanced cut and fill operation. Included in this 29.9 million cubic yards is grading for the off-site Magic Mountain Parkway extension (approximately 900,000 cubic yards of cut and 500,000 cubic yards of fill, the excess to be used as fill in Mission Village), the utility corridor (approximately 618,000 cubic yards cut/fill), and Alternate 2 of the SCE Substation. Project grading would be consistent with, and would implement, the Specific Plan's approved Conceptual Grading Plan (Specific Plan Exhibit 2.7-1), and the applicable Specific Plan Design Guidelines (Specific Plan Chapter 4, Section 4.8) for grading and hillside management.

Grading specific to the Mission Village project includes mass grading for the development areas, along with fine grading for development pads. Mass grading would consist of rough grading operations that would provide for major roads and infrastructure, including off-site improvements, establish drainage patterns, and create building pads for the various land uses within the project site. Remedial grading and custom grading may also be required depending upon future site specific soils and geotechnical investigations. Graded slopes would be landscaped and irrigated pursuant to County grading and erosion control requirements. Vesting Tentative Tract Map 61105 depicts the project's ultimate grading contours as shown on the project grading plan.

Off-site grading is required at several locations to construct the off-site project components. Specifically, the proposed project would require off-site grading of the utility corridor, roadway extensions (Magic Mountain Parkway and Westridge Parkway/Commerce Center Drive; grading to occur within VTTM 53295 [Entrada]), portions of a water quality basin, and portions of a water tank site. (See **Figure 1.0-25a, Off-Site Improvements**.) A limited amount of off-site grading also will be conducted along the southerly boundary of the tract map site with VTTM 61996 (Legacy Village) in order to tie the proposed grades into natural grades. (See **Figure 1.0-25a, Off-Site Improvements**.) Additionally, it is anticipated that limited portions of the re-grading and stabilization work associated with the Lion Canyon drainage would take place outside of the Mission Village tract map site, within the future Homestead portion of Lion Canyon. (See **Figure 1.0-25a, Off-Site Improvements**.)

As described earlier, depending on the timing of other development projects, Southern California Edison may require construction of a 16 kV Substation to serve the Mission Village project. There are two alternative locations for the proposed substation, both outside the boundaries of Mission Village. Additional grading to construct either one of these sites would need to occur. Alternative one would require approximately 158,000 cubic yards of cut and 45,000 cubic yards of fill. The excess dirt from this site would be placed in the existing agricultural fields in Potrero Valley, adjacent to the construction site.

The second alternative would require 372,000 cubic yards of cut and 107,000 cubic yards of fill. The excess dirt from this site also would be placed in the existing agricultural fields in Potrero Valley.

The project-related grading also may occur in several phases, including partial grading within the tract map site. The limit of the grading phase would be established to achieve a balanced earthwork for that grading phase and may extend beyond the limits of a particular final unit map boundary to achieve a phased grading balance. ~~An interim hydrology report would be prepared for each phased grading area and the phased grading would be protected from flooding erosion in accordance with current County standards.~~

b. Implementation of Smart Growth Principles

There are many different components that make a community sustainable or qualify a project as a "smart growth" project. These include a proper mix of land use, provision of jobs, design for future transit uses, provision of open space and recreation, connectivity (trails), preservation of natural areas, the reduction of impermeable surfaces, water conservation and re-use, energy conservation including the use of alternative energies (solar, wind, cogeneration, etc.), and the incorporation of green building techniques. Researchers sometimes refer to those factors that characterize urban development patterns as "D" variables, which include density of development, diversity of land uses, design (pedestrian v. vehicle-oriented), destination accessibility, and distance to transit. The D variables have a significant effect on the overall vehicle miles traveled (VMT) and vehicle trips (VT) of individuals and households, mostly through their effect on the distance people travel and the modes of travel they choose. As is evidenced below, Mission Village, as with Newhall Ranch, utilizes the D variables in a manner that incorporates the components of a sustainable or smart growth community.

1. **Mix of Land Uses.** Mission Village, along with the other villages in Newhall Ranch, will include a broad range of housing types, including affordable housing, along with commercial, office, and public facilities. Mission Village will provide a diverse range of 4,412 homes (382 single-family and 4,030 multi-family units) with densities ranging between 1 and 55 du/ac. In addition, age qualified homes will be provided for active adults age 55 plus, and a continuing care retirement community offering independent and assisted living also is included. To minimize and shorten vehicle trips, most homes will be located within walking distances to the Mission Village community's commercial and mixed-use areas, elementary school site, community park, and trail system. Additionally, to further minimize and shorten vehicle trips, Mission Village would be located adjacent to the Valencia Commerce Center, one of the largest employment centers in the County. Bike and pedestrian trails within Newhall Ranch and Mission Village will connect to trails within the Valencia Commerce Center, thereby reducing the need for vehicle trips.

2. **Provision of Jobs.** A portion of Newhall Ranch's approximate 20,000 new jobs would be provided through Mission Village's mixed-use and commercial areas. Newhall Ranch is adjacent to the existing Valencia Gateway (which includes the Valencia Commerce Center), which presently provides

SOURCE: PSOMAS – April 2011

FIGURE **1.0-35**

Lion Canyon Drainage Treatments

32-99A•04/11