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May 15, 2012

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES
#25 OF MAY 15, 2012

Agenda No. 3
10/25/11

Sachi A. Hamai
SACHI A. HAMAI
EXECUTIVE OFFICER

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, California 90012

Re: PROJECT NUMBER 04-181-(5)
CONDITIONAL USE PERMIT NUMBER 2005-00080-(5)
CONDITIONAL USE PERMIT NUMBER 2005-00081-(5)
OAK TREE PERMIT NUMBER 2005-00032-(5)
OAK TREE PERMIT NUMBER 2005-00043-(5)
PARKING PERMIT NUMBER 2005-00011-(5)
SUBSTANTIAL CONFORMANCE REVIEW NUMBER 2010-00001-(5)
FIFTH SUPERVISORIAL DISTRICT/THREE-VOTE MATTER

Dear Supervisors:

Your Board previously conducted a public hearing regarding the Regional Planning Commission's approval of the above-referenced permits, which relate to a proposed mixed-use development known as Mission Village. The project consists of, among other things, 4,055 residential units (351 single-family units and 3,704 multi-family units), 1,555,100 square feet of mixed-use/commercial space, approximately 693 acres of open space, including 26.8 acres for public parks, 14.7 acres for private recreational facilities, and 85.8 acres in three spineflower preserves connected to open space, a 9.5-acre elementary school, 3.3-acre library, a 1.5-acre fire station, and a 1.2-acre bus transfer station site. The project is located south of the Santa Clara River and State Route126, east of the Ventura County boundary, and west of Interstate 5, within the northeast corner of the Newhall Ranch Specific Plan. Mission Village represents the second subdivision proposed under the Specific Plan, approved by your Board in 2003.

At the completion of the hearing, your Board indicated an intent to approve the permits and instructed us to prepare findings and conditions for approval. Enclosed are findings and conditions for your consideration.

Very truly yours,

JOHN F. KRATTLI
Acting County Counsel

By

ELAINE M. LEMKE
Principal Deputy County Counsel
Property Division

APPROVED AND RELEASED:

RICHARD D. WEISS
Acting Senior Assistant County Counsel

EML:vn

Enclosures

FINDINGS OF THE BOARD OF SUPERVISORS
AND ORDER
CONDITIONAL USE PERMIT NUMBER 2005-00080-(5)
CONDITIONAL USE PERMIT NUMBER 2005-00081-(5)
OAK TREE PERMIT NUMBER 2005-00032-(5)
OAK TREE PERMIT NUMBER 2005-00043-(5)
PARKING PERMIT NUMBER 2005-00011-(5)
SUBSTANTIAL CONFORMANCE REVIEW NUMBER 2010-00001-(5)

General Findings

1. The Los Angeles County ("County") Board of Supervisors ("Board") conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") No. 2005-00080-(5) ("CUP I"); CUP No. 2005-00081-(5) ("CUP II"); Substantial Conformance Review No. 2010-00001-(5) ("Substantial Conformance Review"); Oak Tree Permit No. 2005-00032 ("Oak Tree Permit I"); Oak Tree Permit No. 2005-00043 ("Oak Tree Permit II"); and Parking Permit No. 2005-00011-(5) ("Parking Permit") on October 25, 2011. CUP I, CUP II, Oak Tree Permit I, Oak Tree Permit II, the Parking Permit, and the Substantial Conformance Review were heard concurrently with Vesting Tentative Tract Map No. 61105-(5) ("Vesting Map"). Collectively, these entitlements make up the proposed project, Project No. 04-181-5. The County Regional Planning Commission ("Commission") previously conducted a duly-noticed public hearing on CUP I, CUP II, the Substantial Conformance Review, Oak Tree Permit I, Oak Tree Permit II, the Parking Permit, and the related Vesting Map on November 10, 2010, March 16, 2011, and May 18, 2011.

2. The permittee, the Newhall Land and Farming Company ("permittee"), seeks authorization to develop a mixed-use development known as Mission Village ("project" or "Mission Village"), the second phase under the Newhall Ranch Specific Plan ("Specific Plan") consisting of 4,055 residential units (351 single-family units and 3,704 multi-family units), 1,555,100 square feet of mixed-use/commercial space, approximately 693 acres of open space, including 26.8 acres for public parks, 14.7 acres for private recreational facilities, and 85.8 acres in three spineflower preserves connected to open space, a 9.5-acre elementary school, a 3.3-acre library, a 1.5-acre fire station, and a 1.2-acre bus transfer station site.

3. CUP I is a request to ensure that project-level improvements for Mission Village are both consistent with the River Corridor Special Management Area ("SMA") of the Specific Plan and the Board's previously approved CUP No. 94-087, which allows necessary improvements for development authorized by the Specific Plan within Significant Ecological Area ("SEA") 20 and SEA 23. The River Corridor SMA 23 boundary is co-extensive with the SEA 23 boundary and will be referred to herein as SMA/SEA 23 or River Corridor SMA/SEA 23. The proposed Mission Village project-level improvements within the River Corridor SMA/SEA 23 boundary include the Commerce Center Drive Bridge, neighborhood parks,

access roads and easements, grading, trails, water quality basins, bank stabilization, water and sewer utility crossings, utility corridor, storm drain outlets, and potential riparian mitigation.

4. CUP II is a request to authorize the development of 73 second dwelling units, a continued care retirement community with 351 dwelling units, and on-site and off-site grading associated with the Vesting Map, water tanks, and on-site infrastructure.

5. The Substantial Conformance Review is a request pursuant to section 5.2.2 of the Specific Plan for a determination that the project will substantially conform to the standards, regulations, and guidelines of the Specific Plan relative to the following: (a) grading and hillside management guidelines (Specific Plan section 4.8); and (b) modification to setback standards (to allow specific Village Center lots to be designed with a minimum zero-foot front yard setback).

6. Oak Tree Permit I is a request to authorize the removal of 11 oak trees, including three heritage oaks, in connection with construction of the off-site extension of Magic Mountain Parkway. Oak Tree Permit I also seeks authorization to encroach into the protected zone of an additional two oak trees due to potential impacts from the construction.

7. Oak Tree Permit II is a request to authorize the removal of 143 oak trees from the project site, including eight heritage oaks. Oak Tree Permit II also seeks authorization to encroach into the protected zone of an additional 50 oak trees due to potential impacts from the construction.

8. The Parking Permit is a request to authorize off-site and reciprocal parking for lots located within the Village Center area of the project.

9. The Vesting Map is a related request that proposes to subdivide the site into a total of 621 lots, including:

   A. 351 single-family lots, 36 multi-family lots, five apartment/condominium lots, two mixed-use/residential lots (including 66,400 square feet of commercial uses), and one continued care retirement lot, for the development of 4,055 residential dwelling units (351 single-family units and 3,704 multi-family units).

   B. 11 mixed-use commercial lots for the development of up to 1,555,100 square feet (including the 66,400 square feet referenced above) of office, retail, and service uses.

   C. 143 open space lots.

   D. Two public park (active) lots.

   E. Four private recreation lots.

F. Five spineflower preserve lots.

G. Four public facility lots, including one school lot, one library lot, one fire station lot, and one bus transfer station lot.

H. 14 utility-related lots (including lots for water quality basins, water tanks, and wastewater pump stations).

I. 43 transportation-related lots.

Exhibit "A" attached to the Vesting Map depicts conceptual site development plans for the project. Revised site plans shall be subject to the provisions of section 5.2 of the Specific Plan.

10. On May 27, 2003, the Board approved the Specific Plan, which authorized the development of an approximately 11,999-acre site consisting of 20,885 dwelling units and 423 second units, 629 acres of mixed-use development, 67 acres of commercial uses, 249 acres of community parks, and more than 5,100 acres of open space within two approved special management areas/significant ecological areas, and 869 acres of other open areas. The Specific Plan also provided for the development of two fire stations, one public library, one electrical substation, a 6.8-million gallon per day Newhall Ranch Water Reclamation Plant ("WRP"), and other associated community facilities, such as roads and bridges. Finally, the Specific Plan reserved sites for the development of five elementary schools, one junior high school, and one high school.

11. The project will include project-related infrastructure, including roads (such as the Commerce Center Drive Bridge), trails, drainage, and flood protection improvements (including bank stabilization within and adjacent to the Santa Clara River), potable and recycled water systems (including water tanks), a sanitary sewer system, and dry utility systems. All such infrastructure will be developed in compliance with the Specific Plan.

12. The project proposes the development of several off-site project-related improvements (i.e., improvements outside the Vesting Map boundary, and in certain cases, outside the Specific Plan boundary). These off-site improvements include: (a) a 227-acre utility corridor generally running along State Route 126 ("SR-126") and Interstate 5 ("I-5"), which would extend municipal services to and from the site; (b) a demineralization facility and related brine disposal well immediately adjacent to and within the utility corridor; (c) the extension of Magic Mountain Parkway and related improvements westerly into the project site; (d) a water quality basin; (e) three water tanks (portions of two will be located on-site); (f) a Southern California Edison ("SCE") electrical substation; and (g) two debris basins. Additional off-site improvements include work associated with the Lion Canyon drainage project, grading associated with the construction of the northerly extension of Westridge Parkway and the southerly extension of

Commerce Center Drive, and miscellaneous grading to tie proposed grades into natural grades.

13. The approximate 1,860 gross-acre project site is located south of the Santa Clara River and SR-126, east of the Ventura County boundary, and west of I-5, within the northeast corner of the Specific Plan in the Newhall Zoned District. The Specific Plan area is divided into five "villages," one of which is referred to as The Mesas. Mission Village represents the first phase of development within The Mesas, comprising approximately 70 percent of The Mesas land area.

14. The project site is comprised of the Vesting Map site, which is 1,261.8 acres in size, and the off-site project-related improvements area, which is approximately 598 acres in size. Approximately 39.1 acres of the Vesting Map are located outside the Specific Plan boundary. The Vesting Map consists of Parcel Nos. 11, 12, 13, 22, and a portion of Parcel No. 14 of the previously recorded Parcel Map No. 24500-01 and a portion of the Rancho San Francisco. Approximately 338.9 acres of the off-site project-related improvements are located outside of the Specific Plan boundary.

15. The site is irregular in shape with variable sloping terrain, unimproved, and currently utilized for agricultural activities. The site contains sensitive biological resources and habitat types, including special-status species. The Santa Clara River, which forms the northern boundary of the site, is within the previously approved River Corridor SMA/SEA 23. Historically, the project site has been used for agricultural activities and related storage. Portions of the site also have been used for oil and gas production.

16. Access to the site is provided by SR-126 to the north, the proposed Magic Mountain Parkway extension to the east, Westridge Parkway to the south, and existing agricultural roads to the west. Connections to the proposed roads within the project site will be provided by the southerly extension of Commerce Center Drive, the westerly extension of Magic Mountain Parkway, and the northerly extension of Westridge Parkway.

17. The site is located southeast of where Castaic Creek and the Santa Clara River join. The surrounding land uses include:

18.

North:	Travel Village Recreational Vehicle Park, SR-126, and the Valencia Commerce Center;
South:	Undeveloped land within the existing community of Westridge to the southeast, and the proposed Legacy Village (formerly Stevenson Ranch Phase V);
East:	Six Flags Magic Mountain Theme Park, undeveloped land, the Valencia WRP, a California Highway Patrol station, hotels, restaurants, and service stations; and
West:	Undeveloped land within the previously approved Landmark Village.

19. Surrounding zoning is as follows:

North:	A-2-5 (Heavy Agriculture - Five Acres Minimum Required Area); M-1-½ (Restricted Heavy Manufacturing), M-1-½-DP (Restricted Heavy Manufacturing - Development Program), and R-R (Resort and Recreation);
South:	RPD-8,500-5 (Residential Planned Development - 8,500 Square Feet Minimum Lot Size - Five Dwelling Units Per Acre), A-2-5, and SP (Specific Plan);
East:	A-2-5, P-R (Parking Restricted), C-R (Commercial - Recreation), and C-M (Commercial Manufacturing); and
West:	SP.

20. The zoning and land use designations of the site are primarily SP and "Specific Plan" respectively, although the areas located within the Rancho San Francisco are zoned A-2-5. The SP zone became effective on June 26, 2003, following adoption of Ordinance No. 2003-0031Z, which was adopted in connection with the Specific Plan.

21. Approximately 57.8 million cubic yards of grading are proposed for the project (28.9 million cubic yards of cut and 28.9 million cubic yards of fill), which includes grading for on-site and off-site improvements. In addition, 479,000 cubic yards of grading (372,000 cubic yards of cut and 107,000 cubic yards of fill) are proposed for one of the two SCE substation alternate locations.

22. The project includes development of community facilities, including a fire station, a school, and a library, which will provide public services to the community consistent with the objectives and policies of the Specific Plan, the Santa Clarita Valley Area Plan ("Area Plan"), and the Countywide General Plan ("General Plan"). The conditions of approval will require compliance with the Mitigation Monitoring Plan ("MMP") adopted as part of the environmental review for the project, described in Finding Nos. 41 and 42 below. The MMP requires construction of a fire station on the site which will be conveyed to the Consolidated Fire Protection District of Los Angeles County upon completion, and for the permittee to provide additional funding for the purchase of two fire trucks. The MMP also requires the permittee to enter into a memorandum of understanding with the County Librarian to fund construction of a library, provide an elementary school site between seven and 10 acres in size, and to comply with school funding agreements between the permittee and three school districts.

23. In connection with the Specific Plan, the Board adopted the Newhall Ranch Master Trails Plan, a comprehensive system of trails throughout the Specific Plan area, providing potential connection points to regional trail systems within the Santa Clarita Valley. The Mission Village Trails Plan implements the Specific Plan's objective of providing a hierarchy of trails with varying sizes and functionality, throughout the site, including pedestrian, bicycle, and equestrian trails, which will be linked to the Santa Clara Regional River Trail.

24. Utilities to be constructed and installed to serve the site include water, sanitary sewer, gravity sewer, force main, irrigation, cable, gas, fiber optics, and recycled water lines.

25. To provide future residents with access to alternative modes of transportation, the Vesting Map includes a 1.2-acre transit site for possible development of a bus transfer station in the Village Center area of the project. If this transfer station is built, it will facilitate local bus service and provide connection points for express bus operation.

26. Project buildout currently is planned to occur over several years, with full buildout not expected until 2021. Because market conditions and consumer needs historically change over time, a certain amount of flexibility is necessary in determining the specific type of residential units that ultimately will be built. As for commercial uses, it is difficult to forecast with a high-degree of certainty over the extended duration of the project buildout the specific type of office uses and tenant space requirements that will be in demand as each segment of the project is developed.

    Flexibility has been incorporated into the Specific Plan to respond to these potential changes in demand in the marketplace. Section 5.2.2.e (Amendments to the tentative subdivision maps) of the Specific Plan allows subsequent changes to an approved vesting map through an amended exhibit map process pursuant to section 21.16.15 of Title 21 of the Los Angeles County Code ("County Code"). The amended exhibit map shall be approved only if the map is determined by the Director ("Director") of the Department of Regional Planning ("Regional Planning") to be in substantial conformance with the approved map. Section 5.2.5 of the Specific Plan (Adjustment/Transfer/Conversion Provisions) provides standards for dwelling unit and non-residential building, square footage transfers, and conversions.

27. For Lot Nos. 158, 161, 162, 361, 376, 380, 381, 384-387, 396 (fire access), 397-407, 411, 427, 434, 439, 442, 443, 445, 447, 480-484, 508-532, 621, and associated private drives CC, DD, EE, FF, II, JJ, KK, LL1, LL2, NN, OO, PP, SS, TT, YY, and ZZ, flexibility in the Specific Plan and Vesting Map will allow the permittee to build condominiums rather than apartments, and vice versa; build detached housing units rather than attached units; alter residential building type and location within a designated planning area; change the locations, widths, alignments or entries of driveways, change the private drive alignments and location; change lot configurations; and change commercial building type and location within a planning area. However, this flexibility will be limited such that the total dwelling unit count and commercial square footage, as shown on the Vesting Map and site plan exhibit maps, set a cap for each development category that cannot be exceeded without additional approvals or modifications to the project. Accordingly, project buildout will not exceed 3,704 multi-family dwelling units and 1,555,100 total square feet of commercial development. In

addition, the open space and recreational acreages shown on the Vesting Map cannot be reduced.

28. Any increase in the residential units or square footage of commercial space in the lots above from the number proposed as of the date of this Vesting Map approval, or subsequently approved by the Director, shall be contingent upon the decrease in residential units or commercial space square footage units or square footage in another lot. Moreover, an increase in the number of multi-family residential units and commercial square footage on a particular lot may only be allowed, if such increase does not exceed 20 percent of the number of multi-family residential units and commercial square footage allowed for that lot, as approved by the Vesting Map. The designated land use category for each lot shall not change regardless of any transfers that may occur pursuant to this Finding.

    Any proposed changes of the Vesting Map as described in this Finding will be reviewed and approved by the County Subdivision Committee through the amended exhibit map process described in section 21.16.15 of the County Code.

29. The permittee engaged in substantial outreach to the surrounding community regarding the Mission Village project and has presented the project on several occasions to the West Ranch Town Council and on one occasion to the Castaic Area Town Council.

30. A program-level environmental impact report ("Program EIR") was certified by the Board in accordance with the California Environmental Quality Act ("CEQA") in connection with adoption of the Specific Plan in 2003. The Program EIR found that, with development of the Specific Plan, significant unavoidable impacts would result to agricultural resources, biological resources, visual resources, air quality, and solid waste disposal. A Statement of Overriding Considerations ("SOC") was adopted by the Board in connection with the Program EIR, which concluded that there were significant overriding benefits with approval of the Specific Plan, including the preservation of nearly 1,000 acres of the Santa Clara River, about 4,200 acres of High Country SMA/SEA 20, and approximately 1,517 acres of the Salt Creek area and other open areas. Other overriding benefits included the preservation of the River Corridor SMA/SEA 23 to retain significant riparian vegetation and habitat, the development of over 50 miles of trails including portions of the Santa Clara River Trail, and provisions for improved parks, schools, fire stations, and 2,200 affordable housing units.

31. A project-level Initial Study was prepared for Mission Village in compliance with CEQA, the State CEQA Guidelines, and the County's Environmental Document Reporting Procedures and Guidelines. The Initial Study concluded that there was substantial evidence that the project may have a significant impact on the environment and, thus found that a project-level EIR ("Project EIR") was required for Mission Village.

32. The draft Project EIR prepared for Mission Village identified potential impacts that were found to be less than significant with project mitigation in the areas of geotechnical and soil resources, hydrology, traffic/access, water service, wastewater disposal, sheriff services, fire protection services, education, parks and recreation, library services, utilities, mineral resources, environmental safety, cultural/paleontological resources, floodplain modifications, water quality, and global climate change. The draft Project EIR also found that the proposed project would result in significant and unavoidable impacts related to biota, visual quality, noise, air quality, solid waste services, and agricultural resources. With respect to the project's potential noise and biota impacts following further review and revision to the project's draft mitigation measures, the final Project EIR for Mission Village concluded that the identified impacts would be reduced to less than significant levels. Of the remaining significant and unavoidable impacts for Mission Village, each was previously identified and included in the SOC for the Program EIR in connection with the Specific Plan and WRP.

33. The draft Project EIR initially was circulated for public review and comment for a period of 45 days from October 8, 2010 to November 21, 2010. The Commission extended the public comment period for the Project EIR to January 4, 2011 for a total of an 89-day public comment period.

34. During the public hearing process for the project, Regional Planning received correspondence from interested parties, environmental organizations, and responsible agencies pertaining to the project. Regional Planning also received correspondence, comments, and/or recommendations from interested County departments, and other State and local agencies, including the California Department of Fish and Game ("Fish and Game"), the Regional Water Quality Control Board ("Regional Board"), the California Department of Transportation ("Caltrans"), the Sanitation Districts of Los Angeles County ("Sanitation Districts"), and the City of Santa Clarita ("City"). Other agencies and organizations that provided correspondence include, among others, the Castaic Lake Water Agency ("CLWA"), the Santa Monica Mountains Conservancy, the County of Ventura, the Ventura County Watershed Protection District, the Sierra Club, the California Water Network, the Center for Biological Diversity, Santa Clarita Organization for Planning and the Environment ("SCOPE"), Tri-County Watchdogs, and Friends of the Santa Clara River. All comments on the Project EIR were responded to in the Final Project EIR.

35. The Commission conducted a duly-noticed public hearing on the project on November 10, 2010, March 16, 2011, and May 18, 2011. At the Commission's first public hearing session, the Commission heard a presentation from staff, the permittee, and its representatives. A representative of SCOPE also testified requesting that the draft Project EIR public review period be extended. Staff advised the Commission that the permittee needed to address certain outstanding issues with the Department of Public Works ("Public Works") including: (a) a requirement that the permittee record easements for the necessary off-site regional sewer improvement and an easement for the off-site

grading and full improvements on the alignments of the extension of Magic Mountain Parkway and Westridge Parkway; (b) a requirement that the permittee obtain a will-serve letter from the Sanitation Districts to use the Valencia WRP while the Newhall WRP is not operational; and (c) a requirement that the permittee provide detailed information regarding an agreement with Caltrans for mitigation of impacts to the State's freeway system.

36. After discussion, the Commission continued the hearing to March 16, 2011, and extended the public comment period as described above. In addition to the outstanding issues described in Finding No. 35, the continuance allowed the permittee to address whether: (a) the permittee's request to adjust Specific Plan trail widths from 12 feet to 8 feet was warranted; (b) the permittee's request for a zero setback in the Village Center was justified; (c) the project included sufficient upland infiltration; (d) pile-driving activities can be replaced with a quieter method; (e) the permittee should mitigate oak tree impacts by in-kind planting or a mitigation fee; and (f) the project should include a trail head. The Commission also directed Regional Planning staff to provide additional information on the proposed project improvements within the SEA and river buffer, and on development transfers among Specific Plan implementation phases.

37. On December 15, 2010, the permittee submitted a revised Vesting Map to Regional Planning staff for review. In part, the map was revised in response to a December 3, 2010, approval by Fish and Game of the Newhall Ranch Resource Management and Development Plan/Spineflower Conservation Plan ("RMDP/SCP"). As approved by Fish and Game, the RMDP/SCP designates 85.8 acres of spineflower preserve on the Vesting Map site which represents an increase of approximately 20.2 acres over the amount of spineflower preserve acreage designated on the prior proposed Vesting Map dated November 24, 2009. As a result of the increased spineflower acreage and the enhanced connectivity to open space, the development component of the Mission Village project was reduced in size consistent with the approved RMDP/SCP. As revised, the project density was reduced by a total of 357 dwelling units to 4,055 dwelling units.

38. The changes to the Vesting Map as a result of the December 15, 2010, revisions were as follows:

    A. Residential Dwelling Units: A decrease of 357 total units consisting of a 31-unit decrease in single-family units from 382 to 351 units, and a 326-unit decrease in the number of multi-family units from 4,030 to 3,704 units.

    B. Development/Grading Footprint: A decrease in the size of the development/grading footprint on the site of 21.6 acres (two percent decrease) amounting to a decrease in the total grading for the project by one million cubic yards from 29.9 to 28.9 million cubic yards.

C. Spineflower Preserves: An increase in the number of lots dedicated to San Fernando Valley Spineflower Preserves from two lots to five lots. Total land area dedicated for preserves increased from 65.6 acres to 85.8 acres.

D. Oak Trees: A decrease of the total number of trees to be removed by four from 158 to 154 trees. The total number of trees to be encroached upon increased by one from 51 to 52 trees. For the project site and related off-site improvements, a total of 564 trees are covered by the County Oak Tree Ordinance.

E. Open Space: An increase in total land area dedicated to open space-related land use categories, which includes public and private parks, recreation, San Fernando Valley spineflower preserves, river area, and graded and ungraded lots from approximately 636 acres to 693 acres. This is an increase in open space of approximately 57 acres or nine percent for the project.

39. At its January 13, 2011 public meeting, the County Subdivision Committee considered the permittee's proposed revisions to the Vesting Map and recommended approval of the revised Vesting Map along with the conditions of approval.

40. At the Commission's March 16, 2011 public hearing session, no members of the public testified and the Commission granted the permittee's request that the public hearing be continued to provide additional time for the permittee to complete responses to the Commission's request for additional information at the November 10, 2010 public hearing session. The March 16, 2011 hearing session was continued by the Commission to May 18, 2011.

41. The Final Project EIR was completed in May 2011, which included the Draft Project EIR, all comments received on the Draft Project EIR and responses to those comments, technical appendices to the draft and Final Project EIR, and measures to reduce the previously identified significant and unavoidable noise and biota impacts to a less than significant level. The Final Project EIR considered the changes to the Vesting Map as a result of the Fish and Game-approved RMDP/SCP and determined that the revised project is consistent with the project originally proposed and analyzed in the Draft Project EIR. The Final Project EIR clarifies the revisions to the project and confirms that there are no new or increased impacts from the project revisions, but rather that the project revisions further lessen the significance of any potential impacts.

42. An MMP, consistent with the conclusions and recommendations of the Final Project EIR, has been prepared that identifies in detail the manner in which compliance with the measures adopted to mitigate or avoid potential significant impacts of the project will be ensured, and its requirements have been incorporated into the conditions of approval for the project.

43. At the Commission's May 18, 2011 public hearing session, Regional Planning staff presented the project design changes as described above. Regional Planning staff also presented the following information:

Improvements within the SMA/SEA: The Commerce Center Drive Bridge was one of the bridge crossings originally approved by the Board in the Specific Plan and construction of this bridge includes bank stabilization and grading work. With approval of the Specific Plan and SEA CUP No. 94-087, the Board approved the general alignment for Commerce Center Drive Bridge to minimize impacts to sensitive habitat and species within SEA 23 and to minimize major access points to SR-126.

The location of the utilities approved as part of the Specific Plan are refined as part of Mission Village's approval process. Five water quality basins were technically positioned down gradient along the northern portion of the Mission Village development to capture storm water from the development. One of these basins encroaches into the SEA, however, this basin is necessary to capture the storm water coming from the middle section of the project. The location of the underground utility corridor was also refined as part of the Vesting Map process. The approximate 418-acre corridor is located completely outside of the Vesting Map boundary, and approximately 165 of the permanently impacted acres of the corridor are located outside of the Specific Plan boundary. Approximately 18.8 acres of permanently impacted acres are located within the SEA.

A portion of the Regional River Trail is located within the SEA on the north side of the Santa Clara River at the northern portion of the project site. This trail is part of the Trails Plan approved as part of the Specific Plan and will be constructed within the bank stabilization area and will not disturb additional area.

The riparian mitigation sites are necessary to maintain the riparian areas and enhancement to the river corridor. These mitigation sites are subject to Fish and Game review and approval.

44. At the public hearing session, following the presentation by Regional Planning staff, the project environmental consultant responded to a Commission question about groundwater recharge, explaining details of the project maximize the recharge rate. In response, the Commission directed staff to impose a condition of approval that ensures that the project is subject to the low-impact development ("LID") standards described in the Final Project EIR, and are in place during the construction and longevity of the project.

45. At the public hearing session, the permittee's representatives presented the project history and an overview of the project changes. The representatives responded to the following Commission inquiries set forth in Finding No. 36, by testifying or providing written responses or documentation. Regarding oak tree mitigation, the trailhead, and trail widths, the permittee testified that in-kind oak tree planting will occur as opposed to a mitigation fee payment, and that a

standalone trailhead was not warranted for Mission Village because a trailhead will be located on Landmark Village. The Commission rejected the request to narrow the trail widths.

46. Regarding pile-driving activities, the permittee testified that conventional pile-driving machinery will be replaced with alternative machinery and/or methods that will reduce noise levels substantially and thereby eliminate significant and unavoidable construction-related noise impacts. The permittee also presented written information on the zero setback request for the Village Center and on the project's upland infiltration.

47. During the public hearing session, staff informed the Commission that the County Sheriff corresponded with staff that its draft Memorandum of Understanding ("MOU") with the permittee and the construction of the new sheriff station (outside of Mission Village) fully mitigate the law enforcement impacts from the project.

48. At the public hearing session, five members of the public testified in favor of the project and one in opposition. A representative of the City testified that the City and the permittee have agreed to a revision to the Project EIR mitigation measure, "MV 4.5-26 to read as follows: The improvement recommended to mitigate the project's identified significant impact at this intersection is to stripe a northbound right-turn lane, *which may include turn pocket lengthening* (additional text in italics)."

49. A representative from the Sanitation Districts testified and addressed the timing of the construction of the Newhall Ranch WRP approved in the Specific Plan and the potential effect of chloride levels at the Valencia WRP if the project temporarily uses the Valencia WRP for wastewater. He advised that an interconnection agreement between the Santa Clarita Valley Sanitation District ("SCVSD") and his agency ("Interconnection Agreement") allows the Valencia WRP to temporarily treat wastewater for up to 6,000 Newhall Ranch dwelling units until the Newhall Ranch WRP is constructed and operational. The Project EIR determined that the project is expected to produce wastewater chloride concentrations similar to those in the SCVSD's service area and, therefore, the interim discharge of wastewater from the Valencia WRP due to the project's wastewater would not impact the SCVSD's ability to comply with State requirements.

50. At the public hearing session, the Commission also determined that the project's schools shall be designed and constructed to State standards; that the permittee's substantial conformance request to adjust the Specific Plan trail widths from 12 feet to 8 feet shall be denied; and that the permittee's substantial conformance request for setback modifications in the Village Center are warranted and shall be granted subject to changes to the side setback modification standards approved by the Commission.

51. On May 18, 2011, the Commission closed its public hearing, certified the Final Project EIR, adopted the required CEQA Findings of Fact and SOC, approved CUPs I and II, the Substantial Conformance Review, as modified, Oak Tree Permits I and II, the Parking Permit, and related Vesting Map with findings and conditions, and approved the MMP.

52. On May 26, 2011, following the Commission's approval of the project, SCOPE and Friends of the Santa Clara River appealed the Commission's approval of the project to the Board.

53. Following the Commission's approval, in response to public comments and at the County's request, the permittee provided information on the potential environmental impacts of constructing and operating interim chloride reduction facilities, as needed, to further treat Newhall Ranch project wastewater on an interim basis at the Valencia WRP. In response to the County's directive, the permittee refined the project design to accommodate the interim chloride reduction facilities, which will include a 1.2-acre demineralization facility to be constructed adjacent to the existing Valencia WRP, a 1.6-acre brine disposal well facility located within the Valencia Commerce Center north of Castaic Creek, and associated lines to and within the project's utility corridor. An evaluation of the potential impacts associated with such facilities, along with additional updated information, is included in the Additional Environmental Information (October 2011), which consists of, among other information, updated topical responses from the May 2011 Final Project EIR.

54. Prior to the Board's public hearing on the project, Regional Planning staff provided the Board with written responses to the stated basis for the appeal dated October 20,2011 ("County Staff Responses to Appeal"), and the previously referenced Additional Environmental Information. Regional Planning staff testified that the Additional Environmental Information, posted on the County's website prior to the public hearing, consisted primarily of clarifications and updates to the Final Project EIR, including information previously made available to the public in connection with the Board's review of the Newhall Ranch Landmark Village project. Staff further explained that it had reviewed the concerns raised and concluded the Final Project EIR was prepared in compliance with CEQA such that the Board could take action if it so chose.

55. Prior to and during the Board's public hearing on the project, the Board received additional written correspondence regarding the project, Landmark Village, and RMDP/SCP. Responses to correspondence related to other projects were previously prepared by the County, State, and federal agencies, as applicable, and those responses are incorporated by reference in the staff-prepared documents identified below. Topics addressed in the correspondence included the project's potential impacts on the Santa Clara River hydrology and water quality, the detection of perchlorate in the groundwater basin, and chloride levels in wastewater discharge. Regional Planning staff reviewed the correspondence and prepared responses to the Board prior to the hearing in two separate bound

volumes, entitled *County Staff Responses to Public Correspondence*, October 20, 2011 and *County Staff Responses to Public Correspondence*, October 24, 2011 (collectively, "County Staff Responses to Correspondence"). The topics addressed in the correspondence were also addressed during the Board's public hearing.

56. On October 25, 2011, the Board conducted its duly-noticed public hearing on the project. The Board heard a presentation from Regional Planning staff, testimony from Public Works staff, testimony from representatives of CLWA and the Valencia Water Company ("VWC"), testimony from the permittee and its representatives, and testimony from the public.

57. At the Board's hearing on the project, staff provided the following testimony in response to questions raised during the public hearing, all of which are also contained in the Final Project EIR, County Staff Responses to Appeal, and County Staff Responses to Correspondence:

    A. Staff testified that the appeal did not raise any substantial issues not considered by the Commission or analyzed and responded to in the Final Project EIR, or addressed in the County Staff Responses to Correspondence or County Staff Responses to Appeal.

    B. Regarding asserted Specific Plan inconsistency, staff testified that the project and its related improvements are consistent with the Specific Plan and its related environmental documents without the need for further amendments or revisions to the Specific Plan.

    C. Regarding when the permittee must begin the first phase of the Newhall Ranch WRP, staff testified that the Interconnection Agreement allows the permittee to temporarily treat wastewater from the first 6,000 units from the Specific Plan at the existing Valencia WRP. The permittee or designee is required to fund the construction of the Newhall Ranch WRP prior to building more than 6,000 dwelling units within Newhall Ranch, consistent with the terms of the Interconnection Agreement.

    D. Regarding the asserted failure of the project to address chloride levels in the Santa Clara River, staff testified that the Final Project EIR extensively addressed chloride concentrations relative to the Santa Clara River, and appropriate agencies determined that the project, as proposed and approved by the Commission and presented to the Board, will not have a significant impact to the water quality of the river.

    E. Regarding the asserted claim that the project mitigation for the spineflower is insufficient, staff explained that the Final Project EIR extensively analyzed this issue and included mitigation measures to reduce impacts to the spineflower to less than significant levels. The mitigation measures are consistent with the Newhall Ranch Spineflower Conservation Plan

("SCP"), which was approved by Fish and Game for the Specific Plan area. The SCP includes management and monitoring protocols and requirements to ensure the survival of the spineflower.

On a related issue regarding the sunflower, staff explained that the sunflower located on the Mission Village site is distinct from the Los Angeles sunflower and has been named the "Newhall sunflower." The Mission Village area where the sunflower is located is Middle Canyon spring, which will be preserved as part of the project. As such, there are no impacts to the Newhall sunflower. Additionally, the Fish and Game permit requires over $1 million in endowments for the long-term management of the Middle Canyon spring, including the Newhall sunflower.

F. Regarding air quality, staff explained that the Final Project EIR comprehensively analyzed the project's air quality impacts, and included several mitigation measures in response to those impacts that will reduce the identified significant impacts to the maximum extent feasible. The impacts and mitigation are consistent with the Specific Plan.

G. Regarding the alleged lack of supporting proof for the proposed SOC, staff explained that both the Specific Plan, generally, and the Mission Village project, specifically, provide significant regional benefits to the Santa Clarita Valley. These benefits include the dedication of approximately 1,400 acres of open space; the generation of approximately 6,000 permanent jobs and approximately 13,000 temporary construction jobs; the generation and utilization of recycled water; and the provision of public facilities, including an elementary school, a fire station, a library, a bus transfer station site, and passive and active recreation facilities.

58. At the public hearing, in response to a question from the Board regarding global climate change, staff explained that the Mission Village Final Project EIR contains a state-of-the-art analysis, and the project features are consistent with applicable County and State policy regarding climate action and greenhouse gas reduction.

59. At the public hearing, in response to a question from the Board regarding water quality, staff stated that the permittee committed to a LID performance standard that meets and exceeds the requirements of the County's LID ordinance. The LID performance standard requires that LID project design features be selected and sized to retain runoff from a 3/4-inch storm event.

60. At the public hearing, a representative from CLWA responded to a letter from the California Department of Public Health ("DPH") commenting on the Saugus perchlorate treatment facility operations. The CLWA representative explained that the DPH letter and review process with DPH does not impact Mission Village water supplies; rather, the letter illustrates that DPH is exercising its authority and

jurisdiction over CLWA's facility. As to the Mission Village water supplies, the CLWA did not see any impact from perchlorate because the project relies on other groundwater sources from wells located in non-perchlorate impacted portions of the groundwater basin far from the source of the perchlorate contamination.

61. At the public hearing, the general manager of VWC testified about the impact of the recent shutdown of VWC Well 201 on the Mission Village water supply and the Santa Clarita Valley water supply in general. The representative testified that the shutdown has no impact to the project because the project relies on other sources of water supply and no water from the shut-down well. As to the overall Santa Clarita Valley water supply, the VWC representative testified that production from the well in normal or non-drought years is fairly small and can readily be replaced by imported water from CLWA or with existing capacity from Saugus formation wells. The representative added that during the third and fourth years of a prolonged drought, pumping from the well would be increased to make up for shortfalls in other sources of supply, and that time would be the ideal time for the well to be returned to service, either with wellhead treatment or by a replacement well.

    The VWC representative further explained that VWC's intent is to restore the well to service or replace it within two years, because this work would include updated modeling, as well as other preliminary work. The representative added that since currently there is no drought, two years from now would be the soonest that increased pumping from the well would be needed. Furthermore, the terms of the settlement agreement with Whittaker-Bermite, whose site is the sources of the percholorate contamination, provide for the anticipation of subsequent contamination, and VWC is working cooperatively and closely with the current property owners and their insurers to resolve the impacts to the water supply.

62. Members of the public testified both in support of and in opposition to the project. Comments in opposition included concerns regarding flooding and river channelization, wastewater treatment, water supply and perchlorate, infrastructure costs and payment, and impacts relating to biological and Native American resources, traffic, and air pollution. Testimony in support of the project noted that the project will bring additional permanent and temporary jobs to the area; the project's residential/commercial land use mix will give residents an opportunity to work close to home, thereby reducing traffic and air quality impacts; and the project will provide improvements to the area such as a library, an elementary school, a fire station, parks, and trails.

63. In response to concerns raised by the public, staff explained that the project is consistent with the recently approved RMDP/SCP project approved by Fish and Game and the U.S. Army Corps of Engineers ("Corps"); the Mission Village project has been reduced in size from that originally proposed; and the project includes all applicable mitigation measures relative to biological resources adopted by Fish and Game and the Corps.

64. As to the project's impacts on Native American resources, staff explained that an agreement entered into between the permittee and the Tataviam Band of Mission Indians ("Tataviam Band"), provides for on-going monitoring during project development to mitigate potential impacts to Native American resources. The Tataviam Band will be retained for monitoring activities associated with grading and development of the project. Under the agreement, the Tataviam Band will provide monitoring and consulting services and supplement the more general knowledge of scientific experts with its special expertise relating to matters of Native American heritage and interest.

65. At the Board's hearing, the Wishtoyo Foundation ("Wishtoyo") submitted oral and written comments regarding the California condor ("condor") and the Chumash tribe. The comments are premised on the assumption that development of the project would significantly impact the condor. However, as discussed in the Final Project EIR, impacts to the condor will be less than significant with implementation of the recommended mitigation. Relevant mitigation measures beneficial to the condor include, among other things, the protection, restoration, enhancement, management of potential habitat areas, and the retention of qualified biologists to monitor the project site during construction-related activities, and the suspension of construction activity under specified conditions, such as condors landing in the project area or condors nesting within 1.5 miles of the construction area.

66. In addition, as noted in the Final Project EIR, the project site contains no designated critical habitat for the condor. Also as noted in the Final Project EIR, condors are not expected to nest in the Mission Village project site due to the lack of adequate nesting habitat and limited foraging opportunities. Some suitable foraging habitat is present in the High Country/SMA and Salt Creek area, however, these areas are preserved and not affected by project implementation.

67. The Wishtoyo written comments sought to incorporate the August 2, 2010 and August 3, 2010 letters submitted by Wishtoyo commenting on the Newhall Ranch RMDP/SCP Environmental Impact Statement/Environmental Impact Report ("EIS/EIR"), which is found on Fish and Game's website http://www.dfg.ca.gov/regions/5/newhall/. The two letters address the analysis presented in the Newhall Ranch RMDP/SCP EIS/EIR and, therefore, are not specific to the Mission Village EIR. With that qualification, these findings incorporate by reference the State and federal agencies' responses to the comments raised in the letters. (Please see, specifically, Responses to Mati Waiya (Chumash Ceremonial Elder), dated August 2, 2010 (Letter F27), and Responses to letter from the Wishtoyo Foundation, dated August 3, 2010 (Letter F30).) In addition, the Newhall Ranch RMDP/SCP EIS/EIR contains its own cultural resources section (see section 4.10, Cultural Resources and appendices), and that information is incorporated by reference.

68. In response to comments regarding potential flooding impacts, Regional Planning staff noted that Public Works previously reviewed extensive analysis presented in the Final Project EIR and concluded that there are no potential impacts to the Santa Clara River from a flood hazard standpoint.

69. In response to a question regarding the guarantees available to the County as to the permittee's financial ability to provide the required infrastructure, Regional Planning staff explained that subsequent to the Board's approval of the Vesting Map, as part of final map process, the permittee will be required to post appropriate security and pay applicable developer fees to ensure capability of building infrastructure before construction of the development can proceed.

70. The Board finds that the planned Newhall Ranch community will include open space equivalent in size to Los Angeles' Griffith Park, as well as an extensive trail network. The Specific Plan provides for approximately 4,500 acres of open space, and that as part of the Mission Village project, a portion of that acreage will be permanently dedicated as open space to the public through an established conservancy that will provide funding for the future maintenance of the open space.

71. The Board finds that the Final Project EIR for Mission Village is comprised of the following: (a) draft EIR (October 2010), Volumes I-XX; (b) Final EIR (May 2011), Volumes I-VII, (c) Additional Environmental Information (October 2011), Volumes VIII-IX; and (d) Revised Draft EIR (October 2011), Volumes X-XI. After the close of its public hearing, the Board certified the Final Project EIR and adopted the Findings and SOC and the MMP.

72. The Board finds that construction of the project will include infrastructure enhancement to service the project and the surrounding community.

73. In the previously approved CUP No. 94-087, the Board made the following findings:

    A. The proposed development would be consistent with the adopted General Plan and Area Plan for the Newhall Ranch Specific Plan site.

    B. The Newhall Ranch Specific Plan's adjusted SEA 23 boundary removed a limited amount of acreage for development from the existing SEA. However, the SEA was determined to nonetheless remain in a viable and largely natural condition, particularly when taking into account major factors influencing the realization of the applicable General Plan objectives, including competing priorities between resource preservation and other General Plan policies and objectives.

    C. The proposed development was determined to conform with the General Plan's SEA "design compatibility criteria," because the development was designed to be highly compatible with biotic resources present in the existing SEA 23, including the setting aside of appropriate and sufficient

undisturbed areas; to maintain waterbodies, watercourses, and their tributaries in a natural state within the existing SEA 23; and that wildlife movement corridors are left in a natural and undisturbed state within the existing SEA 23, the development retained sufficient natural vegetative cover and/or open spaces to buffer critical resources within the existing SEA 23 from the proposed development; provided fences or walls where necessary to buffer important habitat within the existing SEA 23 from proposed development; and located and designed roads and utilities serving the development so as not to conflict with critical resources, habitat areas, or migratory paths within the existing SEA 23.

D. The approved Newhall Ranch Specific Plan was found to be sensitive to, and compatible with, the biotic resources of the existing SEA 23.

E. The proposed development at the proposed locations within the existing SEA 23 met the burden of proof requirements for obtaining a CUP.

74. The Board finds that a Final Project EIR for Mission Village was prepared in accordance with CEQA, the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines of the County of Los Angeles. The Board reviewed and considered the Final EIR, along with its associated CEQA Findings and SOC, and found that it reflects the independent judgment of the Board. The Findings and SOC are incorporated herein by this reference, as if set forth in full and adopted by the Board.

75. The Board finds that, as stated in the Final Project EIR and the Findings and SOC, implementation of the project will result in unavoidable significant effects on visual qualities, air quality, solid waste disposal, and agricultural resources. However, the Board finds the benefits of the project outweigh these potential unavoidable adverse impacts and they are determined to be acceptable based upon the overriding consideration set forth in the Findings and SOC.

76. The Board finds that an MMP consistent with the conclusions and recommendations of the Final EIR was prepared, and its requirements are incorporated into the conditions of approval for this project.

77. The Board finds that the MMP, prepared in conjunction with the Final EIR, identifies in detail how compliance with its measures, adopted to mitigate or avoid potential adverse impacts to the environment, is ensured.

78. The Board finds this project has an impact on fish and wildlife resources and thus is not exempt from California Department of Fish and Game fees pursuant to section 711.4 of the California Fish and Game Code.

79. The Board finds the proposed use with the attached conditions and restrictions is consistent with the General Plan, the Area Plan, and the Specific Plan.

80. Approval of CUP I, CUP II, Oak Tree Permit I, Oak Tree Permit II, and the Parking Permit is conditioned on the permittee's compliance with the attached conditions as well as with the conditions for the Vesting Map.

81. The location of the documents and other materials constituting the record of proceedings upon which the Board's decision is based in this matter is the Los Angeles County Department of Regional Planning, 13th Floor, Hall of Records, 320 West Temple Street, Room 1328, Los Angeles, California 90012. The custodian of such documents is the Section Head of the Special Projects Section, Los Angeles County Department of Regional Planning.

Findings Specific to CUP I

82. Pursuant to the Specific Plan, to ensure consistency with the previously approved CUP No. 94-087, a SEA CUP is required to authorize development of Mission Village-related improvements on-site, which would permanently impact approximately 21.5 acres within the River Corridor SMA/SEA 23, and an additional approximate 18.4 acres within the River Corridor SMA/SEA 23 would be impacted as part of the off-site development.

83. Consistent with the Specific Plan and CUP No. 94-087, the project-related improvements that would be developed within the River Corridor SMA/SEA 23 boundary include: (a) the Commerce Center Drive Bridge, including a portion of Commerce Center Drive; (b) a river trail; (c) access roads and public utility easements; (d) utilities including storm drain outlets, water quality basins, sanitary sewer, water, cable, gas, and fiber optics; (e) bank stabilization; (f) a neighborhood park; and (g) grading.

84. In its approval of the Specific Plan and CUP No. 94-087, the Board approved the general alignment for Commerce Center Drive Bridge to minimize impacts to sensitive habitat and species within SMA/SEA 23, and to minimize major access points to SR-126. The Board found the bridge crossing to be essential for a functional circulation system to serve the Specific Plan area and the region, and to advance many of the County's goals and policies related to transportation, land use, and other issues of public interest. The bridge crossing was found to comply with the County's engineering requirements and to be strategically located and designed to provide maximum transportation effectiveness, while minimizing impacts to critical resources, habitat areas, and animal movement paths in riparian corridor areas. Commerce Center Drive Bridge would connect the existing north terminus of Commerce Center Drive at SR-126 with the proposed southern extension of Commerce Center Drive and would serve central portions of Newhall Ranch. The bridge would span the width of the Santa Clara River, equating to a roadway segment of approximately 1,300 feet in length and 120 to 129 feet in width.

85. The project's bank stabilization is consistent with the following objectives of CUP No. 94-087 that were developed to balance the environment and flood control issues presented by the Santa Clara River, as required by the County General Plan: the flood corridor must allow for the passage of County Capital Flood flows without the permanent removal of natural vegetation (except at bridge crossings); the bank of the river will generally be outside of the "waters of the United States" as defined by federal laws and regulations, and as determined by the delineation completed by the Corps in August 1993 where the Corps delineation width is insufficient to contain the Capital Flood flow, the flood corridor will be widened by an amount sufficient to carry the Capital Flood flow, and the flood corridor will be widened by an amount sufficient to carry the Capital Flood flow without the necessity of permanently removing vegetation or significantly increasing velocity; where development is proposed within the existing County 50-year Capital Floodplain, the land where development is to occur will be elevated in conformance with County policies to remove it from the Floodplain; and bank stabilization will occur only where necessary to protect against erosion.

86. The Mission Village Trails Plan, a part of the Master Trails Plan, implements the Specific Plan's objective of providing a hierarchy of trails with varying sizes and functionality, providing an extensive community trail system throughout the site, including pedestrian, bicycle, and equestrian trails, which would be linked to the Santa Clara Regional River Trail (off-site to the northwest). A portion of the Regional River Trail is located with the SMA/SEA 23 on the north side of the Santa Clara River at the northern portion of Mission Village. This trail is part of the Master Trails Plan and will be constructed within the bank stabilization area and will not disturb additional area.

87. Riparian mitigation sites will be located within the SMA/SEA 23 boundary on the project site, which are necessary to maintain the riparian areas and to enhance the river corridor. These mitigation sites are subject to Fish and Game review and approval.

88. Mission Village will include one of the Specific Plan Neighborhood Parks on the site. The park would contain approximately five acres of parkland, approximately 2.2 acres of which would be located within the SMA/SEA.

89. Components of Mission Village that are located within the SMA/SEA 23 and Mission Village overall are designed to be highly compatible with the biotic resources present, including the set-aside of appropriate and sufficient undisturbed areas. Mission Village's Vesting Map contains 1,261.8 acres with 237.5 of those acres located in SMA/SEA 23, and 21.5 of those acres will be permanently impacted by project development. The project includes additional areas outside the boundaries of the Vesting Map where the associated off-site improvements are proposed. Of those off-site areas, approximately 18.4 acres within SMA/SEA 23 will be permanently impacted by development of the project. Thus, the majority of SMA/SEA 23 will be left in a natural state, preserving the

biological resources present, consistent with the provisions of the Specific Plan, CUP 94-087, the General Plan, and Area Plan.

90. Development of the project within portions of SMA/SEA 23 would maintain water bodies, watercourses, and their tributaries in a natural state, consistent with the Specific Plan and CUP 94-087. As contemplated by the Specific Plan, Commerce Center Drive Bridge will require the placement of abutments and piers in the river area. The effect of the Commerce Center Drive Bridge crossing was assessed in the Newhall Ranch Specific Plan Final Additional Analysis, section 2.3, Floodplain Modifications and appropriate mitigation was required. The Mission Village EIR includes additional environmental analysis of the bridge abutments and piers relative to the river corridor.

91. Also as contemplated by the Specific Plan, the Mission Village development will include bank stabilization, but only where necessary to protect development from erosion. Bank stabilization is proposed to be buried in all areas except at outlet structures, access ramps, and bridge abutments where it is expected that grouted rock or reinforced concrete will be required to meet Public Works standards. Limited impacts to the Santa Clara River will occur as a result of these improvements.

92. The project is designed so that wildlife movement corridors (migratory paths) are left in an undisturbed and natural state. Consistent with the Specific Plan, animal migratory paths within the SMA/SEA 23 will be left mostly undisturbed, with limited exception at the Commerce Center Drive Bridge abutment and pier locations. Other proposed development within SMA/SEA 23 (river trail, storm drain outlets, utility lines, Commerce Center Drive Bridge, bank stabilization, park, and water quality basins) will have a de minimis impact on migratory pathways, and the riparian mitigation areas will provide beneficial cover for migratory animals. Additionally, the increase of approximately 20.2 acres over the amount of spineflower preserve designated on the originally proposed project Vesting Map dated November 24, 2009, results in 85.8 acres of preserves, which will provide enhanced connectivity to open space.

93. Consistent with the Specific Plan, Mission Village will retain sufficient natural vegetative cover and/or open space areas to complement SMA/SEA 23 and to buffer critical resource areas from the development. Mission Village residential and commercial development will be set back from the Santa Clara River resources by a distance ranging between 220 feet and 970 feet, which is consistent with the Specific Plan requirement of a minimum 100-foot buffer adjacent to the Santa Clara River between the top of the bank stabilization and development within the low medium residential, medium residential, mixed use, and business park uses. Only necessary infrastructure (i.e., water quality basins, bridge abutments, storm drain outlets, and channel stabilization) will be constructed within the setback areas, consistent with the Specific Plan's limitation of uses within the buffer area to public infrastructure, abutments, trails, and parks.

94. The project includes installation of bank protection at the Commerce Center Drive Bridge, along the water quality basin at San Jose Flats (an existing agricultural field) to protect the basin, and at the mouth of Lion Canyon to protect water quality and proposed drainage facilities improvements at the mouth of the canyon. The bank protection at the water quality basin will be located down slope from the neighborhood park; the closest residential use to the bank protection is approximately 400 feet away with approximately 120 feet of vertical separation. The closest residential use to the bank protection at Lion Canyon is approximately 250 feet away with a 120 foot vertical separation.

95. The remaining development areas of the project are set back from the riparian sensitive habitat horizontally at least 100 feet and, in some cases, up to 800 feet. In addition, due to the topographic nature of the site, vertical separations up to 160 feet will occur, further protecting sensitive habitat along SMA/SEA 23. The off-site development proposed as part of the project that is located near or within SMA/SEA 23 is for public infrastructure use and no residential or commercial development associated with the project is proposed near these infrastructure improvements. Furthermore, where appropriate, the vegetation within portions of the setback or buffer zone may be restored and/or enhanced to increase habitat values when compared to existing conditions.

96. Where necessary, fences or walls are provided to buffer important habitat areas from development. Conditions of approval for the project require implementation of several buffer measures to protect significant habitat within SMA/SEA 23, consistent with the Specific Plan. To preclude access into the SEA from the residential areas, project conditions will require that the rear yards of all residential lots within the vicinity of the SMA/SEA be fenced. In addition, trails near the SMA/SEA will include post and cable fencing with signs prohibiting access to the area. Also, other conditions of approval will require other mitigation measures to ensure the protection of sensitive biotic resources within the SMA/SEA 23 such as shielding of illumination.

97. Consistent with the Specific Plan, the project's roads and utilities have been designed and located to not conflict with critical resources, habitat areas, or migratory paths. The vast majority of roadways and utilities serving the project are removed far to the south of SMA/SEA 23 and, as a result, will have no impact on SMA/SEA 23. The number and location of the bridge crossings were established by the Specific Plan in part to minimize impacts on SMA/SEA 23 and other sensitive resources. While the Commerce Center Drive Bridge crossing will be implemented, all other roads within the Mission Village project are either internal to the project or extend to the west and east far from SMA/SEA 23.

98. Approval of the proposed development within the River Corridor SMA/SEA 23, including project-related improvements, is based on the project's ability to mitigate public safety, design, and/or environmental considerations, as provided in Title 22 of the County Code, the General Plan, and the Specific Plan.

99. The Board finds that, with respect to CUP I, the project conforms with the General Plan's SEA "design compatibility criteria" because its design is highly compatible with biotic resources present in the existing SMA/SEA 23, including setting aside of appropriate and sufficient undisturbed areas, maintenance of water bodies, water courses and their tributaries in a natural state within the existing SMA/SEA 23, and leaving wildlife movement corridors in a natural and undisturbed state within the existing SMA/SEA 23. It retains sufficient natural vegetative cover and/or open spaces to buffer critical resources within the existing SMA/SEA 23 from the proposed development, provides fences or walls, where necessary, to buffer important habitat within the existing SMA/SEA 23 from proposed development, and locates and designs roads and utilities serving the project to avoid conflict with critical resources, habitat areas, or migratory paths within the existing SMA/SEA 23.

100. The Board finds that, with the attached conditions and restrictions, the requested use within SMA/SEA 23 will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, and general welfare.

101. The Board finds that the proposed site is adequate in size and shape to accommodate the development features to occur within the River Corridor SMA/SEA 23 to integrate said use with the uses in the surrounding area. It is also adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private facilities as required.

102. The Board finds that the information contained in the Final Project EIR, the materials submitted by the permittee and presented at the public hearings, substantiate the required findings for an SEA conditional use permit as set forth in the Specific Plan and sections 22.56.090 and 22.56.215, Title 22, of the County Code (Zoning Ordinance).

<u>Findings Specific to CUP II</u>

103. The Specific Plan contains provisions addressing general CUPs, providing that the CUP procedure set forth in Title 22 of the County Code, Chapter 22.56, Part 1, in effect as of the date of adoption of the Specific Plan applies. Said Title 22 defines a "conditional use," to mean a use which, because of characteristics peculiar to it, or because of size, technological process, or type of equipment, or because of its location with reference to surroundings, street or highway width, traffic generation, or other demands on public services, requires special consideration relative to placement at specific locations in the land use designation(s) where classified, to ensure proper integration with other existing or permitted uses in the same designation.

104. CUP II authorizes development of the following: (a) 73 second dwelling units on Lot Nos. 279-351; (b) a continued care retirement community with 351 dwelling units on Lot No. 528; and (c) on-site and off-site project infrastructure and related on-site and off-site project grading totaling approximately 57.8 million cubic yards (28.9 cubic yards of cut and 28.9 cubic yards of fill). On-site project grading is necessary for construction of project infrastructure and utilities authorized by this permit. Off-site grading is in connection with construction of the extensions of Westridge Parkway and Commerce Center Drive, and the off-site improvements and infrastructure authorized by this permit, including the extension of Magic Mountain Parkway, a utility corridor, a water quality basin, debris basins, an electrical substation, water tanks, and miscellaneous drainage improvements outside the boundaries of the Vesting Map.

105. The project's wastewater/sewer plan is consistent with, and implements, the Specific Plan's approved Conceptual Backbone Sewer Plan. The project-level wastewater/sewer collection system consists of gravity sewers, forced mains, and pump stations. The Final Project EIR states that the long-range plan is for the Newhall Ranch WRP to be constructed to serve uses with the Specific Plan area, including Mission Village, although due to gravitational limitations, some amount of wastewater generated by the project (approximately 0.2 million gallons per day ("mgd")) will need to be treated at the existing Valencia WRP. However, unless the County and/or Sanitation Districts approve treatment of the 0.2 mgd at the existing Valencia WRP due to gravitational limitations and other operation and maintenance/engineering reasons and the resulting effluent, is at concentrations below 100 milligrams per liter for chloride prior to discharge to the Santa Clara River, all of the project's wastewater, including the 0.2 mgd, ultimately will be treated at the Newhall Ranch WRP.

106. The Board finds that a condition of approval is required to ensure interim chloride reduction of project wastewater as contemplated in the Final Project EIR. Further, the Board finds that an additional condition of approval is necessary to facilitate construction of the Newhall Ranch WRP. With these two additional conditions, the design of the subdivision and type of improvements proposed will not cause public health or welfare concerns.

107. Second units are proposed on 73 lots in Planning Area TM-14 in the Low-Density Residential ("L") land use designation, shown as Lot Nos. 279-351 on the Vesting Map. These lots average one acre in size when included with the open space lots within the L land use designation. The Specific Plan (Table 5.4-1) allows 122 second dwelling units with a CUP in Planning Area TM-14. Provision of second dwelling units in Mission Village will provide additional affordable housing opportunities, while maintaining the character of a single-family neighborhood. The second units will provide a more affordable housing alternative for caretakers, extended family, senior residents, and other renting households.

108. Project conditions will preclude second units from being sold separately from the primary residence and prohibit subdivision of the underlying residential lot. Second units will be required to comply with the same development requirements as the primary residence and, therefore, will integrate with the primary residence on the property and will be designed to comply with the maximum size authorized by the Specific Plan. Additionally, consistent with the Specific Plan, second units will be limited to a maximum living area of 800 square feet and will be regulated to meet main building setbacks, standard height limits, and other applicable requirements.

109. The Mobility Plan of the Specific Plan provides for a hierarchy of highways and streets that will provide a safe and efficient circulation system for Mission Village, as well as its neighboring communities. The residential communities will be directly served by a roadway system consisting of public streets and private streets and drives. The 73 second units will be served by a series of private streets and drives of 40 feet to 60 feet in width, more than adequate to carry the traffic generated. The Continued Care Retirement Community ("CCRC"), discussed below, is located adjacent to Commerce Center Drive and will be served by driveways from proposed streets and private drives with right-of-way widths of 64 feet to 84 feet. The highway and street widths and standards are compatible with applicable access criteria, and the project has been conditioned to comply with the approved traffic study, which was completed using the methodology and standards specified by the County and utilizing the County approved Santa Clarita Valley Consolidated Traffic Model. The traffic study for the project has been incorporated into the Final Project EIR and the project will be required to conform to all conditions of approval for the Vesting Map, as well as all mitigation measures adopted by the County. All other public facilities necessary to serve the proposed second units and CCRC will be incorporated as required.

110. The CCRC is a proposed residential senior community designed to provide its residents with the opportunity for "aging in place" within a familiar community. The CCRC would consist of 351 residential units within Vesting Map Lot No. 528 and would be located within the mixed-use Village Center portion of the project. It is designed to integrate with the Village Center neighborhood.

111. The CCRC may consist of three- and four-story buildings with a mix of units designated for independent living, assisted living, and other supportive living opportunities. The CCRC units may be made available on a for-sale or rental basis, providing residential options for aging residents in a facility with various amenities and services. The CCRC will be developed in conformance with all applicable County and Specific Plan development guidelines and standards.

112. Any future changes in the design of the CCRC relative to the Vesting Map, if necessary, will be reviewed by Regional Planning through either the Revised Exhibit A or Exhibit Map process. If the permittee is not able to reach an agreement with a builder/operator for development of the CCRC, the permittee

may seek to modify the CCRC Vesting Map site to a multi-family development, with a maximum of 351 dwelling units. Such a proposal would require that the permittee show the site can accommodate applicable development standards, including parking requirements.

113. The project includes proposed infrastructure necessary for its development. Mission Village will be a fully functioning community providing all necessary infrastructure including roadways, utilities, and other required public and private facilities. A hierarchy of public and private streets and drives is proposed to provide internal circulation, as well as connection to the surrounding community. Project conditions will require construction of highways and streets to applicable standards. Public utilities include a sanitary sewer system, a water system for the provision of both potable and reclaimed water, electricity, gas, telephone, and cable television. These utilities have been designed to adequately serve the project and to allow for integration with future neighborhoods. Project conditions will ensure proper development of the required utility services.

114. The on-site project infrastructure would be typical of infrastructure serving mixed-use developments of this scale and nature in the region. The proposed utilities will connect to existing facilities to provide for an integrated infrastructure system serving existing and future residents. Accessory features associated with the utility systems, such as sewer pump stations, will allow for proper functioning of the system. A fully operational utility system will affect the residents in the surrounding area in a positive manner. Additionally, certain infrastructure components would provide benefits to persons residing or working in the surrounding area, such as the roadway infrastructure, which would facilitate travel in the project vicinity. Potable water tanks proposed to be developed will service residents with safe, quality drinking water. Reclaimed water tanks will significantly contribute to water conservation by offering treated water for irrigation and other approved uses.

115. The water tank sites depicted on the Vesting Map have been strategically selected to consider a natural elevation that would provide adequate water service in an efficient manner, as well as minimize any possible negative aesthetic impact on the community. The proposed potable water tank to be located within the Westridge community will be placed on a graded pad with previously established plumbing infrastructure, adjacent to existing water tanks. The existing tank location has been operating with no detrimental effect on surrounding properties. The existing Round Mountain tank, which will be converted to reclaimed water, has been operating with no detrimental effect on surrounding properties.

116. Conditions of approval will ensure the infrastructure improvements are designed so that there will be no danger to public health, safety, or general welfare. The project also will be developed in conformance with all applicable County Codes including, but not limited to, the Subdivision Ordinance, Grading Code, and Building Code. The Final Project EIR for the project includes mitigation

measures relating to development standards and the project is conditioned to comply with those mitigation measures.

117. The specific lots designated for the water tanks are adequate in size and shape to accommodate the required development features. The lots for the tanks that would be located partially within the boundaries of the Vesting Map and the Specific Plan, and partially off-site within Vesting Map No. 61996, will require grading activities as indicated on the Vesting Map. The water tank site is designed to be shielded from view by a landscaped berm to provide for visual integration with the surrounding area. The proposed tank will be located within Westridge, would be adjacent to existing water tanks and, therefore, would be visually integrated into the surrounding area, as is the existing Round Mountain tank.

118. Project conditions require the proposed grading operations to be conducted in compliance with applicable County requirements and the Specific Plan Conceptual Grading Plan, which identified appropriate areas for grading activities, and in compliance with Specific Plan section 4.8, which contains Design Guidelines for Grading and Hillside Management to ensure that any adverse effects of grading on other properties in the vicinity would not be materially detrimental. In addition, the Substantial Conformance Review describes the project's compliance with the County Hillside Development Guidelines, the preservation of views, and the preservation of significant features. Prior to issuance of a grading permit, the grading plan will be reviewed to ensure it is in compliance with the approved Vesting Map and that all required development standards for the proposed lots can be met.

119. The Vesting Map and the Exhibit Map provide detailed information that demonstrates compliance with the requirements of the Specific Plan and the Zoning Ordinance, as applicable, relative to the accommodation of all project development features. The proposed grading operations are consistent with these requirements.

120. The project site is served by existing public roadways, which provide access to the property. Grading equipment will be able to access the property from existing public streets; there will be no need for off-site transport of graded materials through the use of public streets. In addition, project grading will allow for the construction of roadways and public and private service facilities to serve the proposed project site.

121. Commerce Center Drive will extend through the project site and connect to Magic Mountain Parkway. Westridge Parkway will extend northerly to Magic Mountain Parkway, and Magic Mountain Parkway will be extended from its existing terminus westward to and through the project site. Portions of the extension of Magic Mountain Parkway would extend beyond the boundaries of the Vesting Map and would require off-site grading of approximately 900,000 cubic yards of cut and 500,000 cubic yards of fill; 400,000 cubic yards would be transported

from the off-site location for use within the project site. The northerly extension of Westridge Parkway and the southern extension of Commerce Center Drive also will require some off-site grading. The proposed extensions will be consistent with the Specific Plan's Circulation Plan, the Mission Village Circulation Plan, and the goals and objectives of the County Highway Plan.

122. The proposed grading operations associated with construction of the two water tanks (potable and reclaimed) will be located partially within the boundaries of the Vesting Map along the southern boundary, and partially off-site to the south within the boundaries of Vesting Map No. 61996, outside the boundaries of the Specific Plan.

123. The proposed off-site water quality basin would be located directly north of the Vesting Map site, just south of the Santa Clara River, and west of the Six Flags Magic Mountain Theme Park parking lot, on an approximately 2.5-acre lot under the permittee's ownership. Two off-site debris basins are proposed to be constructed along the southerly tract boundary of the Vesting Map within the boundaries of Vesting Map No. 61996. The water quality basin and debris basins will improve the water quality of urban run-off.

124. An electrical substation may be necessary to serve the area and two possible locations are proposed. The first alternative site is located almost entirely within the Portrero Valley portion of the Specific Plan, with a portion encroaching into the Legacy Village project (Vesting Map No. 061996). A total of 158,000 cubic yards of cut and 45,000 cubic yards of fill would be necessary if this location is chosen. The second alternative site is located easterly of the first and is partially within the Potrero Valley portion of the Specific Plan and partially within the Legacy Village project site, outside the boundaries of the Specific Plan. Proposed grading for this alternative would be 372,000 cubic yards of cut and 107,000 cubic yards of fill. The excess dirt under either alternative would be placed in the existing agricultural fields in Potrero Valley.

125. The project involves stabilization of Lion Canyon drainage, which will involve the construction of drainage treatment improvements, including grade stabilization measures to maintain sediment equilibrium, and protect the channel bed and banks from hydromodification impacts. Some of these drainage treatment improvements may involve grading and construction of improvements outside the Vesting Map boundary. In addition, a limited amount of off-site grading also will be conducted along the Vesting Map boundary edges to tie into natural grades.

126. The off-site grading necessary for construction of utility and roadway improvements will allow for development of a fully functional community to benefit future residents of Mission Village, and to the surrounding area. The extensions of Magic Mountain Parkway, Commerce Center Drive, and Westridge Parkway will provide improved circulation and access. Potable and reclaimed water tanks will serve the Mission Village project and Newhall Ranch property in the vicinity. The water quality basin will address urban run-off into the Santa

Clara River from both the project and existing development, and will allow for maintenance of a natural ecosystem along the river corridor. The utility corridor and electrical substation will serve the Mission Village project and Newhall Ranch, as well as providing regional benefits.

127. The proposed grading and associated improvements would be located primarily on the permittee's property. There are no residential uses located in close proximity to the proposed grading with the exception of the residents located to the south in the Westridge development. Mitigation measures adopted as part of the Final Project EIR, in combination with the conditions of approval issued in conjunction with this permit and compliance with the County Grading and Building Codes, will mitigate any potential adverse effects on persons or property in the vicinity. Grading operations will be temporary in nature and are not expected to be materially detrimental to the use, enjoyment, or valuation of property in the vicinity.

128. The proposed grading operations will be conducted in conformance with all applicable County Codes and the recommendations and design requirements of the project's geotechnical report. Appropriate mitigation measures to address potential impacts relating to aesthetics, noise, air quality (fugitive dust), and re-compaction, and stabilization have been imposed to ensure the activities do not endanger public health, safety, or welfare.

129. The proposed off-site grading will allow for construction of the proposed improvements on lots of adequate size and shape to accommodate any development features that are required. All conditions of approval or mitigation measures that include standards for fencing, landscaping, or other development features will be complied with as required.

130. Grading operations associated with the off-site improvements would not negatively impact existing highways or streets. The proposed grading sites are located either partly within the proposed project site or directly adjacent to the project site so off-site roadways will not be impacted by any export. Wherever possible, grading operations are proposed to balance individually. For the electrical substation, each alternative will require export to a nearby disposal site that would be reached without traveling on existing streets or highways. Grading associated with the extension of Magic Mountain Parkway will require that 400,000 cubic yards of material be exported from the grading site to the Mission Village site with no need to travel on existing streets or highways.

131. During grading, all necessary service facilities will be available to facilitate necessary operations and compliance with applicable mitigation measures. If County regulations or mitigation measures require the provision of temporary public services, project conditions will require that they be provided, as needed.

132. The Board finds that, with the attached conditions and restrictions, the proposed second units, CCRC, water tanks, infrastructure, and necessary grading

authorized by CUP II will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; or be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; or jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

133. The Board finds that the lots proposed for the second units and for the CCRC are adequate in size and shape to accommodate the second units and the CCRC to integrate them with the uses in the surrounding area. The building pad for each lot where a second unit is proposed is adequate in size and shape and the specific location of future buildings will be reviewed prior to issuance of building permits. The CCRC has been designed to integrate into the Village Center area of the Mission Village and the conceptual design includes driveways throughout the development to accommodate the required amount of parking, which has been established based on the parking standards for senior citizen housing development found in the County Code. The Specific Plan does not contain parking standards for this specific use.

134. The Board finds that, with the attached conditions and restrictions, the project will be developed in conformance with all applicable County Codes including, but not limited to, the Zoning Ordinance, the Subdivision Ordinance, Grading Code, and Building Code.

135. The Board finds that the sites for the proposed second units, CCRC, water tanks, infrastructure, and grading areas are adequately served by streets of sufficient width and improved to carry the quantity of traffic that would be generated, and by other public or private service facilities as required.

136. The Board finds that the project's location, size, design, and operating characteristics have given consideration to harmony in scale, bulk, coverage, and density; the availability of public utilities, services, and facilities; the generation of traffic and the capacity and physical character of surrounding and proposed streets; and the suitability of the site for the type and intensity of use or development proposed.

137. The Board finds that the permittee has demonstrated the suitability of the subject property for the uses proposed by CUP II. Establishment of the proposed uses at the designated locations is in conformity with good zoning practice. Compliance with the conditions of approval will ensure compatibility with surrounding land uses and consistency with all applicable Specific Plan policies.

138. The Board finds that, with respect to CUP II, the information contained in the Final Project EIR and the materials submitted by the permittee and presented at the public hearings substantiate the required findings for a conditional use permit as set forth in the Specific Plan and section 22.56.090 of the County Code.

Findings Specific to Substantial Conformance Review

139. The Specific Plan contains "substantial conformance" provisions to determine whether proposed developments or uses substantially comply with the standards, regulations, and guidelines of the Specific Plan and other applicable County ordinances which do not conflict with the Specific Plan. The permittee seeks substantial conformance determinations regarding the following: (a) that grading conforms with the Grading and Hillside Management Guidelines in the Specific Plan; and (b) that modifications to certain setback requirements in the Village Center substantially conform with Specific Plan's site development standards.

140. Under the Specific Plan, a request for a Substantial Conformance determination shall be based on the following findings: (a) the subject activity substantially conforms with all applicable provisions of the Specific Plan and County ordinances that do not conflict with the Specific Plan; (b) the subject activity will not adversely affect public health and safety; and (c) the subject activity will not adversely affect adjacent property.

141. With respect to grading, to develop the project site as permitted by the Specific Plan, the project proposes a maximum of approximately 57.8 million cubic yards of grading on-site and off-site within the Vesting Map, which will be balanced within the overall project area (28.9 cubic yard of cut and 28.9 cubic yard of fill). Grading for the off-site improvements are authorized by CUP II.

142. Specific Plan section 2.7, Hillside Preservation and Grading Plan, was prepared in accordance with the County Performance Review Criteria for Hillside Management and is consistent with the General Plan and Area Plan goals and objectives relevant to grading. Specific Plan section 4.8 establishes guidelines for grading and hillside management within the Specific Plan area, including Mission Village. These guidelines were designed to achieve the goals of the Specific Plan and assure development that is safe, aesthetic, and cost effective.

143. Specific Plan section 5.2.2.b(16) provides that for subdivisions having an average slope of 25 percent or greater in those areas to be graded, a determination as to conformance with the Grading and Hillside Management Guidelines in Specific Plan section 4.8 is necessary. The Mission Village site has an average slope greater than 25 percent.

144. Specific Plan section 4.8 (1), subsection a, provides that County hillside development guidelines should be followed in hillside areas in order to minimize grading impacts. Mission Village has been designed and will be developed in conformance with the County's current hillside development guidelines as well as all applicable County Codes. Additionally, the project will comply with all mitigation measures contained in the MMP including those specific to potential geotechnical and soil resources related impacts. Furthermore, all conditions and comments provided by Public Works relating to the review of grading and geotechnical reports have been incorporated into CUP II.

145. Specific Plan section 4.8 (1), subsection b, provides that significant ridges, knolls, and rock outcroppings will be respected in the site design and incorporated as features where feasible. While the project grading would alter the hillside profile, where feasible, the project site design respects significant ridges, knolls, and rock outcroppings. Significant landforms in the project vicinity identified in the Specific Plan include the bluffs on the south side of the Santa Clara River. Mission Village was designed specifically to preserve the bluff area along the south side of the river. Additionally, while the Specific Plan identified distinctive elevated features within the Specific Plan development areas, including Sawtooth Ridge near Long/Adobe Canyon, Ayers Rock in Potrero Canyon, and numerous distinctive ridges within the Santa Susana Mountains, these features are located in the westerly portions of Newhall Ranch, are not located within the Mission Village project site and, therefore, would not be adversely affected by development of the project.

146. Specific Plan section 4.8 (1), subsection c, provides that contour grading should be employed where feasible to lessen the visual impact of large slopes and long major uniform slopes should be avoided. Where feasible, contour grading will be employed in the project to lessen visual impact of slope modification. The project is designed to minimize large and long uniform slopes. Preservation of the bluffs along the Santa Clara River lessen the grading and visual impacts from SR-126. Larger manufactured slopes have been designed with curvilinear, scalloping contours with transitional gradients. The larger slope near the southerly Commerce Center Drive bridge abutment would be contoured although the contour would be at a gradient that is less than the surrounding natural slopes due to engineering constraints. The slopes along Magic Mountain Parkway are relatively low in height (40-50 feet) when compared to other slopes on the site, although they would be long due to the need to follow the road.

147. Specific Plan section 4.8 (1), subsection d, provides that the removal of oak trees should be avoided to the maximum extent feasible and grading to the edge of driplines should be minimized. The project will avoid impacts to oak trees to the maximum extent feasible and will minimize grading to the edge of the tree dripline. The permittee seeks two oak tree permits as set forth below. Of the 564 oak trees located within the boundaries of the project site and within 200 feet of the proposed grading line, 154 trees will be removed and 52 will be encroached upon. Grading associated with the easterly extension of Magic Mountain Parkway, as well as grading for on-site development and necessary infrastructure, has been designed to allow for preservation of the majority of oak trees. For each tree removed, a minimum of two (for non-heritage trees) or 10 (for heritage trees) 15-gallon replacement trees will be planted.

148. Specific Plan section 4.8 (1), subsection e, provides that grading should emphasize and accentuate scenic vistas and natural landforms. The grading plan will follow the natural contour lines and preserve natural scenic vistas and landforms where feasible. As discussed above, Mission Village was designed to preserve the bluffs along the south side of the river. In addition, Mission Village

re-creates a small canyon with grading associated with the Arroyo Park (Lot Nos. 151-155). The residential and commercial developments are designed to be situated to accentuate scenic vistas and natural landforms.

149. Specific Plan section 4.8 (1), subsection f, provides that slopes requiring special erosion control or fuel modification prevention should be designed for ease of maintenance and the relevant areas have been so designed. Access to open space lots where maintenance is required is depicted on the Vesting Map so that future homeowner's associations, landscape maintenance, or other groups responsible for maintenance of common areas can easily accept maintenance responsibilities.

150. Special attention will be given to the arrangement of landscape materials to help maintain and create a natural, hillside appearance as required by Specific Plan section 4.8 (1), subsection g. The permittee is required to prepare landscape plans that are compliant with the County's Drought Tolerant Ordinance. In addition, numerous natural landscape features will be left intact such as the spineflower preserve, Santa Clara River, and the adjacent river bluffs.

151. Specific Plan section 4.8 (1), subsection h, provides that graded slopes should be planted and stabilized in compliance with County-approved landscape, irrigation, and maintenance requirements. Grading operations will include adequate erosion control, including landscaping and stabilization, to ensure that the site is developed in compliance with applicable County landscape, irrigation, and maintenance requirements. The permittee will work with the Departments of Fire, Public Works, Regional Planning, and Parks and Recreation to establish appropriate landscaping materials to comply with regulations covering erosion control planting, reduction of the threat of fire in high hazard areas, compliance with drought tolerant landscaping provisions, and maintenance responsibilities.

152. As to setbacks, Mission Village includes a Village Center, which is a pedestrian-oriented area that will include residential uses (apartments and condominiums) integrated with commercial uses that will include both retail and office space. The Village Center also will include the library, village green, community recreation center, a proposed continued care retirement community, and a transit center. These uses will be linked together through a series of sidewalks, trails, and paseos that connect the Village Center to the rest of Mission Village.

153. Village Center will contain the following Specific Plan land use designations: Mixed Use (MU), High Residential (H), Medium Residential (M), and Commercial (C). The development standards for these land uses, including the required setbacks, are found in Specific Plan Table 3.4-1. While the Specific Plan provides for variation and flexibility in these land uses, the urban setting envisioned for the residential dwellings and commercial uses within the Village Center would be difficult to implement based on the Specific Plan setback requirements. Though a zero side yard lot configuration is permitted within certain land use designations, only the Mixed-Use designation permits zero front

yards, with restrictions, limiting the potential to create a truly urban environment. Allowing greater flexibility in the setback requirements will ensure a design consistent with a pedestrian-oriented community.

154. Pursuant to Specific Plan section 5.2.2(13), modifications of the development standards contained on Table 3.4-1 are allowed provided findings for a determination that the modification is in substantial conformance with the provisions of the Specific Plan can be made. The reduction of setbacks of specific Mixed Use, Commercial, High Residential, and Medium Residential designated lots within the Village Center (Lot Nos. 508-515, 517-526, 528-530, and 621 on the Vesting Map) is consistent with the intent of the Village Center to be a pedestrian-oriented area with buildings that are closer to the street. The modified setbacks vary from a minimum of zero up to 10 feet depending on the type of building frontage. Provisions in the Planning Notebook will ensure that the building frontage on the streets of the Village Center are developed in a manner that reflects a master planned pedestrian oriented Village Center.

155. The Specific Plan provides for 20-foot minimum side and rear-yard setbacks for Commercial and Mixed Use designated lots when a building is adjacent to a different land use designation or a public road. The purpose of the setback is to provide a buffer between two potentially incompatible uses. However, this requirement would impede the development goal of an urban pedestrian-oriented community. As depicted on the Vesting Map and Exhibit Map, the rear or side yard for the lots in the Commercial and Mixed Use designated areas are adjacent to either a private drive or a 20-24 foot landscape development zone ("LDZ") lot. Therefore, these uses are not adjacent to a public road or a potentially incompatible land use designation. Additionally, the private drive and LDZ lot would serve as a buffer, eliminating the need for the setback. Therefore, the zero-foot setback for lots adjacent to a private drive or a 20-24 foot landscape development zone lot would meet the intent of the Specific Plan.

156. Pursuant to Specific Plan section 5.2.2(h), a request for modification of the development standards such as the setback requirements contained in Table 3.4-1 may be approved where the General Findings (set forth in Finding No. 137) can be made, and such modification meets all applicable Building, Fire, and Subdivision Codes, and would be architecturally compatible with existing buildings in the surrounding neighborhood.

157. The modified setbacks substantially conform with all applicable provisions of the Specific Plan and County ordinances. The setbacks will not be significantly different from those provided in Specific Plan Table 3.4-1. The requested interpretation is a refinement and further clarification of those standards, and is consistent with a similar interpretation approved by the Board relative to the Newhall Ranch Landmark Village project.

158. The Board finds that the project's design ensures that it complies with the Specific Plan, specifically with section 4.8, Grading and Hillside Management Design Guidelines, and applicable County ordinances.

159. The Board finds that project grading will be conducted in compliance with all applicable County requirements to ensure geotechnical stability and conformance with erosion control regulations, and to ensure that the project will not adversely affect the health and safety of persons residing or working in the surrounding area. Project grading will allow for the development of necessary infrastructure to benefit the health and safety of residents of Mission Village and future surrounding neighborhoods.

160. The Board finds that the development of Mission Village, including the grading necessary to construct the project, implements a portion of the Specific Plan, as approved by the Board, and will not be detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the project site. Upon the completion of Mission Village, the development will be compatible with surrounding residential neighborhoods, and will enhance the economic value of these properties as a result of the project improvements.

161. The Board finds that the modified setbacks will not adversely affect public health and safety. The modified setbacks within the Village Center will encourage greater flexibility in the design of this higher density commercial area to allow for a more vibrant and pedestrian-oriented urban environment.

162. The Board finds that the modified setbacks within the project will not adversely affect adjacent properties. The project site currently is undeveloped land with no existing buildings. The buildings with the proposed zero foot setbacks are located within the Village Center, which is designed as an urban, higher density neighborhood. Nearby uses will be complimentary and include multi-family housing developments, a library, a proposed continuing care retirement community, and a transit center.

163. The Board finds that the modified setbacks meet all applicable Building, Fire, and Subdivision Codes, as the project will be developed in conformance with all applicable County Codes, including, but not limited to, the Subdivision Ordinance, Grading Code, Building Code, and Fire Code.

164. The Board finds that the modified setbacks will allow for architecturally compatible buildings in the surrounding neighborhood because proposed buildings will be similar in character to others nearby.

165. The Board finds regarding the Substantial Conformance Review as follows:

A. Development of Mission Village will substantially conform with the Specific Plan Grading and Hillside Management Guidelines in that project conditions will require that: Los Angeles County hillside development guidelines will be followed relative to development in hillside areas in order

to minimize grading impacts; significant ridges, knolls, and rock outcroppings will be respected in the site design and incorporated as features where feasible; contour grading will be employed where feasible to lessen the visual impact of large slopes and long major uniform slopes will be avoided; removal of oak trees will be avoided to the maximum extent feasible and grading to the edge of driplines will be minimized; project grading will emphasize and accentuate scenic vistas and natural landforms; slopes requiring special erosion control or fuel modification prevention will be designed for ease of maintenance; special attention will be given to the arrangement of landscape materials as a means of creating a natural, hillside appearance; graded slopes will be planted and stabilized in compliance with County-approved landscape, irrigation, and maintenance requirements; project grading substantially conforms with all applicable provisions of the Specific Plan and County ordinances that do not conflict with the Specific Plan; project grading will not adversely affect public health and safety; and project grading will not adversely affect adjacent property.

B. Development of Mission Village will substantially conform with the Specific Plan setback requirements in that the modified setbacks: meet all applicable Building, Fire, and Subdivision Codes; will allow for architecturally compatible buildings in the surrounding neighborhood; substantially conform with all applicable provisions of the Specific Plan and County ordinances; will not adversely affect public health and safety; and will not adversely affect adjacent properties.

166. The Board finds that the information submitted by the permittee and presented at the public hearing substantiates the required findings for a substantial conformance determination, as set forth in the Specific Plan.

<u>Findings Specific to Oak Tree Permit I</u>

167. Regarding Oak Tree Permit I, an Oak Tree Report was prepared by a certified arborist from Impact Sciences, Inc., dated December 2006, as revised for Oak Tree Permit I on November 26, 2007, March 2010, August 10, 2010, and December 23, 2010 ("Oak Tree Report"). The Oak Tree Report identifies 63 oak trees, including three heritage oaks, located in the area of the Magic Mountain Parkway off-site extension within the project site which are regulated by the County's oak tree ordinance. Impacts to oak trees unrelated to extension of Magic Mountain Parkway are set forth below in findings relative to Oak Tree Permit II.

168. Development of the Magic Mountain Parkway extension portion of the project will result in removal of 11 oak trees (including three heritage trees), and encroachment into the protected zones of two other oak trees (neither of which are heritage trees). The remaining 50 oak trees on this part of the project are located outside of the area that will be disturbed for the construction of the road.

169. Continued existence of the oak trees at their present location presents significant obstacles to the planned improvements. Also, to retain the oak trees on the subject property would prevent construction of a County-designated Master Plan highway; an alternative route would be cost-prohibitive and fail to achieve the project objectives. Configuration of the extension of Magic Mountain parkway was determined based on a number of factors including feasible engineering design, traffic needs, and topography, and to meet these standards, removals, and encroachments on the oak trees are necessary.

Findings Specific to Oak Tree Permit II

170. With respect to Oak Tree Permit II, the Oak Tree Report, as revised, for Oak Tree Permit II on November 26, 2007, March 2010, and December 23, 2010, identifies 501 on-site oak trees, including 29 heritage oaks, located within the project site and associated off-site improvements, regulated by the County Oak Tree Ordinance. The identified trees include those oak trees located within 200 feet of the proposed grading limits and exclude those located within the area of the off-site extension of Magic Mountain Parkway. Impacts to oak trees located within the area of the off-site extension of Magic Mountain Parkway are set forth above in findings below relative to Oak Tree Permit I.

171. Development of the project excluding the off-site extension of Magic Mountain Parkway will result in removal of 143 oak trees (including eight heritage trees), and encroachment into the protected zones of 50 additional oak trees (including two heritage trees). The remaining 308 oak trees on this part of the project are located outside of the area that will be disturbed for construction.

172. The oak trees proposed for removal are located in areas of the property where their continued existence would preclude development of the property in an efficient manner. Natural resources, including oak trees, were evaluated in the preparation of a development plan which limited the impacts to such resources while allowing for development authorized by the Newhall Ranch Specific Plan. The project clusters development to avoid impacts to on-site resources such as the spineflower, the Santa Clara River, and other areas with oak trees. However, the project site contains steep topography and requires extensive grading to create a viable community. Grading is required for geotechnical stability, access and site balance, and results in the removal of 143 oak trees and encroachment into the protected zone of an additional 50 oak trees.

Findings Related to Both Oak Tree Permits

173. Protective fencing not less than four feet in height will be placed at the limits of the protective zone of any individual oak tree or dense stand of oak trees within 200 feet of the grading limits or for the extension of Magic Mountain Parkway and will be inspected by the Forester and/or Fire Warden to ensure full protection of the health of the remaining trees located on the property.

174. The project incorporates drainage and water quality plans, which are designed to protect development, manage drainage, and control pollutant run-off. The features of these plans are intended to blend into the community as an extension of the landscaping. All drainage entering and originating within the project area will be collected and controlled by the constructed drainage system to ensure no increase in site erosion. Additionally, surface water flows associated with construction of the easterly extension of Magic Mountain Parkway will be controlled through drainage controls approved by Public Works.

175. Project conditions will require replacement trees to be provided at a ratio of 2 to 1 for each oak tree removed and at a 10 to 1 ratio for each Heritage Oak tree removed for a total of 46 mitigation trees for Oak Tree Permit I and 350 mitigation trees for Oak Tree Permit II, all in an area determined to be suitable for the oaks. Therefore, the oak resources will be protected, while allowing the development to commence as proposed.

176. The Board finds that development of Mission Village, including the construction of the Magic Mountain Parkway extension, will not endanger the health of the remaining trees located on the property that are subject to Part 16 of Chapter 22.56 of Title 22 of the County Code because these trees are located outside of the area that will be disturbed for the construction of the project.

177. The Board finds that the removal of 11 oak trees and encroachment into the protected zone of two oak trees with Oak Tree Permit I and the removal of the 143 oak trees and the encroachment into the protected zones of the 50 oak trees with Oak Tree Permit II will not result in soil erosion through the diversion or increased flow of surface waters that cannot be satisfactorily mitigated.

178. The Board finds that the removal and encroachment of the referenced oak trees under Oak Tree Permit I is necessary due to design criteria and existing improvements, which limit the alignment of the proposed Magic Mountain extension, which is a County designated Master Plan highway, and the removal and encroachment of the referenced oak trees under Oak Tree Permit II is necessary due to site constraints such as topography and drainage, to enable project grading and the construction of proposed roads, water quality or debris basins, and other related and necessary improvements. Overall, removal of 154 oak trees and encroachment into the protected zone of 52 additional oak trees under both oak tree permits is necessary because continued existence at their present locations frustrates the planned improvement or proposed use of the property to such an extent that alternative development plans cannot achieve the same permitted density and efficient use since the project site contains steep topography and requires extensive grading to create a viable community.

179. The Board finds that the removal of the oak trees will not be contrary to or in substantial conflict with the intent and purpose of the Oak Tree Permit procedures of the County.

180. The Board finds that the Forester and Fire Warden reviewed the Oak Tree Report and determined that the document is accurate and complete as to the location, size, condition, and species of the oak trees on the site. The Forester recommended approval of the requested removals and encroachments, subject to recommended conditions of approval, including replacement trees to be provided at a ratio of 2 to 1 for each tree removed and 10 to 1 for each Heritage oak tree removed, for a total of 396 mitigation trees, 46 pursuant to Oak Tree Permit I, and 350 pursuant to Oak Tree Permit II. Project conditions will require mitigation pursuant to these ratios.

181. The Board finds that information submitted by the permittee and presented at the public hearing substantiates the required findings for Oak Tree Permits I and II as set forth in the Newhall Ranch Specific Plan and Title 22, Part 16 of Title 22 of the County Code, including, but not limited to, section 22.56.2100.

Findings Specific to the Parking Permit

182. The Village Center part of the project is a pedestrian-oriented area that will include apartments and condominiums integrated with commercial uses consisting of retail and office space and also will include community-serving uses such as a library, a village green, a community recreation center, and the proposed CCRC. These uses will be linked through a series of sidewalks, trails, and paseos that also connect the Village Center to the rest of the project site.

183. The Specific Plan's parking regulations, govern motor vehicle parking within the Specific Plan area. Except as otherwise specified in the Specific Plan, said parking requirements must be in accordance with County Code section 22.52.1000 et seq., which require that every use provide the required number of parking spaces on the same lot or parcel of land on which the use is located ("on-site parking") unless expressly allowed otherwise by a parking permit approved pursuant to Part 7 of Chapter 22.56 of the County Code.

184. The Village Center includes both on-site parking and off-site parking, which is reciprocal parking located on adjacent private drives or nearby lots and not on the same lot as the use the parking serves. Thus, while Mission Village provides the required number of parking spaces, not all of the required parking within the Village Center will be located on the same lot as the use that lot is intended to serve. As a result, a parking permit is required.

185. The requested parking permit seeks to authorize off-site parking for Village Center Lot No. 508 (Mixed-Use/Commercial), Lot No. 509 (Commercial), Lot No. 510 (Commercial), Lot No. 511 (Mixed-Use - Residential/Commercial), Lot No. 526 (Recreation Center), Lot No. 527 (Village Green - Private Park), and Lot No. 529 (Mixed-Use/Commercial). The project is designed to provide 2,440 parking spaces in the Village Center area as required by the Specific Plan based on the conceptual uses proposed.

186. Within the Village Center, as stated above, parking is either provided "on-site" or "off-site" on adjacent private drives or nearby lots. Table 1 depicts the subject lot numbers, the use designation, the number of corresponding parking spaces required under the Specific Plan, and the number of on-site and off-site parking spaces, including off-site location, authorized by this permit.

Table 1

On-Site and Off-Site Parking Spaces

Lot	Use	Specific Plan Required Parking	On-Site Parking Provided	Off-site Parking Provided	Location of Off-Site Parking
508	Mixed-Use Commercial	899 spaces	880 spaces	19 spaces	19 on-street parallel spaces on "FF" Private Drive
509 and 510	Mixed-Use Commercial	418 spaces	107 spaces	311 spaces	4 on-street spaces on "DD" Private Drive, 24 on-street spaces on "EE" Private Drive, and 11 on-street spaces on "FF" Private Drive, 272 spaces located in parking structure (PS-2) on Lot No. 509
511	3- and 4-Story Condominium and Commercial	680 spaces	577 spaces	103 spaces	56 on-street spaces on "DD" Private Drive, 24 on-street spaces on "EE" Private Drive, 23 on-street spaces on "II" Private Drive
526	Recreation Center	63 spaces	32 spaces	68 spaces	24 on-street spaces on "DD" Private Drive, 18 on-street spaces on "EE" Private Drive, 26 on-street spaces on "II" Private Drive

Lot	Use	Specific Plan Required Parking	On-Site Parking Provided	Off-site Parking Provided	Location of Off-Site Parking
527	Village Green - Private Park	6 spaces	0 spaces	6 spaces	6 on-street spaces on "II" Private Drive
529	Mixed-Use Commercial	374 spaces	84 spaces	290 spaces	5 on-street spaces on "DD" Private Drive, 75 on-street spaces on "EE" Private Drive, 210 spaces in parking structure (PS-2) on Lot No. 509

187. Off-site and reciprocal parking on adjacent streets or in adjacent or nearby lots is not expected to cause conflicts. Although not located on the same lot as the use the parking will serve, parking will be located on adjacent streets or nearby lots convenient to the use they are intended to serve and will be designed to comply with other applicable Specific Plan and Zoning Ordinance requirements. Even though the parking spaces will not be assigned to specific uses or lots, it is likely that visitors or users will park in close proximity to their destination. Specific parking areas for employees may be designated in the future through Covenants, Conditions, and Restrictions ("CC&Rs").

188. The pedestrian-oriented, mixed-use Village Center is linked to the rest of Mission Village by sidewalks, paseos, and trails allowing residents to limit use of their vehicles. This area's inclusion of community-serving uses will allow residents to walk to such facilities and visitors to park once and access several services and uses located within walking distance. Off-site and reciprocal parking on adjacent streets or in adjacent or nearby lots will provide the required parking consistent with this mixed-use, town center area.

189. Each lot has been designed to be adequate in size to meet the development standards required by the Specific Plan. Required yards, walls, fences, loading facilities, landscaping, and other development features can be accommodated. Parking lots and structures have been designed to comply with parking space sizing requirements and parking lot design standards.

190. In the future, a use may be proposed in a location where the nature of the use makes it appropriate to authorize approval of a joint-use or shared parking plan under which a reduction in the aggregate total of required parking spaces for uses would be permitted. At this time it is not possible to determine how such a shared parking arrangement would work because the specific uses have not been established. In the future, the permittee may apply for a Joint-Use or Shared Parking Plan pursuant to the provisions of the Specific Plan's parking

regulations, which may allow a reduction in the total required parking spaces for individual permitted uses upon approval by the Director.

191. The Board finds that the off-site and reciprocal parking on adjacent streets or in adjacent or nearby lots will not result in traffic congestion, excessive off-site parking, or unauthorized use of parking intended to serve surrounding property.

192. The Board finds that the Mission Village site is adequate in size and shape to accommodate the requested parking arrangements.

193. The Board finds that there will be no need for the number of on-site parking spaces required by Part 11 of Chapter 22.52 of Title 22 of the County Code or the Specific Plan because of the use characteristics of the proposed uses, as outlined in the off-site and reciprocal parking analysis prepared for the project.

194. The Board finds that off-site facilities will provide the required parking for the uses because such off-site facilities are controlled through ownership by the owner of the use for which the site serves and are conveniently accessible to the main use.

195. The Board finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, loading facilities, landscaping, and other development features prescribed in the Zoning Ordinance and the Specific Plan.

196. The Board finds that the information submitted by the permittee and presented at the public hearing substantiates the required findings for a Parking Permit as set forth in section 22.56.1020 of Title 22 of the County Code and thus has met the burden of proof.

THEREFORE, THE BOARD OF SUPERVISORS:

1. Certifies that the Final Project EIR for the project was completed in compliance with CEQA and the State and County CEQA Guidelines related thereto; certifies that it independently reviewed and considered the information contained in the Final EIR, and that the Final EIR reflects the independent judgment and analysis of the Board as to the environmental consequences of the project; indicates that it certified the Final EIR at the conclusion of its hearing on the project and adopted the Findings and SOC and MMP, finding that pursuant to section 21081.6 of the California Public Resources Code, the MMP is adequately designed to ensure compliance with the mitigation measures during project implementation, found that the unavoidable significant effects of the project after adoption of said mitigation measures are described in those Findings and SOC; and determined that the remaining, unavoidable environmental effects of the project have been reduced to an acceptable level and are outweighed by specific health and safety, economic, social, and/or environmental benefits of the project as stated in the Findings and SOC;

2. Approves the Substantial Conformance Review; and

3. Approves Conditional Use Permit Nos. 2005-00080-(5) and 2005-00081-(5), Oak Tree Permits Nos. 2005-00032-(5) and 2005-00043-(5), and Parking Permit No. 2005-00011-(5), subject to the attached conditions.

CONDITIONS OF APPROVAL
CONDITIONAL USE PERMIT NUMBER 2005-00080-(5)
CONDITIONAL USE PERMIT NUMBER 2005-00081-(5)
OAK TREE PERMIT NUMBER 2005-00032-(5)
OAK TREE PERMIT NUMBER 2005-00043-(5)
PARKING PERMIT NO. 2005-00011-(5)

GENERAL

1. This grant authorizes the use of the subject property for a mixed-used development known as Mission Village, the second phase of development authorized by the Newhall Ranch Specific Plan ("Specific Plan"). In particular this grant will:

   A. Ensure that project-level improvements for Mission Village, including Commerce Center Drive Bridge, Commerce Center Drive, neighborhood park, trails including a river trail, drainage facility, access roads, grading, water quality basins, bank stabilization, water and sewer utility crossings, utility corridor, storm drain outlets, and potential riparian mitigation sites, are consistent with the River Corridor Special Management Area ("SMA") described in the Specific Plan and Conditional Use Permit ("CUP") No. 94-087, a CUP previously approved by the Los Angeles County ("County") Board of Supervisors ("Board") in connection with the Specific Plan, which allows necessary improvements to facilitate development authorized by the Specific Plan within significant ecological area ("SEA") 20 and SEA 23.

   B. Authorize the development of 73 second dwelling units, a continued care retirement community with 351 dwelling units, and on-site and off-site infrastructure, including water tanks and on-site and off-site grading associated with the related Vesting Tentative Tract Map No. 61105-(5) ("Vesting Map") and its infrastructure.

   C. Authorize the removal of 154 oak trees from the project site, including 11 heritage oaks, and the encroachment into the protected zone of 52 oak trees.

   D. Authorize off-site and reciprocal parking for lots located within the village center area of the project.

2. Unless otherwise apparent from the context, the term "permittee" shall include the permittee, and any other person, corporation, or entity making use of this grant.

3. This grant shall not be effective for any purpose and cannot be used unless and until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the County Department of Regional Planning ("Regional Planning") their affidavit stating that they are aware of, and agree to

accept all of the conditions of this grant, and that the conditions have been recorded as required by Condition No. 6, and until all required monies have been paid pursuant to Condition Nos. 7, 8, and 19. Notwithstanding the foregoing, this Condition No. 3 and Condition Nos. 2, 7, 8, 9, 10, 11, and 19 shall become effective immediately upon final approval of this grant by the County.

4. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permits shall be void and the privileges granted hereunder shall lapse.

5. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the County Regional Planning Commission ("Commission") or a County hearing officer may, after conducting a public hearing, revoke or modify this grant if it is found that these conditions have been violated, or that this grant has been exercised so as to be detrimental to the public health, safety, or so as to be a nuisance. In the event that the County deems it necessary to initiate such proceedings pursuant to Part 13 of Chapter 22.56 of the Los Angeles County Code ("County Code"), the permittee shall compensate the County for all costs incurred in such proceedings.

6. Prior to the use of this grant, the terms and conditions of the grant shall be recorded in the office of the County Registrar-Recorder/County Clerk. In addition, upon any transfer or lease of the subject property during the term of this grant, the permittee shall promptly provide a copy of the grant and its terms and conditions to the transferee or lessee, as applicable, of the subject property. Upon recordation, an official copy of the recorded conditions shall be provided to the Director of Regional Planning ("Director").

7. Within three days following the final approval date of this grant, the permittee shall remit processing fees payable to the County in connection with the filing and posting of a Notice of Determination ("NOD") for this project and its entitlements in compliance with section 21152 of the California Public Resources Code. Unless a Certificate of Exemption is issued by the California Department of Fish and Game pursuant to section 711.4 of the California Fish and Game Code, the permittee shall pay the fees in effect at the time of the filing of the NOD, as set forth in that section (currently $2,919 plus $75 for processing fees). No land use project subject to this requirement is final, vested, or operative until the fee is paid.

8. The subject property shall be maintained and operated in full compliance with the conditions of this grant, and the conditions of the associated Vesting Map and the mitigation measures identified in the attached Mitigation Monitoring Plan ("MMP") and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. Within 30 days of the effective date of this grant, the permittee shall deposit with the County the sum of $2,000. These monies shall be placed in a

performance fund which shall be used exclusively to compensate Regional Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of approval, including adherence to development in accordance with the approved Exhibit "A." The fund provides for 10 annual inspections. Inspections shall be unannounced.

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any condition of this grant, the permittee shall be financially responsible for and shall reimburse Regional Planning for all additional inspections and for any enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be $200 per inspection or the current recovery cost at the time of payment, whichever is greater.

9. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this grant approval or related discretionary approvals, whether legislative or quasi-judicial, which action is brought within the applicable time period of section 65009 of the California Government Code or any other applicable limitation period. The County shall notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to notify the permittee of any claim, action, or proceeding, or if the County fails to reasonably cooperate in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.

10. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within 10 days of the filing pay an initial deposit to Regional Planning in the amount of $5,000, from which actual costs and expense shall be billed and deducted for the purpose of defraying the costs or expenses involved in Regional Planning's cooperation in the defense, including, but not limited to, depositions, testimony, and other assistance to the permittee or permittee's counsel. The permittee shall also pay the following supplemental deposits, from which actual costs shall be billed and deducted:

    A. If during the litigation process actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring the balance up to the initial amount of $5,000. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

    B. At the sole discretion of the permittee, the amount of an initial or supplemental deposit may exceed the minimum amounts defined herein.

The cost for collection and duplication of records and other related documents will be paid by the permittee in accordance with section 2.170.010 of the County Code.

11. This grant shall expire unless used within two years after the recordation of the last final unit map for the Vesting Map for the project. In the event that the Vesting Map should expire without the recordation of a final map, or all final maps if phased, this grant shall terminate upon the expiration of the Vesting Map. Entitlement to the use of the property thereof, or any unrecorded portion thereof, shall be subject to the regulations then in effect.

12. The subject property shall be graded, developed, and maintained in substantial compliance with the approved Vesting Map and the conceptual site design depicted on the approved Exhibit "A," subject to the provisions in section 5.2.2 of the Specific Plan and the Mission Village Planning Notebook dated May 2011 ("Planning Notebook").

13. The project site is located within the boundaries of the Specific Plan except for approximately 39.1 acres off-site, but adjacent to the Specific Plan area. All development shall comply with the requirements of the Specific Plan unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A" or revised Exhibit "A" approved by the Director of Regional Planning ("Director").

14. The permittee shall comply with the mitigation measures set forth in the Mission Village Final Environmental Impact Report dated October 2011 ("Final EIR"), which comprise the MMP for the project, which is attached hereto and incorporated by this reference and made conditions of this permit.

15. All structures in the development shall comply with the requirements of the County Department of Public Works ("Public Works") Division of Building and Safety.

16. Except for seasonal decorations or signage provided by or for a civic or non-profit organization, all structures, walls, and fences open to public view shall remain free of graffiti and any other extraneous markings, drawings, or signage that do not directly relate to the use of the property or provide pertinent information about the premises. In the event any such extraneous markings become visible, the permittee shall remove or cover said markings, drawings, or signage within 24 hours of their visibility, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

17. All development undertaken pursuant to this grant shall be in full compliance with the County Fire Code. Upon final approval of this grant by the County, the permittee shall contact the Fire Prevention Bureau of the County Forester and Fire Warden ("Fire Department") to confirm the facilities that may be necessary

to protect the property from fire hazard. Any necessary facilities including, but not limited to, water mains, fire hydrants, and fire flow facilities shall be provided to the satisfaction of and within the time periods established by the Fire Department.

18. The permittee shall record a covenant with the County agreeing to comply with the required environmental mitigation measures imposed in the Final EIR and attach the MMP to the document to be recorded. Prior to recordation of the covenant, the permittee shall submit a copy of the draft covenant to the Director for review and approval.

19. Within 60 days following the date of final approval of this grant, the permittee shall deposit the sum of $6,000 with Regional Planning in order to defray the cost of reviewing the permittee's reports and verifying compliance with the information contained in the reports required by the MMP. The permittee shall replenish the mitigation monitoring amount, if necessary, until all mitigation measures have been implemented and completed.

20. The permittee shall retain the services of a qualified Environmental/Mitigation Monitoring Consultant, subject to the approval of the Director, to ensure that all applicable mitigation measures are implemented and reported in the required MMP. As a means of ensuring the effectiveness of the mitigation measures, the permittee shall submit annual mitigation monitoring reports to Regional Planning for approval or as required by the Director, until such time as all mitigation measures have been implemented or completed, and at such times as additional reports are required by the Director. The reports shall describe the status of the permittee's compliance with the required mitigation measures.

<u>CONDITIONS SPECIFIC TO CUP I (2005-00080-(5)) AND CUP II (2005-00081-(5))</u>

21. All utilities shall be placed underground to the satisfaction of Public Works.

22. All development undertaken pursuant to this grant shall comply with the requirements of Public Works.

23. Detonation of explosives or any other blasting devices or material is prohibited unless all required permits have been obtained and adjacent property owners have been notified.

24. All requirements of Title 22 of the County Code, and of the specific zoning of the subject property shall be complied with unless otherwise modified as set forth in these conditions or as shown on the approved plans.

25. All grading and construction and appurtenant activities, including engine warm-up, shall be restricted to between the hours of 7:00 a.m. and 6:00 p.m., Monday through Friday, and 8:00 a.m. to 5:00 p.m., on Saturday. Conventional pile-driving within 4,000 feet of sensitive receptors is prohibited and the permittee is required to use alternative machines or methods as specified in Final EIR

Mitigation Measure MV 4.6-3. No Sunday or holiday operations are permitted. All stationary construction noise sources shall be sheltered or enclosed to minimize adverse effects on nearby residences and neighborhoods. Generator and pneumatic compressors shall be noise protected in a manner that will minimize noise inconvenience to adjacent residences.

26. The permittee shall implement a dust control program during grading and construction to the satisfaction of Public Works and the Director.

27. All graded materials shall be sufficiently watered to prevent excessive amounts of dust during the grading and construction phase consistent with the mitigation measures. Watering shall occur at least twice daily with complete coverage, preferably in the late morning and after construction or grading activity is completed for the day. All clearing, grading, earthmoving, or excavation shall cease during periods of high wind (i.e., greater than 20 miles per hour average over one hour) to prevent excessive amounts of dust.

28. Grading shall be limited to that which is necessary to construct the on-site and off-site improvements depicted on Exhibit "A" and the potential riparian mitigation sites. No additional grading or development shall be permitted beyond that depicted unless approved by the Director subject to the provisions of section 5.2.2 of the Specific Plan.

29. Phased grading is authorized pursuant to this grant to allow transporting of soil within the boundaries of the Vesting Map prior to or during any off-site import. Such grading may require additional interim infrastructure improvements not depicted on the Exhibit "A," but necessary to ensure compliance with the County Code such as debris basins, access roads, temporary utility lines, and other similar improvements to the satisfaction of Public Works.

30. The permittee shall, upon the commencement of any grading activity allowed by this permit, diligently pursue all grading to completion.

31. No construction equipment or vehicles shall be parked or stored on any existing public or private street.

32. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.

33. All construction and development within the subject property shall comply with the applicable provisions of the Uniform Building Code and the various related Mechanical, Electrical, Plumbing, Fire, Grading, and Excavation Codes, as adopted by the County.

34. The permittee shall utilize water-saving devices and technology in the construction of this project consistent with the County Building and Plumbing Code and the MMP.

35. The subject property shall be developed, operated, and maintained in compliance with all applicable requirements of the County Department of Public Health ("Public Health"). Adequate water and sewage facilities shall be provided to the satisfaction of said department. The project shall fulfill its statutory responsibilities related to water conservation through its compliance with Health and Safety Code section 17921.3, which requires low-flush toilets in all new construction; Title 24 of the California Code of Regulations sections 2-5352 (I) and (J), which requires hot water pipes to be insulated; and Government Code section 7800, which requires lavatories to have self-closing faucets in public restrooms.

36. If during construction, soil contamination is suspected or detected, construction in the area shall stop and appropriate health and safety procedures shall be implemented to the satisfaction of Public Health. If it is determined that contaminated soils exist, investigation and remediation shall be conducted to the satisfaction of Public Health and the California Regional Water Quality Control Board or any other designated government oversight agency.

37. The permittee shall comply with the Newhall Ranch Stormwater Mitigation Plan requirements to the satisfaction of Public Works.

38. Improvements on Lot Nos. 358 and 359 (Lion Canyon) shall comply with the Newhall Ranch Tributary Channel Design Guidelines, as approved by Public Works. Final determination of appropriate drainage devices, geomorphic channel design, and associated grading shall be to the satisfaction of Public Works in consultation with Regional Planning, if necessary.

39. During construction, all large size truck trips shall be limited to off-peak commute periods.

40. During construction, the permittee shall obtain and maintain in effect all necessary transportation permits from the California Department of Transportation for any transportation of heavy equipment and/or materials, which requires the use of over-size transport vehicles on State highways.

41. The permittee or its designee shall provide the Director with an annual status report throughout the construction phase of the project, which states the number of residential units constructed, the number of affordable housing units constructed, the square footage of all commercial and industrial buildings completed, the dates of dedication or completion for all required infrastructure and community amenities, and the status of compliance with the MMP, and/or other items as determined to be necessary by the Director.

42. All commonly-owned areas shall be preserved as permanent open space or as otherwise designated on the approved Exhibit "A" for this grant or on any Revised Exhibit "A." Such reservation shall be by establishment of a homeowners' association, maintenance district, or other appropriate means or

methods to ensure, to the satisfaction of the Director, the permanent reservation and continued perpetual maintenance of required commonly-owned areas.

43. Second units constructed pursuant to this grant on Lot Nos. 279-351 of the Vesting Map may not be sold separately from the primary residences on the lot and the underlying lot containing a primary residence and a second unit may not be subdivided.

44. The project shall comply with the Low-Impact Development Performance Standards contained in the section 4.22-6(a) of the Final EIR.

PRIOR TO ISSUANCE OF A GRADING PERMIT

45. As required by Condition No. 20 above, in addition to any annual mitigation monitoring report that may be required, the permittee shall submit a mitigation monitoring report to the Director for review and approval prior to the issuance of any grading permits.

46. Prior to the issuance of any precise grading permit, the permittee shall submit site plans for review and approval by the Director indicating that the proposed grading and/or construction:

    A. Complies with the conditions of this grant and the provisions of the approved Specific Plan.

    B. Is compatible with hillside resources as required by the substantial conformance provisions found in section 5.2 of the Specific Plan, and with Significant Ecological Area resources.

47. Prior to the issuance of a rough or precise grading permit, the permittee shall submit site plans for review and approval by the Director and the Director of Public Works showing that the project design provides for the filtering of flows to capture contaminants originating from the project site consistent with the Newhall Ranch Stormwater Mitigation Plan and approved mitigation measures to the satisfaction of Public Works.

48. Prior to the issuance of grading permits, the permittee will obtain a letter of grading clearance/approval or a No Further Action ("NFA") letter from the Los Angeles County Fire Department, Health Hazardous Materials Division, Site Mitigation Unit ("Fire Department"), pursuant to California Health and Safety Code section 101480 and Los Angeles County Code Title 12, Chapters 12.50 and 12.60. The Fire Department acts as the Certified Unified Program Agency ("CUPA") under Los Angeles County Code Title 12, Chapter 12.50.025, and is authorized to oversee assessment, mitigation, and remediation of sites within the County, pursuant to applicable statutory and regulatory guidelines.

PRIOR TO RECORDATION OF A FINAL MAP

49. As a means of ensuring the effectiveness of the mitigation measures found in the Final EIR, mitigation monitoring reports shall be submitted to the Director for approval prior to the recordation of a final map.

50. The permittee shall submit a draft copy of the project Covenants, Conditions, and Restrictions ("CC&Rs"), and any other covenants or maintenance agreements entered into with respect to the project, to Regional Planning for review and approval. All applicable project conditions of approval shall be included as conditions in the CC&Rs and the CC&Rs shall prohibit any such condition from being amended in any way, or eliminated, without prior approval from the Director.

51. The permittee shall include conditions in the project CC&Rs that require continued maintenance of the planting for lots having planted slopes. The permittee shall also provide in the CC&Rs a method for the continuous maintenance of all common areas, including driveways, landscaping, and lighting systems along all walkways and outdoor seating areas, to the satisfaction of Regional Planning.

52. The permittee shall provide in the CC&Rs a method for the continuous maintenance of private driveways and fire lanes within the project, as well as draft easement documents with exhibits granting access to respective off-site property owners. Said easements must be recorded after approval by the Director.

53. The permittee shall provide in the CC&Rs restrictions on parking or storage of recreational vehicles as required by Condition No. 38 of Conditional Use Permit No. 94-087 to the satisfaction of the Director.

54. The permittee shall enter into a park development agreement ("PDA") with the Department of Parks and Recreation ("Parks and Recreation") for the design and construction of the project's public parks and shall post the necessary bonds for such design and construction to the satisfaction of the Director and consistent with Condition Nos. 61 and 62 below. The permittee shall provide a copy of the executed PDA and posted bonds to the Director prior to recordation of the first final unit map that includes a park and that allows construction.

PRIOR TO ISSUANCE OF A BUILDING PERMIT

55. Prior to the issuance of any building permit for the principal use of the property, site plans shall be submitted to the Director indicating that the proposed construction:

    A. Complies with these conditions and the provisions of the approved Specific Plan and the design principles referenced in the Planning Notebook.

B. Complies within the limits established by geologic and engineering constraints, grading amount and technique, preservation of natural features, landscaping of altered open space and graded slopes, and placement of residences, on-site infrastructure, and other features as deemed necessary by the Director. Other features to be indicated on all site plans include walls, landscaping, driveways, and building setbacks.

C. Has completed the Newhall Land Architectural Review Committee ("ARC") Process identified in the Planning Notebook to the satisfaction of the Director. The ARC will review projects for consistency with design guidelines that emphasize architectural styles, colors, materials, roof type, setbacks, parking layouts, lighting standards, signage criteria, and landscaping palette, among other things.

D. Has received final approval from Regional Planning.

56. Prior to the issuance of building permits to authorize the construction of the second dwelling units on Lot Nos. 279-351 of the Vesting Map, site plans depicting these units and demonstrating compliance with the provisions of section 3.9, Second Units, of the Specific Plan shall be submitted to the Director for review and approval.

57. Three copies of a landscape plan(s), which may be incorporated into a revised site plan, shall be submitted to and approved by the Director before issuance of a building permit. The landscaping plan(s) shall show compliance with the County's Drought-Tolerant Landscaping Ordinance and the native species coverage guideline as shown on the On-Site Landscape Zones map in the Planning Notebook. Landscaping shall include native and non-native, non-invasive species, including trees, shrubs, and ground covering at a mixture and density determined by the Director and the Fire Department's Fuel Modification Unit. Fire retardant plants should be given first consideration.

58. The landscape plan(s) shall show size, type, and location of all plants, trees, percentage of native plant materials, and sprinkler facilities, including all landscaping and irrigation. Watering facilities shall consist of a permanent water-efficient irrigation system such as "bubblers" or drip irrigation, where applicable. All landscaping shall be maintained in a neat, clean, and healthful condition, including proper pruning, weeding, and removal of litter, fertilizing, and replacement of plants when necessary.

59. In addition to the review and approval by the Director, the landscaping plan(s) shall be reviewed and approved by the Fire Department and Public Works. The review will include an evaluation of the balance of structural diversity (e.g., trees, shrubs, and groundcover) that could be expected 18 months after planting in compliance with fire safety requirements and determination of compliance with water conservation requirements. All graded slopes (cut and fill) shall be revegetated.

60. Prior to the issuance of any building permit, the permittee shall demonstrate compliance with the State seismic hazard safety laws to the satisfaction of Public Works.

61. Prior to issuance of the first building permit, the permittee shall enter into a Memorandum of Understanding (MOU) with the Fire Department that includes a mutually agreeable operational date for the station located on Lot No. 448. Upon completion and acceptance of the fire station improvements, Lot No. 448 shall be conveyed by recordable deed to the Fire Department.

62. Prior to issuance of the 3,041st residential building permit, construction of the community park on Lot No. 469 shall commence, and prior to issuance of the 3,812th residential building permit, construction of the park and all related improvements on Lot No. 469 shall be completed and accepted by Parks and Recreation, after which Lot No. 469 shall be conveyed to the County. The permittee shall convey the lot by recordable grant deed free of all encumbrances, except those that as determined by the County, which do not interfere with the use of the property for park or recreational purposes, showing the fee vested with the County.

63. Prior to the issuance of the 1,545th residential building permit, construction of the neighborhood park on Lot No. 612 shall commence, and prior to issuance of the 1,985th residential building permit, construction of the park and all related improvements on Lot No. 612 shall be completed and accepted by Parks and Recreation, after which Lot No. 612 shall be conveyed to the County. The permittee shall convey the lot by recordable grant deed free of all encumbrances, except those that as determined by the County which do not interfere with the use of the property for park or recreational purposes, showing the fee vested with the County.

64. The design, location, and quantity of monuments and community entries and sign walls shown on the Exhibit "A" are conceptual and are subject to change. If necessary to ensure safety, consistency with tentative map approval or compliance with the provisions of the Specific Plan or Title 22 of the County Code, the final design, location, and quantity of the monuments and community entries may be modified through the Exhibit Map procedures in section 21.016.105 of Title 21 of the County Code, or to the satisfaction of the Director.

65. For Lot Nos. 384-387, 397-407, 411, 434, 439, and 442, the front yard, as established along the Private Drive frontage identified on Sheet 1 of the Exhibit Map, may be reduced to not less than 10 feet consistent with the allowable front yard for side entry garages permitted by the Specific Plan.

    Where access is provided from a private drive and fire lane driveway, the length of the driveway apron to individual units shall be either: (a) less than or equal to three feet; or (b) more than or equal to 18 feet. Thus, the length of those

driveway aprons shall not measure between just over three feet and just under 18 feet.

66. A determination of substantial conformance in compliance with the provisions of the approved Specific Plan has been made relative to front side and rear-yard setbacks for Lot Nos. 508-515, 517-526, 528-530, and 621 in the Village Center. These lots shall comply with the limitations to the setback reductions as described in the Front Setback Modification provision (section 3.6.1) of the Planning Notebook. For these lots, a minimum of zero feet rear and side setbacks shall be allowed when immediately adjacent to landscape development zone lots (LDZ) and/or private drive lots and/or similar uses to the subject lot. Prior to the approval of building permits, the permittee shall demonstrate substantial conformance with the setback guidelines (sections 3.6.1 and 3.6.2) as shown in the Planning Notebook to the satisfaction of the Director.

67. The Specific Plan Community Trails, Local Trails, and Pathways depicted in Exhibit "A" and the Planning Notebook shall comply with the Specific Plan standards with a minimum width of 12 feet.

68. Permission is granted to allow future design flexibility within Lot Nos. 158, 161, 162, 361, 376, 380, 381, 384-387, 396 (fire access), 397-407, 411, 427, 434, 439, 442, 443, 445, 447, 480-484, 508-532, 621, and associated private drives CC, DD, EE, FF, II, JJ, KK, LL1, LL2, NN, OO, PP, SS, TT, YY, and ZZ, identified on the Vesting Map and Exhibit Map, including changing apartments to condominiums or condominiums to apartments, changing attached units to detached units, changing the building type and location, changing the location, alignments, widths, and entries of driveways, changing the private drive alignments and locations, changing the lot configurations, and changing the residential unit location and commercial building type and location. The total dwelling unit count, commercial square footage, shown on the Vesting Map and the accompanying site plan exhibit maps shall not be exceeded. Specifically, project buildout shall not exceed 3,704 multi-family dwelling units and 1,555,100 square feet of commercial development.

69. The increase in the number of units or square footage of commercial space in the lots mentioned above is contingent upon the decrease in another lot. An increase in the number of multi-family residential units and commercial square footage among lots may be allowed if it does not exceed 20 percent of the number of multi-family residential units and commercial square footage allowed for that lot as approved by the Vesting Map. The designated land use category in each lot shall not change (i.e., lots designated as Mixed-Use shall remain Mixed-Use, lots designated as Medium-Residential shall remain Medium-Residential, lots designated as Open Area shall remain Open Area).

70. The open space/recreational acreage shown on the Vesting Map shall not be reduced.

71. Any subsequent changes to the tentative map shall be subject to section 5.2.2.e and 5.2.5 of the Specific Plan, and consistent with the environmental analysis in the project EIR. Any changes on the map shall be reviewed and approved by the Subdivision Committee through the Amended Exhibit Map process prescribed in section 21.16.15 of Title 21 of the County Code.

72. Submittal of each amended Exhibit Map shall be accompanied by a matrix or similar chart to track the development of multi-family units, commercial, and open space/recreation area square footage. The matrix shall include information on the number of multi-family residential units and square footage of commercial and open space/recreation area approved on the Vesting Map and proposed on the amended Exhibit Map.

73. Lot No. 528 is depicted as a continuing care retirement community on the Vesting Map for the development of 351 independent and assisted care living units. The permittee shall submit a revised Exhibit Map for approval by the Subdivision Committee pursuant to section 21.60.015 of the County Code indicating the number of units for sale (condominium) and/or lease, using the standard lease project or condominium note on the final map.

    Or, if the permittee chooses not to develop Lot No. 528 as a continuing care retirement community, it may be developed as for sale or for lease multi-family residences with up to 351 units, provided that the site can be developed pursuant to the standards of the Specific Plan. In this case, the permittee shall submit a revised Exhibit Map for approval by the Subdivision Committee pursuant to section 21.60.015 of the County Code indicating the number of for sale and/or for lease units.

74. The permittee shall submit an overall community garden program to the satisfaction of Regional Planning. The community garden program shall identify the location of potential sites for these gardens along with screening and fencing details. Should use of the community gardens by the community not warrant their continued operation, the Homeowners Association established for Mission Village, at its discretion, may cease their operation and the area may revert to another common-use area.

75. The site of the proposed Library, Lot No. 515, is currently shown on Exhibit "A" at 3.3 acres. Pursuant to mitigation adopted as part of the Specific Plan (Mitigation Measure SP 4.19-1), the permittee is required to enter into a Memorandum of Understanding ("MOU") with the County Librarian regarding library construction requirements, including location, size, funding, and timing of construction, prior to the issuance of the first building permit on Newhall Ranch. At this time, the final library size and configuration has not been determined. The details will be addressed in the MOU and may affect the lot size. Accordingly, the permittee may increase or decrease the size of Lot No. 515 based on the final details of the future library as defined in the MOU between the permittee and the County

Librarian. The MOU shall be completed and executed prior to issuance of any building permit for the principal use of the property.

76. Prior to obtaining its first building permit within Newhall Ranch:

A. The subdivider shall be required to complete all of its obligations for sending wastewater to the Valencia Water Reclamation Plant ("WRP") as required by the Agreement for Coordination of Wastewater Management Facilities dated January 9, 2002 (CSD Contract No. 3868), and shall provide a letter to Regional Planning from Santa Clarita Valley Sanitation District certifying that such obligations have been satisfied.

B. At the subdivider's sole cost, and for purposes of further treating wastewater that will be sent to the Valencia WRP from Newhall Ranch to a chloride concentration level of less than 100 mg/l for up to 6,000 equivalent dwelling units, the subdivider shall complete the construction of the interim chloride and demineralization facilities to the satisfaction of the Santa Clarita Valley Sanitation District, which facilities shall consist of, at a minimum: (1) a 1.2-acre demineralization facility to be constructed adjacent to the existing Valencia WRP; (2) a 1.6-acre brine disposal well facility located within the Valencia Commerce Center, north of Castaic Creek; and (3) associated lines to and from the Valencia WRP to be constructed in existing road rights-of-way primarily within the project's utility corridor. For purposes of this Condition and Condition No. 77, "equivalent dwelling units" shall represent a wastewater equivalency determination based on an equivalency formula used by the Santa Clarita Valley Sanitation District.

The subdivider or designee shall grant any necessary easement(s) acceptable to the Santa Clarita Valley Sanitation District and the Newhall Ranch Sanitation District for use of the utility corridor to facilitate the construction and operation of the Newhall Ranch WRP.

77. Prior to obtaining a building permit(s) for any construction that would result in Newhall Ranch's exceeding 3,000 equivalent dwelling units, the subdivider or its designee shall complete site grading and bank protection of the Newhall Ranch WRP site and the utility corridor. Further, prior to obtaining a building permit(s) that would result in Newhall Ranch's exceeding 4,000 equivalent dwelling units, the subdiver or its designee shall start construction of the initial phase of the Newhall Ranch WRP with a capacity to treat wastewater generated by 6,000 equivalent dwelling units, and the construction of this initial phase of the Newhall Ranch WRP shall be completed on or before the date that construction of the 6,000th equivalent dwelling unit within Newhall Ranch is completed.

CONDITIONS SPECIFIC TO OAK TREE PERMIT I AND OAK TREE PERMIT II

78. This grant authorizes the removal of 11 oak trees (three Heritage oak trees) and encroachment into the dripline of two other oak trees of the 63 existing oak trees located within 200 feet of the proposed grading in connection with construction of the easterly extension of Magic Mountain Parkway (off-site) pursuant to Oak Tree Permit No. 2005-00032-(5) ("Oak Tree Permit I"). This grant also authorizes the removal of 143 oak trees (eight Heritage oaks) and encroachment into the dripline of 50 other oak trees (two Heritage oaks) of the 501 existing oak trees located within the Vesting Map boundary and within 200 feet of the proposed grading limit line of the Vesting Map pursuant to Oak Tree Permit No. 2005-00043-(5) ("Oak Tree Permit II").

79. Unless otherwise approved by the County Forester ("Forester"), no oak tree shall be removed or encroached upon until the permittee has obtained all permits and approvals required for the work that necessitates such removal or encroachment. However, upon the request of the permittee and subject to the approval of the Forester, activities associated with the relocation process for trees approved for removal that can be successfully transplanted may begin prior to all requisite permits and approvals. All work performed shall be done under the supervision of a qualified licensed arborist.

80. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the Fire Department a sum of $14,000. Such fee shall be used to compensate the Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval related to oak tree removal, encroachment, and mitigation under the two oak tree permits.

81. The above fee provides for one pre-construction meeting for each permit required to determine fencing placement to secure the protected zone of the remaining oak trees, inspection of temporary fencing prior to commencement of any construction, and the subsequent five-year monitoring period requiring inspections until the conditions of approval have been met.

82. The Director and the Forester shall retain the right to make regular and unannounced site inspections, and the permittee shall pay or reimburse the County for the cost of any additional inspections if any such additional inspections are required. The cost of such additional inspections by the County Forester shall be $100 per inspection or the current recovery cost at the time the inspections are required.

83. The term "Oak Tree Report" refers either to the document on file by Impact Sciences, Inc., the consulting arborist, dated December 2006. and addendum dated November 26, 2007 with update reports submitted March 2010, August 10, 2010, and as revised December 23, 2010, with respect to Oak Tree Permit I and

the same report, addendum, and updates except for the August 2010, update, and as revised December 23, 2010, with respect to Oak Tree Permit II.

84. The permittee shall retain a consulting arborist to perform or supervise the work allowed pursuant to this grant relating to removal of or encroachment on oak trees. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director and the Forester stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director and Forester any failure to fully comply with the conditions of this grant. The arborist shall prepare a schedule of construction activities wherein the arborist will be present on the project site to ensure compliance with the conditions of this grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

85. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining oak trees on the subject property that are within the zone of impacts as determined by the Forester for the life of these Oak Tree Permits or the Vesting Map.

86. The permittee shall install temporary chain-link fencing not less than four feet in height to secure the protected zone of the remaining oak trees on-site as necessary. The fencing shall be determined at the pre-construction meetings with the retained arborist, the Forester, and the on-site project supervisor. The fencing shall be installed prior to grading or tree removal and shall not be removed without approval of the Forester. The term "protected zone" refers to the area extending five feet beyond the dripline of the oak tree (before pruning), or 15 feet from the trunk, whichever is greater.

87. The permittee shall keep copies of the Oak Tree Report, oak tree map, mitigation planting plan, and conditions of approval on the project site and available for review, and shall produce such copies upon the request of Regional Planning or the Forester.

88. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Reports, the oak tree map, the mitigation planting plan, and the conditions of approval.

89. Oak Tree Permit I authorizes the removal of 11 trees of the Oak genus identified as trees numbered **3***, 4, 5, 6, **29***, **84***, 86, 85, 152, 153, and 154 on the permittee's site plan and Oak Tree Report. Three oak tree removals have been identified as Heritage* (with an asterisk*), having a diameter greater than 36 inches.

90. Oak Tree Permit I also allows encroachment within the protected zone of two trees of the Oak genus (Quercus lobata) identified as trees numbered 42 and 43 on the permittee's site plan map and Oak Tree Report.

91. Oak Tree Permit II authorizes the removal of 143 trees of the Oak genus, which include 126 Coast Live Oak (Quercus agrifolia) and identified as trees numbered 169, 170, 171, 172, 173, 175, 176, 179, 180, 181, 182, 183, 184, **185***, 186, 189, 190, 191, 192, 197, 214, 218, 219, 220, 241, 242, **255***, 396, 397, 398, 400, 401, 434, 511, 512, 513, 514, 515, 516, 523, 524, 525, 592, 604, 605, 606, 607, 608, 609, 610, **611***, 626, 627, 796, 797, 798, 799, 800, 801, 802, 803, 805, 806, 813, 814, 822, 824, 825, 826, 828, 829, 851, 853, 854, **856***, 863, **865***, 867, 868, 869, 871, 926, 927, 928, 929, 930, 931, 958, 2246, 2424, 4118, 4122, 4123, 4124, 4161, 4172, 4174, 4175, 4176, 4177, 4178, 4179, 4180, 4181, 4182, 4183, 4214, 4215, 4216, 4217, 4218, 4219, 4296, 4297, 4298, 4299, 4327, **4328***, 4329, 4330, **4331***, 4334, 4363, 4376, and 4377 on the permittee's site plan and Oak Tree Report. There are 12 Valley Oak (Quercus lobata) and identified as trees numbered 7, 713, **714***, 716, 717, 4333, 4341, 4342, 4343, 4344, 4351, and 4361 and four Scrub Oak (Quercus berberidifolia) and identified as trees numbered 762, 2461, 4366, and 4368, and one (Quercus macdonaldii), a hybrid of valley oak and scrub oak, identified as tree numbered 761, to be removed as shown on the permittee's site plan and Oak Tree Report. Eight oak removals have been identified as Heritage* (in bold with an asterisk*) having a diameter greater than 36 inches.

92. Oak Tree Permit II also allows encroachment within the protected zone of 50 trees of the Oak genus, including 46 Coast Live Oak (Quercus argifolia) encroachments indentified as trees numbered 139, 161, 164, 165, 166, 167, 168, 225, 243, 254, 612, 807, 816, 817, 818, 819, 823, 845, 855, 862, 893, 894, 895, 896, 932, 957, 961, 962, 2320, 2325, 2354, 4111, 4184, 4200, 4273, 4300, 4307, 4308, 4309, 4310, 4311, 4312, 4321, 4322, 4325, and 4326. There are two Valley Oaks (Quercus lobata), numbered as 719 and 4345, and two Scrub Oak (Quercus berberidifolia), numbered as 659 and 2458 on the permittee's site plan and Oak Tree Report.

93. All authorized trenching, excavation, or clearance of vegetation within the protected zone of an oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible, and treated as recommended by the consulting arborist.

94. If any tree grows into ordinance size during the duration of this grant, removals, encroachments, or any additional impacts onto such trees shall be covered by this permit and these conditions to ensure proper mitigation.

95. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two inches in

diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the Forestry Division of the Fire Department. In no case shall more than 20 percent of the tree canopy of any one tree be removed.

96. Except as otherwise expressly authorized by this grant, the remaining oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the Forestry Division of the Fire Department. A copy of the publication is attached to these conditions.

97. Except as otherwise modified herein, the permittee shall comply with all recommended conditions and requirements set forth in the letters from the Forester and dated September 16, 2010, to the satisfaction of the Forester with respect to Oak Tree Permit I and dated January 27, 2011, to the satisfaction of the Forester with respect to Oak Tree Permit II. Both letters are attached hereto and incorporated by this reference as if set forth fully herein.

MITIGATION TREES

98. The permittee shall provide mitigation trees of the Oak genus at a rate of 2 to 1 trees for each removed and a rate of 10 to 1 for each Heritage tree removed for a total of 404 mitigation trees, 46 for Oak Tree Permit I, and 358 for Oak Tree Permit II. The permittee shall provide mitigation trees of the Oak genus at the same rate for any tree specified above that dies as a result of the approved encroachments.

99. Mitigation trees shall be at a rate consistent with the species removed unless an authorized substitution is allowed by the Forester. For Oak Tree Permit I, there shall be 40 Quercus lobata, 2 Quercus berberidifolia, and 4 Quercus lobata berberidifolia hybrid. For Oak Tree Permit II, there shall be 308 Quercus argifolia, 2 Quercus macdonaldii, 10 Quercus berberidifolia, and 32 Quercus lobata required as mitigation for the removal of 143 Oak trees. Mitigation trees shall consist of indigenous varieties grown from a local seed source.

100. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one inch or more in diameter one foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two largest stems of such trees shall measure a minimum of one inch in diameter one foot above the base.

101. In addition to the required mitigation trees, the permittee shall plant one acorn of the Quercus agrifolia variety for each mitigation tree planted. The acorns shall be planted at the same time as, and within the same watering zone, of each mitigation tree.

102. Mitigation trees shall be planted within one year of the permitted oak tree removals. Additional mitigation trees shall be planted within one year of the death of any tree that results from permitted encroachment. Mitigation trees shall

be planted either on-site or at an off-site location approved by the Forester. Alternatively, a contribution to the County Oak Tree Forest Special Fund may be made in the amount equivalent to the oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the Forester according to the then-most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

103. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director and Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

104. The retained Arborist shall submit at the end of each year an annual monitoring report. This report shall include all performance standards in this oak permit. The report will include a diagram showing the exact number and locations of all mitigation trees planted and describe their health, planting dates, any mortality, and re-planting and mitigation timeframes relating to permit compliance.

105. All mitigation oak trees planted as a condition of this permit shall be protected in perpetuity by the County Oak Tree Ordinance, once the trees have survived the required five-year maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS

106. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

107. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within five years, the permittee shall be required to make a contribution to the County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the Forester according to the then-most current edition of the International Society of Arborculture's "*Guide for Plant Appraisal*."

108. No planting or irrigation system shall be installed within the dripline of any oak tree that will be retained.

109. Utility trenches shall not be routed within the protected zone of an oak tree unless the serving utility requires such locations.

110. Equipment, materials, and vehicles shall not be stored, parked, or operated within the protected zone of any oak tree. No temporary structures shall be placed within the protected zone of any oak tree.

111. Violations of the conditions of this grant shall result in immediate work stoppage or in a Notice of Correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

112. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

CONDITIONS SPECIFIC TO PARKING PERMIT

113. This grant authorizes off-site reciprocal parking and shared parking within the Village Center portion of the Vesting Map for Lot Nos. 508, 509, 510, 511, 516, 526, and 529 and adjoining private drives DD, EE, FF, and II as depicted on the Parking Allocation Table. This grant also authorizes the right to provide less than required parking through the Joint Use or Shared Parking Plan provisions of section 3.7 of the Specific Plan. Off-site parking may be provided on an adjacent or nearby lot (which may include a parking structure), on private drives, and on private driveways. Shared parking approval is subject to the submittal and approval of a Shared Parking Plan pursuant to the applicable provisions of the Specific Plan.

114. The permittee shall obtain all necessary permits from Public Works and shall maintain all such permits in full force and effect throughout the life of this permit.

115. The proposed development shall provide parking in the number required as depicted on the Exhibit "A."

116. Parking facilities shall be developed to the specifications of section 4.3 of the Specific Plan and Part 10 of Title 22 of the County Code, as applicable.

117. The permittee shall include provisions in the project CC&Rs or appropriate maintenance agreement providing for any necessary easements to ensure that the parking and access rights described in this permit are protected.

118. The permittee shall include provisions in the CC&Rs that provide for the parking enforcement and maintenance of the private driveway and fire lanes within the project and provide to the Director for his approval draft easement documents with exhibits which grant access to respective off-site property owners to be recorded for approval by the Director.

119. Prior to issuance of a building permit, site plans shall be submitted to the Director indicating that the proposed construction complies with the conditions of this grant and the provisions of the approved Specific Plan. The site plan shall depict building locations, setbacks, walls, landscaping, driveways, and the number of required parking spaces and their location, either on the lot with the use they are

intended to serve, or at an off-site location. All required parking spaces shall be consistent with the approved Exhibit "A."

120. If the site plan depicts less than required parking for a proposed use, the permittee shall submit a Parking Plan requesting approval of a Parking Program through the Substantial Conformance Review procedures of section 5.2 of the Specific Plan.

121. The Parking Plan shall be prepared as required by section 3.7 of the Specific Plan and shall provide all necessary information so that the Director may make the necessary findings for approval of the Parking Program.

122. The permittee or its designee shall provide information on the implementation of any approved Shared Parking Program through submittal of an annual report or other tracking document which will be a condition of the approval of any such Shared Parking Program.

123. This permit shall not be effective until the owner of the subject property submits a covenant running with the land, providing that necessary easements to ensure that parking rights described in this grant are protected upon any change in the ownership of the lots as shown on Exhibit "A." The agreement shall be recorded on the applicable lots of the Vesting Map. A copy of the recorded agreements shall be provided to the Director upon recordation.

124. The property owner shall furnish and record an agreement in the office of the County Recorder, as a covenant running with the land for the benefit of the County, providing that should this parking permit terminate, the owner or his successor in interest will develop the parking spaces needed to bring the new use or occupancy into conformance with the requirements of Part 11 of Chapter 22.52 of the County Code at the time such new occupancy is established.

125. The permittee shall reserve in the CC&Rs the right for all business patrons, residents, and their guests within the project to use the internal driveway system for access and the guest parking spaces throughout the subdivision.

Attachments:
Mitigation Monitoring Program (pages 1-145)
Subdivision Committee Report (pages 1-48)
Fire Department Letters dated September 16, 2010 and January 27, 2011
Oak Trees: Care and Maintenance Guide

Mission Village Mitigation Monitoring Plan - October 2011

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES			
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)	Applicant (Civil Engineer, Geotechnical Engineer, Engineering Geologist)	Building and Grading Plan Check	1. LACDPW, Geology/Soils Section, and Building and Safety 2. LACDPW, Building and Safety and Geology/Soils Section 3. Prior to Issuance of Building Permits
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)	Applicant (Civil Engineer)	Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permits
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.	Applicant (Project Structural Engineer)	Building Plan Check	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permits
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.)	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans; grading
SP 4.1-5 Wherever the Pacoima Formation is exposed, it may be potentially expansive; therefore, it is to be tested by the project soils engineer at the grading plan stage to determine its engineering characteristics and mitigation requirements, as necessary. *(This mitigation measure is not applicable because there is no Pacoima Formation on the tract map site or the borrow sites.)*	Not applicable.		
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)	Applicant (Geotechnical Engineer)	Field Investigation	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading
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)	Applicant (Geotechnical Engineer)	Field Investigation	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading
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)	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit(s)

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading
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)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading
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)	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading
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)	Applicant (Geotechnical Engineer and Engineering Geologist)	Receipt of Specific Hydro-consolidation Recommend-ations Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans and Verify During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Receipt of Exploratory Data and Mitigation Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading
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)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading Operations
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)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to approval of Final Grading Plan and During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.1-22 Additional geologic investigations are required prior to approval of future tentative maps which allow construction or grading plans to determine the geologic and geotechnical feasibility of the 15 lots proposed in the High Country SMA. *(This mitigation measure is not applicable to the Mission Village project site due to the fact that the High Country SMA is not located on the project site.)*			
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)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section, and Building and Safety 2. LACDPW, Building and Safety 3. Prior to Construction of the Road Embankment and Verify During Grading
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)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Maps
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).	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and During Grading
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).	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and During Grading
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).	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and During Grading
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) According to Allan E. Seward Engineering Geology, Inc., unstable cut-slopes can either be redesigned or stabilized using various corrective grading techniques. Redesign options for unstable cut-slopes include reorientation, relocation and reducing the proposed slope gradient. Options for corrective grading include the construction of buttress fills, stability fills, shear keys, and complete removal of the landslide material.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans
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)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading
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)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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 two percent over optimum moisture content. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
SP 4.1-43. The outer faces of fill slopes are to be compacted by backing a sheepsfoot compactor over the top of the slope, and thoroughly covering all of the slope surface with overlapping passes of the compactor. Compaction of the slope is to be repeated after each 4 feet of fill has been placed. The required compaction must be obtained prior to placement of additional fill. As an alternate, the slope can be overbuilt and cut back to expose a compacted core. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Receipt of Geotechnical Evaluation Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Approval of Final Subdivision Maps or Grading Plans, and Verify During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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)	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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)	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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)	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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)	Applicant (Well abandonment Specialist)	Receipt of Confirmation of Abandonment	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Issuance of Grading Permits
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.)	Applicant (Civil Engineer and Well Abandonment Specialist)	Include Measure in Specifications Field Documentation	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. During Grading
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)	Applicant (Civil Engineer and Well Abandonment Specialist)	Locate Well #31 on Tract Map Documentation of Abandonment, if applicable	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. Prior to Issuance of Grading Permit
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)	Applicant (Civil Engineer and Engineering Geologist)	Receipt of Geotechnical Documentation	1. LACDPW, Geology Section 2. LACDPW, Geology Section 3. Prior to Tract Map/Site Plan Approvals as Applicable

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.*) No distinct evidence for Holocene activity on any of the faults traversing the Newhall Ranch Specific Plan site was observed during Allan E. Seward Engineering Geology, Inc.'s investigation; however, based on the distinct nature of faulting, the possible association of minor seismic activity, and compatible orientation of the faulting in relation to the current stress regime of the Transverse Ranges, preliminary Building Setback Zones have been designated around the mapped fault zones (see **Figure 4.1-4)**.	Applicant (Engineering Geologist)	Receipt of Geotechnical Documentation	1. LACDPW, Geology Section 2. LACDPW, Geology Section 3. Prior to Tract Map/Site Plan Approvals as Applicable
SP 4.1-53. Precise Building Setback Zones for the Newhall Ranch Specific Plan site are to be defined at the subdivision stage.	Applicant (Civil Engineer and Engineering Geologist)	Setback Zones Identified on Tract Maps/Site Plans	1. LACDPW, Geology Section, and Building and Safety 2. LACDPW, Geology Section, and Building and Safety 3. Prior to Tract Map and Site Plan and Final Map Approvals, as Applicable
SP 4.1-54. Due to the potential activity of the Salt Creek and Del Valle Faults, site development is to remain outside of Building Setback Zones around fault traces, and the possible fault zone connecting them (see **Figure 4.1-4**). (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 42) The zone shown around the possible fault connecting the Del Valle and Salt Creek Faults may be deleted if future work shows that this fault segment does not exist.	Applicant (Civil Engineer and Engineering Geologist)	Setback Zones Identified on Tract Maps/Site Plans	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Approval of Final Subdivision Maps or Grading Plans, and Verify During Grading
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.	Applicant (Engineering Geologist)	Setback Zones Identified on Tract Maps/Site Plans	1. LACDPW, Geology Section, and Building and Safety 2. LACDPW, Geology Section, and Building and Safety 3. Prior to Tract Map/Site Plan Approvals, as Applicable
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.	Applicant (Engineering Geologist)	Receipt of Geotechnical Report and Mitigation	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Final Map Approval
MV 4.1-1 Future structures shall be designed according to standards applicable to Seismic Zone 4 of the Uniform Building Code.	Applicant	Building Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Issuance of Building Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Locate setback zones on Improvement Plans and/or Final Tract Map	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Approval of Final Subdivision Maps or Grading Plans, and Verify During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Locate setback zones on Improvement Plans and/or Final Tract Map	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Approval of Final Subdivision Maps or Grading Plans, and Verify During Grading
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. 61105, (April 29, 2010) to reduce seismic risk to an acceptable level as defined by CGS in Chapter 2 of SP 117a (CGS, 2008).	Applicant (Geotechnical Engineer and Engineering Geologist)	Building Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to issuance of Building Permit
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Building Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to issuance of Building Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to issuance of Grading Permit
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
MV 4.1-11 All slopewash in areas of proposed development shall be completely removed prior to the placement of engineered fill.	Applicant (Geotechnical Engineer and Engineering Geologist)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to issuance of Grading Permit
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check, Field Verification and/or Final Tract Map	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to issuance of Grading Permit and/or Final Map Approval

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Engineering Geologist)	Review of rough grading plan	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to issuance of Grading Permit
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Geotechnical Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
MV 4.1-30 The contractor shall be responsible for the satisfactory completion of all earthwork in accordance with the project plans and specifications.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnial Engineer)	Review of Final Grading Reports	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Following Completion of Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading

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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.	Applicant (Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Civil Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Civil Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Civil Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer and Civil Engineer)	Delineate on grading plan and verify in field	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Grading plan review and during grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
MV 4.1-55 Excavation walls in sands and dry soils shall be kept moist, but not saturated at all times.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
MV 4.1-57 Parameters for design of cantilever and braced shoring shall be provided at the grading plan stage.	Applicant (Geotechnical Engineer)	Grading Plan Check or Field Verification as Applicable	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Issuance of Grading Permit or During Grading Activities

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Civil Engineer and Pipeline Abandonment Specialist)	Receipt of Confirmation of Reabandon-ment Receipt and Review of Test Results or Verification of Remediation	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. During Grading Operations
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.	Applicant (Civil Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Following Completion of Grading
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.	Applicant (Landscape Architect)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Issuance of Occupancy Permits
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.	Applicant (Civil Engineer and Construction Superintendent)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Issuance of Occupancy Permit
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During and immediately following grading
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.	Applicant (Civil Engineer, Construction Superintendent and Landscape Architect)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Fine Grading and Landscape Installation
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.	Applicant (Geotechnical Engineer)	Fine Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Issuance of Fine Grading Permit
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.	Applicant (Geotechnical Engineer)	Receipt of Test Results	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Issuance of Building Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.2 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.	Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permit(s)
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).	Applicant	Receipt of Necessary Documents	1. ACOE, USFWS, CDFG, RWQCBLAR 2. ACOE, USFWS, CDFG, RWQCBLAR 3. Prior to Grading
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).	Applicant	Receipt of Streambed Agreements	1. CDFG 2. LACDPW, FCD 3. Prior to Grading
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***)	Applicant (Civil Engineer)	Receipt of CLOMR(s)	1. Federal Insurance Administration 2. LACDPW 3. Upon Completion of Facilities
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.	Applicant (Project Engineer)	Approval of Final Hydrology Plan, Final Drainage Plan, and Final Grading Plan	1. LACDPW, FCD and Geology/Soils Section 2. LACDPW, FCD and Geology/Soils Section 3. Prior to Recording of Each Subdivision Map
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.	Applicant (Project Engineer)	Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permits
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.	Applicant (Construction Superintendent)	Submittal of USWMP and SWPPP to RWQCBLAR Field Verification	1. RWQCBLAR 2. LACDPW, Building and Safety 3. Prior to Grading and During Grading Operations
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.	Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	1. LACDPW, Flood Control District (FCD) 2. LACDPW, FCD 3. Prior to Approval of Storm Drain Plans

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Approval of Storm Drain Plans
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.	Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Approval of Storm Drain Plans
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.	Applicant (Civil Engineer)	Approval of NPDES Consistent Drainage Plans Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Issuance of Grading Permit(s)
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.	Applicant (Construction Superintendent)	Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. During grading and construction
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.	Applicant (Civil Engineer)	Approval of 404 and 1600 Permits Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Issuance of Grading Permit(s)
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).	Applicant (Construction Superintendent)	Receipt and Review of Annual Erosion Control Plan	1. LACDPW, FCD 2. LACDPW, FCD 3. By October 1 of Each Year During Construction Activities

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Hydrologist)	Receipt and Review of Final Hydrology Analysis	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Approval of Storm Drain Plans
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.	Applicant (Civil Engineer)	Review of Calculations	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Approval of Storm Drain Plans
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.	Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Approval of Storm Drain Plans

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.3 BIOTA			
SP 4.6-1 The restoration mitigation areas located within the River Corridor SMA shall be in areas that have been disturbed by previous uses or activities. Mitigation shall be conducted only on sites where soils, hydrology, and microclimate conditions are suitable for riparian habitat. First priority will be given to those restorable areas that occur adjacent to existing patches (areas) of native habitat that support sensitive species, particularly Endangered or Threatened species. The goal is to increase habitat patch size and connectivity with other existing habitat patches while restoring habitat values that will benefit sensitive species. *(This measure is implemented primarily through MV4.3-23 and the development of a Comprehensive Mitigation Implementation Plan (CMIP) for the Newhall Ranch Specific Plan, of which the Mission Village project is the second subdivision. Mitigation measure MV 4.3-31 provides the replacement ratios for vegetation restoration and measure MV4.3-32 designates the location priorities for revegetation efforts.)*	Applicant (Project Biologist)	Field Verification	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plans
SP 4.6-2 A qualified biologist shall prepare or review revegetation plans. The biologist shall also monitor the restoration effort from its inception through the establishment phase. (*This measure will be implemented through the applicant contracting with a biological consulting company acceptable to the County to prepare the revegetation plans for the Mission Village project.*)	Applicant (Project Biologist)	Revegetation Plan Comments and Documentation of Restoration Monitoring from Qualified Biologist	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plans and Monitor During Restoration Effort
SP 4.6-3 Revegetation Plans may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement and/or an U.S. Army Corps of Engineers Section 404 Permit, and shall include: • Input from both the Project proponent and resource agencies to assure that the Project objectives applicable to the River Corridor SMA and the criteria of this RMP are met. • The identification of restoration/mitigation sites to be used. This effort shall involve an analysis of the suitability of potential sites to support the desired habitat, including a description of the existing conditions at the site(s) and such base line data information deemed necessary by the permitting agency. (*This measure will be implemented for the Mission Village project through compliance with the master 1602 Streambed Alteration Agreement and the Section 404 Permit processed by the Newhall Ranch Company associated with the 2009 EIS/EIR.*)	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
SP 4.6-4 The revegetation effort shall involve an analysis of the site conditions such as soils and hydrology so that site preparation needs can be evaluated. The revegetation plan shall include the details and procedures required to prepare the restoration site for planting (i.e., grading, soil preparation, soil stockpiling, soil amendments, etc.), including the need for a supplemental irrigation system, if any. (*This measure will be implemented through the detailed revegetation plan requirements provided within the Mission Village mitigation measure MV4.3-23.*)	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
SP 4.6-5 Restoration of riparian habitats within the River Corridor SMA shall use plant species native to the Santa Clara River. Cuttings or seeds of native plants shall be gathered within the River Corridor SMA or purchased from nurseries with local supplies to provide good genetic stock for the replacement habitats. Plant species used in the restoration of riparian habitat shall be listed on the approved project plant palette (Specific Plan Table 2.6-1, Recommended Plant Species for Habitat Restoration in the River Corridor SMA) or as approved by the permitting state and federal agencies. (*This measure will be implemented through the CMIP of measure MV4.3-23 for the Mission Village project.*)	Applicant (Project Biologist)	Revegetation Plan Review Field Verification	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan and Monitor During Restoration Effort
SP 4.6-6 The final revegetation plans shall include notes that outline the methods and procedures for the installation of the plant materials. Plant protection measures identified by the project biologist shall be incorporated into the planting design/layout. (*This measure will be implemented through the CMIP of measure MV 4.3-23 and measure MV 4.3-34 for the Mission Village project.*)	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-7 The revegetation plan shall include guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of non-native plant species, the maintenance of the irrigation system, and the replacement of plant species. (*This measure will be implemented through measures MV4.3-36 and MV4.3-39 for the Mission Village project.*)	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
SP 4.6-8 The revegetation plan shall provide for monitoring to evaluate the growth of the developing habitat. Specific performance goals for the restored habitat shall be defined by qualitative and quantitative characteristics of similar habitats on the river (e.g., density, cover, species composition, structural development). The monitoring effort shall include an evaluation of not only the plant material installed, but the use of the site by wildlife. The length of the monitoring period shall be determined by the permitting State and/or Federal agency. (*This measure will be implemented through measures MV4.3-33 and MV4.3-36 for the Mission Village project.*)	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
SP 4.6-9 Monitoring reports for the mitigation site shall be reviewed by the permitting State and/or Federal agency. (*This measure will be implemented through the measures MV4.3-42 and MV4.3-43 for the Mission Village project.*)	Applicant (Project Biologist)	Review of Monitoring Reports	1. ACOE and CDFG 2. ACOE and CDFG 3. During Revegetation Activities
SP 4.6-10 Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan. (*This measure will be implemented through measures MV4.3-35 and MV 4.3-36 for the Mission Village project.*)	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of 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.). (*This measure will be implemented through measures MV4.3-38 and MV 4.3-39 for the Mission Village project.*)	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
SP 4.6-12 Removal of grazing is an important means of enhancement of habitat values. Without ongoing disturbance from cattle, many riparian areas will recover naturally. Grazing except as permitted as a long-term resource management activity will be removed from the River Corridor SMA pursuant to the Long-Term Management Plan set forth in Section 4.6 of the Specific Plan EIR. (*This measure will be implemented in accordance with the conditions of approval for the Mission Village project.*)	Land Owner/SMA Manager	Mitigation Monitoring Reports	1. LACDRP 2. LACDRP 3. Mitigation Monitoring Reports under Conditional Use Permit (CUP) Condition No. 8
SP 4.6-13 To provide guidelines for the installation of supplemental plantings of native species within enhancement areas, a revegetation plan shall be prepared prior to implementation of mitigation (see guidelines for revegetation plans above). These supplemental plantings will be composed of plant species similar to those growing in the existing habitat patch (see Specific Plan Table 2.6-1). (*This measure will be implemented through measures MV4.3-23 and MV 43-36 for the Mission Village project.*)	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
SP 4.6-14 Not all enhancement areas will necessarily require supplemental plantings of native species. Some areas may support conditions conducive for rapid "natural" reestablishment of native species. The revegetation plan may incorporate means of enhancement to areas of compacted soils, poor soil fertility, trash or flood debris, and roads as a way of enhancing riparian habitat values. (*This measure will be implemented through the CMIP of measure MV4.3-23 for the Mission Village project.*)	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-15 Removal of non-native species such as giant cane (*Arundo donax*), salt cedar or tamarisk (*Tamarix* sp.), tree tobacco (*Nicotiana glauca*), castor bean (*Ricinus communis*), if included in a revegetation plan to mitigate impacts, shall be subject to the following standards: • First priority shall be given to those habitat patches that support or have a high potential for supporting sensitive species, particularly Endangered or Threatened species. • All non-native species removals shall be conducted according to a resource agency approved exotics removal program. • Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species. (*This measure will be implemented through measures MV4.3-38 and MV 4.3-39 for the Mission Village project.*)	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
SP 4.6-16 Mitigation banking activities for riparian habitats will be subject to State and Federal regulations and permits. Mitigation banking for oak resources shall be conducted pursuant to the Oak Resources Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester. (*This measure is implemented through mitigation measure MV 4.3-23 and the development of a CMIP.*)	Applicant (Project Biologist)	State and Federal Permits; Submittal of Permits Oak Resources; Review of Oak Tree Permit	1. ACOE, CDFG 2. ACOE, CDFG, 3. Prior to Approval of Mitigation Banking Program
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.	Applicant (Design)	Review of Trails Plans, Tract Maps, and/or Site Plans (Design)	1. LA County Department of Parks and Recreation 2. LA County Department of Parks and Recreation 3. Prior to Approval of Trails Plans, Tract Maps, and/or Site Plans, as applicable.
	SMA Manager (Access)	Field Verification (Access)	1. LACDRP 2. LACDRP 3. Upon Complaint
SP 4.6-18 Where development lies adjacent to the boundary of the River Corridor SMA a transition area shall be designed to lessen the impact of the development on the conserved area. Transition areas may be comprised of Open Area, natural or revegetated manufactured slopes, other planted areas, bank areas, and trails. Exhibits 2.6-4, 2.6-5, and 2.6-6 indicate the relationship between the River Corridor SMA and the development (disturbed) areas of the Specific Plan. The SMAs and the Open Area as well as the undisturbed portions of the development areas are shown in green. As indicated on the exhibits, on the south side of the river the River Corridor SMA is separated from development by the river bluffs, except in one location. The Regional River Trail will serve as transition area on the north side of the river where development areas adjoin the River Corridor SMA (excluding Travel Village). (This measure is implemented through the Los Angeles County Department of Regional Planning review of the project design during the Subdivision Committee review process and conditions of approval.)	Applicant	Review of Trails Plans, Tract Maps, and/or Site Plans	1. LACDRP 2. LACDRP 3. Prior to Approval of Trails Plans, Tract Maps, and/or Site Plans, as applicable.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-19 The following are the standards for design of transition areas: • In all locations where there is no steep grade separation between the River Corridor SMA and development, a trail shall be provided along this edge. • Native riparian plants shall be incorporated into the landscaping of the transition areas between the River Corridor SMA and adjacent development areas where feasible for their long-term survival. Plants used in these areas shall be those listed on the approved plant palette (Specific Plan Table 2.6-2 of the Resource Management Plan [Recommended Plants for Transition Areas Adjacent to the River Corridor SMA]). • Roads and bridges that cross the River Corridor SMA shall have adequate barriers at their perimeters to discourage access to the River Corridor SMA adjacent to the structures. • Where bank stabilization is required to protect development areas, it shall be composed of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other locations where public health and safety requirements necessitate concrete or other bank protection. • A minimum 100-foot-wide buffer adjacent to the Santa Clara River should be required between the top river side of bank stabilization and development within the Land Use Designations Residential Low Medium, Residential Medium, Mixed-Use and Business Park unless, through Planning Director review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor, or that a 100-foot-wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as flood control access; sewer, water, and utility easements; abutments; trails and parks, subject to findings of consistency with the Specific Plan and applicable County policies. (This measure is implemented through the Los Angeles County Regional Planning Department and Department of Public Works review of the project design during the Subdivision Committee review process and conditions of approval.)	Applicant	Review of Trails Plans, Tract Maps, and/or Site Plans	1. LACDRP and LACDPW for Bank Stabilization 2. LACDRP and LACDPW for Bank Stabilization 3. Prior to Approval of Trails Plans, Tract Maps, and/or Site Plans, as applicable
SP 4.6-20 The following guidelines shall be followed during any grading activities that take place within the River Corridor SMA: • Grading perimeters shall be clearly marked and inspected by the project biologist prior to grading occurring within or immediately adjacent to the River Corridor SMA. • The project biologist shall work with the grading contractor to avoid inadvertent impacts to riparian resources. (*This measure will be implemented through measures MV4.3-2 through MV4.3-19*.)	Applicant (Project Biologist)	Field Verification	1. LACDPW 2. LACDPW 3. Prior to and During Grading Activities
SP 4.6-21 Upon final approval of the Newhall Ranch Specific Plan, the Special Management Area designation for the River Corridor SMA shall become effective. The permitted uses and development standards for the SMA are governed by the Development Regulations, Chapter 3 of the Specific Plan. (*This measure was implemented with the approval of the Newhall Ranch Specific Plan. The Mission Village project was designed in compliance with the development standards of the Special Management Areas and the Significant Ecological Areas compatibility criteria.*)	Los Angeles County	None Required	1. Los Angeles County 2. Los Angeles County 3. Upon Effective Date of Zoning Ordinance
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.	Land Owner	Offer of Dedication of Easement	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Submittal of Monitoring Report(s) Under CUP Condition No. 8

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Land Owner	Offer of Dedication of Easement	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Transfer of River Corridor Ownership Under 4.6-26
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.	Land Owner	Review of Easement Document	1. LACDRP 2. LACDRP 3. Prior to Acceptance of Easement by County
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.	Land Owner	Review of Conservation Easement /and Resource Permits	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Recordation of River Corridor SMA Conservation Easement
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).	Land Owner	Approval of Management Plan by County	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Recordation of River Corridor SMA Conservation Easement
SP 4.6-26a Two types of habitat restoration may occur in the High Country SMA: (1) riparian revegetation activities principally in Salt Creek Canyon; and (2) oak tree replacement in, or adjacent to, existing oak woodlands and savannahs. • Mitigation requirements for riparian revegetation activities within the High Country SMA are the same as those for the River Corridor SMA and are set forth in **Mitigation Measures 4.6-1** through **4.6-11** and **4.6-13** through **4.6-16**, above. • Mitigation requirements for oak tree replacement are set forth in **Mitigation Measure 4.6-48**, below. (*This measure is implemented through mitigation measure MV4.3-23 and the development of a CMIP.*)	Land Owner (Project Biologist)	Field Verification	1. ACOE, CDFG (Riparian) 2. ACOE, CDFG (Riparian) 3. Approval of Revegetation Plans

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-27 Removal of grazing from the High Country SMA except for those grazing activities associated with long-term resource management programs, is a principal means of enhancing habitat values in the creeks, brushland, and woodland areas of the SMA. The removal of grazing in the High Country SMA is discussed below under (b)4 Long Term Management. All enhancement activities for riparian habitat within the High Country SMA shall be governed by the same provisions as set forth for enhancement in the River Corridor SMA. Specific Plan Table 2.6-3 of the Resource Management Plan provides a list of appropriate plant species for use in enhancement areas in the High Country SMA. (*This measure is implemented in accordance with the conditions of approval for the Mission Village project and the Newhall Ranch Specific Plan.*)	Land Owner/Center for Natural land Management (CNLM)	Enhancement Plans and Field Verification	1. LACDRP 2. CNLM 3. During Enhancement Activities
SP 4.6-28. Mitigation banking activities for riparian habitats will be subject to state and federal regulations and permits. Mitigation banking for oak resources, shall be conducted pursuant to the Oak Resource Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester. *(This measure is not applicable to the Mission Village project because the measure addresses management activities in the High Country SMA, which is located outside the boundaries of the proposed Mission Village project.)*	Applicant (Project Biologist)	State and Federal Permits; Submittal of Permits	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Mitigation Banking Program
		Oak Resources; Review of Oak Tree Permit	1. LACDRP 2. LACDRP 3. Approval of Oak Tree Permit
		Elderberry Scrub; Review of Initial Study	1. LACDRP 2. LACDRP 3. Prior to Grading
SP 4.6-29 Access to the High Country SMA will be limited to day time use of the designated trail system. *(This measure is not applicable to the Mission Village project because the measure addresses access and management activities in the High Country SMA, which is located outside the boundaries of the proposed Mission Village project.)*			
SP 4.6-30 No pets of any kind will be allowed within the High Country SMA, with the exception that equestrian use is permitted on established trails. *(This measure is not applicable to the Mission Village project because the measure addresses access and management activities in the High Country SMA, which is located outside the boundaries of the proposed Mission Village project.)*			
SP 4.6-31 No hunting, fishing, or motor or trail bike riding shall be permitted. *(This measure is not applicable to the Mission Village project because the measure addresses access and management activities in the High Country SMA, which is located outside the boundaries of the proposed Mission Village project.)*			
SP 4.6-32 The trail system shall be designed and constructed to minimize impacts on native habitats. *(This measure is not applicable to the Mission Village project because the measure addresses management activities in the High Country SMA, which is located outside the boundaries of the proposed Mission Village project.)*			
SP 4.6-33 Construction of buildings and other structures (such as patios, decks, etc.) shall only be permitted upon developed pads within Planning Areas OV-04, OV-10, PV-02, and PV-28 and shall not be permitted on southerly slopes facing the High Country SMA (Planning Area HC-01) or in the area between the original SEA 20 boundary and the High Country boundary. If disturbed by grading, all southerly facing slopes which adjoin the High Country SMA within those Planning Areas shall have the disturbed areas revegetated with compatible trees, shrubs, and herbs from the list of plant species for south and west facing slopes as shown in Table 2.6-3, Recommended Plant Species For Use In Enhancement Areas In The High Country. Transition from the development edge to the natural area shall also be controlled by the standards of wildfire fuel modification zones as set forth in Mitigation Measure 4.6-49. Within fuel modification areas, trees and herbs from Table 2.6-3 of the Resource Management Plan should be planted toward the top of slopes; and trees at lesser densities and shrubs planted on lower slopes. *(This measure is not applicable to the Mission Village project because the measure addresses access and management activities in the High Country SMA, which is located outside the boundaries of the proposed Mission Village project.)*			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-34 Grading perimeters shall be clearly marked and inspected by the project biologist prior to impacts occurring within or adjacent to the High Country SMA. (*This measure is not applicable to the Mission Village project because the measure addresses grading activities within or adjacent to the High Country SMA.*	Applicant (Project Biologist)	Field Verification	1. LACDPW 2. LACDPW 3. Prior To and During Grading
SP 4.6-35 The project biologist shall work with the grading contractor to avoid inadvertent impacts to biological resources outside of the grading area. *(This measure will be implemented through mitigation measure MV 4.3-26.)*	Applicant (Project Biologist)	Field Verification	1. LACDPW 2. LACDPW 3. During Grading
SP 4.6-36. Upon final approval of the Newhall Ranch Specific Plan, the Special Management Area designation for the High Country SMA shall become effective. The permitted uses and development standards for the SMA are governed by the Development Regulations, Chapter 3. *(This measure is not applicable to the Mission Village project because the measure addresses access and management activities in the High Country SMA, which is located outside the boundaries of the proposed Mission Village project.)*			
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.	Land Owner	Offer of Dedication	1. LA County Department of Regional Planning 2. LA County Department of Building and Safety 3. Upon Issuance of Building Permits
SP 4.6-38 Prior to dedication of the High Country SMA, a conservation and public access easement shall be offered to the County of Los Angeles and a conservation and management easement offered to the Center for Natural Lands Management. The High Country SMA Conservation and Public Access Easement shall be consistent in its provisions with any other conservation easements to state or federal resource agencies, which may have been granted as part of mitigation or mitigation banking activities.	Land Owner	Review of Easement Document	1. LA County Department of Regional Planning 2. LA County Department of Building and Safety 3. Upon Issuance of Building Permits
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.	Land Owner	Review of Easement Document	1. LACDRP 2. LACDRP 3. Prior to Acceptance of Easement by Los Angeles County
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.	Land Owner	Review of Conservation Easement and Resource Permits	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Recordation of High Country SMA Conservation Easement

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Land Owner	Offer of Dedication	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Building Permits
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.*	Land Owner	Approval of Assessment District Report by County	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of First Residential Occupancy Permit
SP 4.6-43 Suitable portions of Open Area may be used for mitigation of riparian, oak resources, or elderberry scrub. Mitigation activities within Open Area shall be subject to the following requirements, as applicable. • River Corridor SMA Mitigation Requirements, including: **Mitigation Measures 4.6-1** through **4.6-11** and **4.6-13** through **4.6-16**; and • High Country SMA Mitigation Requirements, including: **Mitigation Measures 4.6-27**, **4.6-29** through **4.6-42**, and • Mitigation Banking — **Mitigation Measure 4.6-16**. (*This measure is implemented in accordance with the conditions of approval for the Mission Village project and the provisions of the Newhall Ranch Specific Plan.*)	Manager of Open Area	Review of Mitigation Plans/Field Verification	1. ACOE; CDFG or Los Angeles County as applicable 2. ACOE; CDFG or Los Angeles County as applicable 3. During Mitigation
SP 4.6-44. Drainages with flows greater than 2,000 cubic feet per second (cfs) will have soft bottoms. Bank protection will be of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other areas where public health and safety considerations require concrete or other stabilization. (*This measure is implemented in accordance with the conditions of approval for the Mission Village project and the provisions of the Newhall Ranch Specific Plan.*)	Applicant (Civil Engineer)	Review Drainage Plans	1. LACDPW FCD 2. LACDPW FCD 3. Prior to Approval of Final Drainage Plans
SP 4.6-45. The precise alignments and widths of major drainages will be established through the preparation of drainage studies to be approved by the County at the time of subdivision maps which permit construction. (*This measure is implemented in accordance with the conditions of approval for the Mission Village project and the provisions of the Newhall Ranch Specific Plan.*)	Applicant (Civil Engineer)	Review Drainage Plans	1. LACDPW FCD 2. LACDPW FCD 3. Prior to Approval of Tract Maps
SP 4.6-46 While Open Area is generally intended to remain in a natural state, some grading may take place, especially for parks, major drainages, trails, and roadways. Trails are also planned to be within Open Area. (*This measure is implemented through the Los Angeles County Subdivision Committee review process and conditions of approval.*)	Land Owner	Review of Mitigation Plans/Field Verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Building Permits
SP 4.6-47 At the time that final subdivision maps permitting construction are recorded, the Open Area within the map will be offered for dedication to the Center for Natural Lands Management. Community Parks within Open Area are intended to be public parks. Prior to the offer of dedication of Open Area to the Center for Natural Lands Management, all necessary conservation and public access easements, as well as easements for infrastructure shall be offered to the County. (*This measure is implemented in accordance with the conditions of approval for the Mission Village project and the provisions of the Newhall Ranch Specific Plan.*)	Land Owner	Review of Conservation Easement	1. LA County Department of Regional Planning 2. Center for Natural Lands Management 3. Prior to Recordation of Maps Permitting Construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-47a Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the Open Area land use designations, subject to the following requirements: • Mitigation banking activities for riparian habitats will be subject to state and federal regulations, and shall be conducted pursuant to the mitigation requirements set forth in **Mitigation Measure 4.6-1** through **4.6-15** above. • Mitigation banking for oak resources shall be conducted pursuant to **4.6-48**, below. • Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester. (*This measure is implemented in accordance with the conditions of approval for the Mission Village project and the provisions of the Newhall Ranch Specific Plan*.)	Applicant (Project Biologist)	State and Federal Permits; Submittal of Permits	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Mitigation Banking Program
SP 4.6-48 Standards for the restoration and enhancement of oak resources within the High Country SMA and the Open Area include the following (oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, Southern California black walnut trees, and mainland cherry trees/shrubs): • To mitigate the impacts to oak resources that may be removed as development occurs in the Specific Plan Area, replacement trees shall be planted in conformance with the oak tree ordinance in effect at that time. • Oak resource species obtained from the local gene pool shall be used in restoration or enhancement. • Prior to recordation of construction-level final subdivision maps, an oak resource replacement plan shall be prepared that provides the guidelines for the oak tree planting and/or replanting. The Plan shall be reviewed by the Los Angeles Department of Regional Planning and the County Forester and shall include the following: site selection and preparation, selection of proper species including sizes and planting densities, protection from herbivores, site maintenance, performance standards, remedial actions, and a monitoring program. • All plans and specifications shall follow County oak tree guidelines, as specified in the County Oak Tree Ordinance. (*This measure will be implemented through Mission Village mitigation measures MV4.3-22, MV4.3-28, and MV4.3-50.*)	Applicant (Project Biologist)	Oak Tree Permit(s)	1. LA County Forester 2. LA County Forester 3. Prior to Final Subdivision Map Recordation
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.	Applicant	Review of Wildfire Fuel Modification Plan	1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps
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.	Applicant (Project Biologist)	Review of Wildfire Fuel Modification Plan	1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps
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.	Applicant (Project Biologist)	Review of Wildfire Fuel Modification Plan	1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps
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.	Applicant (Project Biologist)	Review of Wildfire Fuel Modification Plan	1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-53 If, at the time any subdivision map proposing construction is submitted, the County determines through an Initial Study, or otherwise, that there may be Rare, Threatened or Endangered, plant or animal species on the property to be subdivided, then, in addition to the prior surveys conducted on the Specific Plan site to define the presence or absence of sensitive habitat and associated species, current, updated site-specific surveys for all such animal or plant species shall be conducted in accordance with the consultation requirements set forth in **Mitigation Measure 4.6-59** within those areas of the Specific Plan where such animal or plant species occur or are likely to occur. The site-specific surveys shall include the unarmored three spine stickleback, the arroyo toad, the Southwestern pond turtle, the California red-legged frog, the southwestern willow flycatcher, the least Bell's vireo, the San Fernando Valley spineflower and any other Rare, Sensitive, Threatened, or Endangered plant or animal species occurring, or likely to occur, on the property to be subdivided. All site-specific surveys shall be conducted during appropriate seasons by qualified botanists or qualified wildlife biologists in a manner that will locate any Rare, Sensitive, Threatened, or Endangered animal or plant species that may be present. To the extent there are applicable protocols published by either the United States Fish and Wildlife Service or the California Department of Fish and Game, all such protocols shall be followed in preparing the updated site-specific surveys. All site-specific survey work shall be documented in a separate report containing at least the following information: (a) project description, including a detailed map of the project location and study area; (b) a description of the biological setting, including references to the nomenclature used and updated vegetation mapping; (c) detailed description of survey methodologies; (d) dates of field surveys and total person-hours spent on the field surveys; (e) results of field surveys, including detailed maps and location data; (f) an assessment of potential impacts; (g) discussion of the significance of the Rare, Threatened or Endangered animal or plant populations found in the project area, with consideration given to nearby populations and species distribution; (h) mitigation measures, including avoiding impacts altogether, minimizing or reducing impacts, rectifying or reducing impacts through habitat restoration, replacement or enhancement, or compensating for impacts by replacing or providing substitute resources or environments, consistent with CEQA (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." (*This measure is implemented through the Mission Village mitigation measures MV4.3-2, MV4.3-3, MV4.3-4, MV4.3-5, MV4.3-6, MV4.3-7, MV4.3-16, MV4.3-17, MV4.3-18, MV4.3-20, MV4.3-25, MV4.3-27, MV4.3-49, and MV4.3-75.*)	Applicant (Project Biologist)	Review of Initial Study	1. LACDRP 2. LACDRP 3. Prior to Approval of Subdivision Maps
SP 4.6-54 Prior to development within or disturbance to occupied unarmored threespine stickleback habitat, a formal consultation with the USFWS shall occur. *(This measure was implemented through the Section 7 Consultation under the Federal Endangered Species Act and the issuance of the USFWS Biological Opinion during the processing of the 404 Permit by the USACE.)*	Applicant (Project Biologist)	Section 7 Consultation	1. USFWS 2. USFWS 3. Prior to Grading
SP 4.6-55 Prior to development or disturbance within wetlands or other sensitive habitats, permits shall be obtained from pertinent federal and state agencies and the Specific Plan shall conform to the specific provisions of said permits. Performance criteria shall include that described in **Mitigation Measures 4.6-1** through **4.6-16** and **4.6-42** through **4.6-47** for wetlands, and **Mitigation Measures 4.6-27, 4.6-28**, and **4.6-42** through **4.6-48** for other sensitive habitats. *(This measure was implemented through the issuance to the applicant of the CDFG 2081 Incidental Take Permit and the issuance of the 404 Permit by the USACE, incorporating the USFWS Biological Opinion.)*	Applicant (Project Biologist)	Receipt of Appropriate Permit applications	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-56 All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.	Applicant	Building Permit Plot Plan Review	1. LACDRP 2. LACDRP 3. Prior to Issuance of Building Permits
SP 4.6-57 Where bridge construction is proposed and water flow would be diverted, blocking nets and seines shall be used to control and remove fish from the area of activity. All fish captured during this operation would be stored in tubs and returned unharmed back to the river after construction activities were complete. *(This measure is implemented through the Mission Village mitigation measures MV 4.3-8 through MV 4.3-13.)*	Applicant (Project Biologist)	Field Verification	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Construction
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. *(This measure is implemented through Mission Village mitigation measure MV 4.3-13 and compliance with the 401 certification by the Regional Water Quality Control Board.)*	Project Engineer	Approval of a Storm Water Management Plan (SWMP)	1. LACDPW 2. LACDPW 3. Prior to Issuance of Grading Permit(s)
SP 4.6-59 Consultation shall occur with the County of Los Angeles (County) and California Department of Fish and Game (CDFG) at each of the following milestones: 1. Before Surveys. Prior to conducting sensitive plant or animal surveys at the Newhall Ranch subdivision map level, the applicant, or its designee, shall consult with the County and CDFG for purposes of establishing and/or confirming the appropriate survey methodology to be used. 2. After Surveys. After completion of sensitive plant or animal surveys at the subdivision map level, draft survey results shall be made available to the County and CDFG within sixty (60) calendar days after completion of the field survey work. 3. Subdivision Map Submittal. Within thirty (30) calendar days after the applicant, or its designee, submits its application to the County for processing of a subdivision map in the Mesas Village or Riverwood Village, a copy of the submittal shall be provided to CDFG. In addition, the applicant, or its designee, shall schedule a consultation meeting with the County and CDFG for purposes of obtaining comments and input on the proposed subdivision map submittal. The consultation meeting shall take place at least thirty (30) days prior to the submittal of the proposed subdivision map to the County. 4. Development/Disturbance and Further Mitigation. Prior to any development within, or disturbance to, habitat occupied by Rare, Threatened, or Endangered plant or animal species, or to any portion of the Spineflower Mitigation Area Overlay, as defined below, all required permits shall be obtained from both USFWS and CDFG, as applicable. It is further anticipated that the Federal and State permits will impose conditions and mitigation measures required by federal and state law that are beyond those identified in the Newhall Ranch Final EIR (March 1999), the Newhall Ranch DAA (April 2001) and the Newhall Ranch Revised DAA (2002). It is also anticipated that conditions and mitigation measures required by federal and state law for project-related impacts on Endangered, Rare or Threatened species and their habitat will likely require changes and revisions to Specific Plan development footprints, roadway alignments, and the limits, patterns, and techniques associated with project-specific grading at the subdivision map level. *(This measure will be implemented through the compliance by the applicant with the CDFG 2081 Incidental Take Permit.)*	Applicant (Project Biologist)	Section 2081 Permit	1. USFWS and CDFG 2. USFWS and CDFG 3. Prior to Grading
SP 4.6-60 If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be elderberry scrub vegetation on the property being subdivided, then a site-specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied. (*This measure is implemented through the Mission Village mitigation measures MV4.3-1, MV4.3-23, MV4.3-30, and MV4.3-31 through MV4.3-43.*)	Applicant (Project Biologist)	Review of Initial Study	1. LACDRP 2. LACDRP 3. Prior to Approval of Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-61. If at the time subdivisions permitting construction are processed, the County determines through and Initial Study that there may be mainland cherry trees and/or mainland cherry shrubs on the property being subdivided, then a site specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied. *(This measure is not applicable to Mission Village because the project would not impact "mainland cherry trees and/or mainland cherry shrubs."*	Applicant (Project Biologist)	Review of Initial Study	1. LACDRP 2. LACDRP 3. Prior to Approval of Subdivision Maps
SP 4.6-62 When a map revision or Substantial Conformance determination on any subdivision map or Conditional Use Permit would result in changes to an approved oak tree permit, then the oak tree report for that oak tree permit must be amended for the area of change, and the addendum must be approved by the County Forester prior to issuance of grading permits for the area of the map or CUP being changed. *(This measure is not applicable to the Mission Village project because the project does not propose any change to an existing oak tree permit.)*			
SP 4.6-63 Riparian resources that are impacted by buildout of the Newhall Ranch Specific Plan shall be restored with similar habitat at the rate of 1 acre replaced for each acre lost. (*This measure has been addressed by project-specific Mitigation Measure MV 4.3-23.*)	Applicant (Project Biologist)	ACOE 404 Permit	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Grading
SP 4.6-64 The operator of the golf course shall prepare a Golf Course Maintenance Plan which shall include procedures to control storm water quality and ground water quality as a result of golf course maintenance practices, including irrigation, fertilizer, pesticide and herbicide use. This Plan shall be prepared in coordination with the County biologist and approved by the County Planning Director prior to the issuance of a Certificate of Occupancy. *(This measure is not applicable to the Mission Village project because the project does not include construction and operation of a golf course.)*			
SP 4.6-65 In order to facilitate the conservation of the spineflower on the Newhall Ranch Specific Plan site, the applicant, or its designee, shall, concurrent with Specific Plan approval, agree to the identified special study areas shown 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. *(This measure is implemented through the Los Angeles County Department of Regional Planning review of the project design during the Subdivision Committee review process and conditions of approval. In addition, this measure will be implemented through compliance by the applicant with the CDFG 2081 Incidental Take Permit.)*	Applicant	Review of Initial Study and subdivision	1. LACDRP 2. LACDRP 3. Initial study for Tract Map

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-66 Direct impacts to known spineflower populations within the Newhall Ranch Specific Plan area shall be avoided or minimized through the establishment of one or more on-site preserves that are configured to ensure the continued existence of the species in perpetuity. Preserve(s) shall be delineated in consultation with the County and CDFG, and will likely require changes and revisions to Specific Plan development footprints for lands within and around the Spineflower Mitigation Area Overlay (Figure 2.6 8). Delineation of the boundaries of Newhall Ranch spineflower preserve(s) for the entire Specific Plan area shall be completed in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesas Village, or that portion of Riverwood Village in which the San Martinez spineflower population occurs. A sufficient number of known spineflower populations shall be included within the Newhall Ranch spineflower preserve(s) in order to ensure the continued existence of the species in perpetuity. The conservation of known spineflower populations shall be established in consultation with the County and CDFG, and as consistent with standards governing issuance of an incidental take permit for spineflower pursuant to Fish and Game Code Section 2081, subdivision (b). In addition to conservation of known populations, spineflower shall be introduced in appropriate habitat and soils in the Newhall Ranch preserve(s). The creation of introduced populations shall require seed collection and/or top soil at impacted spineflower locations and nursery propagation to increase seed and sowing of seed. The seed collection activities, and the maintenance of the bulk seed repository, shall be approved in advance by the County and CDFG. Once the boundaries of the Newhall Ranch spineflower preserve(s) are delineated, the project applicant, or its designee, shall be responsible for conducting a spineflower population census within the Newhall Ranch spineflower preserve(s) annually for 10 years. (These census surveys shall be in addition to the surveys required by **Mitigation Measure 4.6-53**, above.) The yearly spineflower population census documentation shall be submitted to the County and CDFG, and maintained by the project applicant, or its designee. If there are any persistent population declines documented in the annual population census reports, the project applicant, or its designee, shall be responsible for conducting an assessment of the ecological factor(s) that are likely responsible for the decline, and implement management activity or activities to address these factors where feasible. In no event, however, shall project-related activities jeopardize the continued existence of the Newhall Ranch spineflower populations. If a persistent population decline is documented, such as a trend in steady population decline that persists for a period of 5 consecutive years, or a substantial drop in population is detected over a 10-year period, spineflower may be introduced in consultation with CDFG in appropriate habitat and soils in the Newhall Ranch preserve(s), utilizing the bulk spineflower seed repository, together with other required management activity or activities. These activities shall be undertaken by a qualified botanist/biologist, subject to approval by the County and CDFG. The project applicant, or its designee, shall be responsible for the funding and implementation of the necessary management activity or activities, including monitoring, as approved by the County and CDFG. Annual viability reports shall be submitted to the County and CDFG for 10 years following delineation of the Newhall Ranch spineflower preserve(s) to ensure long-term documentation of the spineflower population status within the Newhall Ranch preserve(s). In the event annual status reports indicate the spineflower population within the Newhall Ranch preserve(s) is not stable and viable 10 years following delineation of the spineflower preserve(s), the project applicant, or its designee, shall continue to submit annual status reports to the County and CDFG for a period of no less than an additional 5 years. (This measure will be implemented through the compliance by the applicant with the CDFG 2081 Incidental Take Permit.)	Applicant	Review of Initial Study and subdivision	1. LACDRP 2. LACDRP 3. To 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.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-67 Indirect impacts associated with the interface between the preserved spineflower populations and planned development within the Newhall Ranch Specific Plan shall be avoided or minimized by establishing open space connections with Open Area, River Corridor, or High Country land use designations. In addition, buffers (i.e., setbacks from developed, landscaped, or other use areas) shall be established around portions of the delineated preserve(s) not connected to Open Area, the River Corridor or the High Country land use designations. The open space connections and buffer configurations shall take into account local hydrology, soils, existing and proposed adjacent land uses, the presence of non-native invasive plant species, and seed dispersal vectors. Open space connections shall be configured such that the spineflower preserves are connected to Open Area, River Corridor, or High Country land use designations to the extent practicable. Open space connections shall be of adequate size and configuration to achieve a moderate to high likelihood of effectiveness in avoiding or minimizing indirect impacts (e.g., invasive plants, increased fire frequency, trampling, chemicals, etc.) to the spineflower preserve(s). Open space connections for the spineflower preserve(s) shall be configured in consultation with the County and CDFG. Open space connections for the spineflower preserve(s) shall be established for the entire Specific Plan area in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesa Village, or that portion of the Riverwood Village in which the San Martinez spineflower location occurs. For preserves and/or those portions of preserves not connected to Open Area, River Corridor, or High Country land use designations, buffers shall be established at variable distances of between 80 and 200 feet from the edge of development to achieve a moderate to high likelihood of effectiveness in avoiding or minimizing indirect impacts (e.g., invasive plants, increased fire frequency, trampling, chemicals, etc.) to the spineflower preserve(s). The buffer size/configuration shall be guided by the analysis set forth in the "*Review of Potential Edge Effects on the San Fernando Valley Spineflower*," prepared by Conservation Biology Institute, January 19, 2000, and other sources of scientific information and analysis, which are available at the time the preserve(s) and buffers are established. Buffers for the spineflower preserve(s) shall be configured in consultation with the County and CDFG for the entire Specific Plan area. Buffers for the spineflower preserve(s) shall be established in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesa Village, or that portion of the Riverwood Village in which the San Martinez spineflower location occurs. Roadways and road rights-of-way shall not be constructed in any spineflower preserve(s) and buffer locations on Newhall Ranch unless constructing the road(s) in such location is found to be the environmentally superior alternative in subsequently required tiered EIRs in connection with the Newhall Ranch subdivision map(s) process. No other development or disturbance of native habitat shall be allowed within the spineflower preserve(s) or buffer(s). The project applicant, or its designee, shall be responsible for revegetating open space connections and buffer areas of the Newhall Ranch spineflower preserve(s) to mitigate temporary impacts due to grading that will occur within portions of those open space connections and buffer areas. The impacted areas shall be reseeded with a native seed mix to prevent erosion, reduce the potential for invasive non-native plants, and maintain functioning habitat areas within the buffer area. Revegetation seed mix shall be reviewed and approved by the County and CDFG. *(This measure is implemented through the Los Angeles County Department of Regional Planning review of the project design during the Subdivision Committee review process and conditions of approval. In addition, this measure will be implemented through compliance by the applicant with the CDFG 2081 Incidental Take Permit.)*	Applicant	Review of Initial Study and Subdivision	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Approval of Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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). *(This measure will be implemented through the compliance by the applicant with the CDFG 2081 Incidental Take Permit. In addition, this measure will be implemented through Mission Village mitigation measures MV 4.3-68 and MV 4.3-69.)*	Applicant (Project Biologist)	Review of Initial Study, subdivision, and grading permit application	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Grading and Occupancy.
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. (*This measure will be implemented through the compliance by the applicant with the CDFG 2081 Incidental Take Permit. In addition, this measure will be implemented through Mission Village mitigation measures MV 4.3-71 and MV 4.3-72.)*	Applicant (Project Biologist)	Review of map subdivision	1. LACDPW 2. LACDPW/CDFG 3. Prior to Approval of Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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. 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. *(This measure is implemented through the Los Angeles County Department of Regional Planning review of the project design during the Subdivision Committee review process and conditions of approval. In addition, this measure will be implemented through compliance by the applicant with the CDFG 2081 Incidental Take Permit.*	Applicant (Project Biologist)	Review of Initial Study and Subdivision	1. LACDRP 2. LACDRP/CDFG 3. Prior to Approval of Subdivision Map
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. *(This measure is implemented through the Los Angeles County Department of Regional Planning review of the project design during the Subdivision Committee review process and conditions of approval. In addition, this measure will be implemented through compliance by the applicant with the CDFG 2081 Incidental Take Permit.)*	Applicant (Project Biologist)	Review of Initial Study and Subdivision	1. LACDRP 2. LACDRP/CDFG 3. Prior to Approval of Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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. (This measure will be implemented through the compliance by the applicant with the CDFG 2081 Incidental Take Permit. In addition, this measure will be implemented through Mission Village mitigation measure MV 4.3-67.)	Applicant (Project Biologist)	Review of Initial Study and Subdivision	1. LACFD 2. LACFD/CDFG 3. Prior to Approval of Subdivision Map
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; (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. *(This measure will be implemented through the compliance by the applicant with the CDFG 2081 Incidental Take Permit. In addition, the measure will be implemented through Mission Village mitigation measures MV 4.3-71 and 4.3-72.)*	Applicant (Project Biologist)	Review of Initial Study and subdivision	1. LACDRP/LACDPW 2. LACDRP/LACDPW/CDFG 3. Prior toApproval of Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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). *(This measure will be implemented through the compliance by the applicant with the CDFG 2081 Incidental Take Permit. In addition, this measure will be implemented through Mission Village mitigation measure MV 4.3-66.)*	Monitoring Biologist	Bi-weekly site inspections and monthly monitoring reports as needed	1. LACDRP/LACDPW 2. LACDRP/LACDPW/CDFG 3. Prior to Issuance of Construction Permit(s)
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. *(This measure will be implemented through the compliance by the applicant with the CDFG 2081 Incidental Take Permit. In addition, this measure will be implemented through Mission Village mitigation measures MV 4.3-60, MV 4.3-62 and MV 4.3-63.)*	Monitoring Biologist	Bi-weekly site inspections and monthly monitoring reports as needed	1. LACDRP/LACDPW 2. LACDRP/LACDPW/CDFG 3. Prior to Issuance of Occupancy Permit(s)

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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. *(This measure is implemented through the Los Angeles County Department of Regional Planning review of the project design during the Subdivision Committee review process and conditions of approval. In addition, this measure will be implemented through compliance by the applicant with the CDFG 2081 Incidental Take Permit.)*	Applicant (Project Biologist)	In conjunction with submission of the first subdivision map in either Mesas Village or that portion of Riverwood Village in which the San Martinez spineflower location occurs	1. LACDRP 2. LACDRP 3.Prior to Subdivision Map Approval
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). The monitoring component of the plan shall investigate and monitor factors such as population size, growth or decline, general condition, new impacts, changes in associated vegetation species, pollinators, seed dispersal vectors, and seasonal responses. Necessary management measures will be identified. The report results will be sent annually to the County, along with photo documentation of the assessed site conditions. The project applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, with the concurrence of CDFG, to conduct quantitative monitoring over the life of the Newhall Ranch Specific Plan. The botanist/biologist shall have a minimum of three years experience with established monitoring techniques and familiarity with Southern California flora and target taxa. Field surveys of the Newhall Ranch spineflower preserve(s) will be conducted each spring. Information to be obtained will include: (a) an estimate of the numbers of spineflowers in each population within the preserve(s); (b) a map of the extent of occupied habitat at each population; (c) establishment of photo monitoring points to aid in documenting long-term trends in habitat; (d) aerial photographs of the preserved areas at five year intervals; (e) identification of significant impacts that may have occurred or problems that need attention, including invasive plant problems, weed problems and fencing or signage repair; and (f) overall compliance with the adopted mitigation measures. For a period of three years from Specific Plan re-approval, all areas of potential habitat on the Newhall Ranch site will be surveyed annually in the spring with the goal of identifying previously unrecorded spineflower populations. Because population size and distribution limits are known to vary depending on rainfall, annual surveys shall be conducted for those areas proposed for development in order to establish a database appropriate for analysis at the project-specific subdivision map level (rather than waiting to survey immediately prior to proceeding with the project-specific subdivision map process). In this way, survey results gathered over time (across years of varying rainfall) will provide information on ranges in population size and occupation. New populations, if they are found, will be mapped and assessed for inclusion in the preserve program to avoid impacts to the species.	Applicant (Project Biologist)	Site surveys and annual reports as directed by this measure The length of the active management components set forth above shall be governed by attainment of successful management criteria	1. LACDRP 2. LACDRP/CDFG 3. As necessary per the guidelines set forth in the measure

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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. **Management**. Based on the outcome of ongoing monitoring and additional project-specific surveys addressing the status and habitat requirements of the spineflower, active management of the Newhall Ranch spineflower preserve(s) will be required in perpetuity. Active management activities will be triggered by a downward population decline over 5 consecutive years, or a substantial drop in population over a 10-year period following County re-approval of the Specific Plan. Examples of management issues that may need to be addressed in the future include, but are not limited to, control of exotic competitive non-native plant species, herbivory predation, weed control, periodic controlled burns, or fuel modification compliance. After any population decline documented in the annual populations census following County re-approval of the Specific Plan, the project applicant, or its designee, shall be responsible for conducting an assessment of the ecological factor(s) that are likely responsible for the decline, and implement management activity or activities to address these factors where feasible. If a persistent population decline is documented, such as a trend in steady population decline persistent for a period of 5 consecutive years, or a substantial drop in population detected over a 10-year period, spineflower may be introduced in appropriate habitat and soils in the Newhall Ranch preserve(s), utilizing the bulk spineflower seed repository, together with other required management activity or activities. In connection with this monitoring component, the project applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, to complete: (a) a study of the breeding and pollination biology of the spineflower, including investigation into seed physiology to assess parameters that may be important as management tools to guarantee self-sustainability of populations, which may otherwise have limited opportunity for germination; and (b) a population genetics study to document the genetic diversity of the Newhall Ranch spineflower population. The criteria for these studies shall be to develop data to make the Newhall Ranch spineflower management program as effective as possible. These studies shall be subject to approval by the County's biologist, with the concurrence of CDFG. These activities shall be undertaken by a qualified botanist/biologist, subject to approval by the County with the concurrence of CDFG. The project applicant, or its designee, shall be responsible for the funding and implementation of the necessary management activity or activities, as approved by the County and CDFG.The length of the active management components set forth above shall be governed by attainment of successful management criteria set forth in the plan rather than by a set number of years. *(This measure will be implemented through the compliance by the applicant with the CDFG 2081 Incidental Take Permit. In addition, the measure will be implemented through Mission Village mitigation measure MV 4.3-58.)*			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-78 To the extent project-related direct and indirect significant impacts on spineflower cannot be avoided or substantially lessened through establishment of the Newhall Ranch spineflower preserve(s), and other avoidance, minimization, or other compensatory mitigation measures, a translocation and reintroduction program may be implemented in consultation with CDFG to further mitigate such impacts. Direct impacts (i.e., take) to occupied spineflower areas shall be fully mitigated at a 4:1 ratio. Impacts to occupied spineflower areas caused by significant indirect effects shall be mitigated at a 1:1 ratio. Introduction of new spineflower areas will be achieved through a combination of direct seeding and translocation of the existing soil seed bank that would be impacted by grading. Prior to any development within, or disturbance to, spineflower populations, on-site and off-site mitigation areas shall be identified and seed and top soil shall be collected. One-third of the collected seed shall be sent to the Rancho Santa Ana Botanical Garden for storage. One third of the seed shall be sent to the USDA National Seed Storage Lab in Fort Collins, Colorado for storage. One third shall be used for direct seeding of the on-site and off-site mitigation areas. **Direct seeding**. Prior to the initiation of grading, the project applicant, or its designee, shall submit to the County a program for the reintroduction of spineflower on Newhall Ranch. The reintroduction program shall include, among other information: (a) location map with scale; (b) size of each introduction polygon; (c) plans and specifications for site preparation, including selective clearing of competing vegetation; (d) site characteristics; (e) protocol for seed collection and application; and (f) monitoring and reporting. The program shall be submitted to CDFG for input and coordination. The project applicant, or its designee, shall implement the reintroduction program prior to the initiation of grading. At least two candidate spineflower reintroduction areas will be created within Newhall Ranch and one candidate spineflower reintroduction area will be identified off site. Both on-site and off-site reintroduction areas will be suitable for the spineflower in both plant community and soils, and be located within the historic range of the taxon. Success criteria shall be included in the monitoring/management plan, with criteria for the germination, growth, and production of viable seeds of individual plants for a specified period. Although the reintroduction program is experimental at this stage, the County considers such a program to be a feasible form of mitigation at this juncture based upon available studies. Botanists/biologists familiar with the ecology and biology of the spineflower would prepare and oversee the reintroduction program. **Translocation**. Prior to the initiation of grading, the project applicant, or its designee, shall submit to the County a translocation program for the spineflower. Translocation would salvage the topsoil of spineflower areas to be impacted due to grading. Salvaged spineflower soil seed bank would be translocated to the candidate spineflower reintroduction areas. The translocation program shall include, among other information: (a) location map with scale; (b) size of each translocation polygon; (c) plans and specifications for site preparation, including selective clearing of competing vegetation; (d) site characteristics; (e) protocol for topsoil collection and application; and (f) monitoring and reporting. The translocation program shall be submitted to CDFG for input and coordination. Translocation shall occur within the candidate spineflower reintroduction areas on site and off site. Successful criteria for each site shall be included in the monitoring/management plan/with criteria for the germination and growth to reproduction of individual plants for the first year a specified period. Although the translocation program is experimental at this stage, the County considers such a program to be a feasible form of mitigation at this juncture based upon available studies. Botanists/biologists familiar with the ecology and biology of the spineflower would prepare and oversee the translocation program. *(This measure will be implemented through the compliance by the applicant with the CDFG 2081 Incidental Take Permit and Spineflower Conservation Plan.)*	Applicant (Project Biologist)	Review of Initial Study and subdivision	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Issuance of Occupancy Permit(s)

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.6-79. The project applicant, or its designee, shall engage in regular and ongoing consultation with the County and CDFG in connection with its ongoing agricultural operations in order to avoid or minimize significant direct impacts to the spineflower. In addition, the project applicant, or its designee, shall provide 30 days advance written notice to the County and CDFG of the proposed conversion of its ongoing rangeland operations on Newhall Ranch to more intensive agricultural uses. The purpose of the advance notice requirement is to allow the applicant, or its designee, to coordinate with the County and CDFG to avoid or minimize significant impacts to the spineflower prior to the applicant's proposed conversion of its ongoing rangeland operations to more intensive agricultural uses. This coordination component will be implemented by or through the County's Department of Regional Planning and/or the Regional Manager of CDFG. Implementation will consist of the County and/or CDFG conducting a site visit of the proposed conversion area(s) within the 30-day period, and making a determination of whether the proposed conversion area(s) would destroy or significantly impact spineflower population in or adjacent to those areas. If it is determined that the conversion area(s) do not destroy or significantly impact spineflower populations, then the County and/or CDFG will authorize such conversion activities in the proposed conversion area(s). However, if it is determined that the conversion area(s) may destroy or significantly impact spineflower populations, then the County and/or CDFG will issue a stop work order to the applicant, or its designee. If such an order is issued, the applicant, or its designee, shall not proceed with any conversion activities in the proposed conversion area(s). However, the applicant, or the designee, may take steps to relocate the proposed conversion activities in an alternate conversion area(s). In doing so, the applicant, or its designee, shall follow the same notice and coordination provisions identified above. This conversion shall not include ordinary pasture maintenance and renovation or dry land farming operations consistent with rangeland management.	Applicant	Thirty (30) days advance written notice of proposed conversion to more intensive agricultural uses	1. LACDRP/CDFG 2. LACDRP/CDFG 3. As necessary
SP 4.6-80 Upon approval of tentative tract map(s) impacting the San Martinez portion of the Specific Plan site, the applicant shall work with the Department of Regional Planning staff and SEATAC to establish an appropriately sized preserve area to protect the spineflower population at San Martinez Canyon. *(This measure is not applicable to the Mission Village project because the project is not proposed within the San Martinez portion of the Newhall Ranch Specific Plan.)*			
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.	Applicant (Project Biologist)	Construction Plan Review Field Verification	1. LACDRP/CDFG/ACOE 2. CDFG/ACOE 3. Approval of Sub-Notification Letter by CDFG

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Biologist)	Surveys conducted for unarmored threespine stickleback, arroyo chub, and Santa Ana sucker Written report shall be filed 10 days prior to any construction in riverbed	1. LACDRP/CDFG/ACOE/ USFWS 2. CDFG/ACOE/ USFWS 3. 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
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. (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	Applicant (Project Biologist)	Conduct Focused Surveys for California Red-legged Frogs If present, an monitoring plan shall be developed and implemented	1. LACDRP/CDFG/USFWS 2. CDFG/USFWS 3. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
goal of this effort is to reduce the level of mortality of California red-legged frogs during construction. (5) Work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat. The authorized biologist will assist in determining the boundaries of the area to be fenced in consultation with the USFWS/CDFG. All workers will be advised that equipment and vehicles must remain within the fenced work areas. (6) The authorized biologist will direct the installation of the fence and conduct a minimum of three nocturnal surveys to move any California red-legged frogs from within the fenced area to suitable habitat outside of the fence. If California red-legged frogs are observed on the final survey or during subsequent checks, the authorized biologist will conduct additional nocturnal surveys if he or she determines that they are necessary in concurrence with the USFWS/CDFG. (7) Fencing to exclude California red-legged frogs will be at least 24 inches in height.(8) The type of fencing must be approved by the authorized biologist and the USFWS/CDFG.(9) Construction activities that may occur immediately adjacent to breeding pools or other areas where large numbers of California red-legged frogs may congregate will be conducted during times of the year (fall/winter) when individuals have dispersed from these areas. The authorized biologist will assist the applicant in scheduling its work activities accordingly.(10) If California red-legged frogs are found within an area that has been fenced to exclude California red-legged frogs, activities will cease until the authorized biologist moves the California red-legged frog(s). (11) If California red-legged frogs are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the California red-legged frogs. The authorized biologist in consultation with USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist and USFWS. (12) Any California red-legged frogs found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, access to deep perennial pools, soil, and other habitat features and the proximity to human activities. Clearance surveys shall occur on a daily basis in the work area. (13) The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. (14) Staging areas for all construction activities will be located on previously disturbed upland areas, if possible, designated for this purpose. All staging areas will be fenced. (15) To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force (DAPTF 2009) will be followed at all times.			
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:	Applicant (Project Biologist)	Receipt and Review of Survey Report for the Arroyo Toad Field Monitoring	1. LACDRP/USFWS/CDFG 2. USFWS/CDFG 3. Prior to initiating construction within the riverbed as well as all riverbed areas within 1,000 feet of construction sites and access roads

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
(1) The applicant shall retain a qualified biologist with demonstrated expertise with arroyo toads to monitor all construction activities in potential arroyo toad habitat and assist the applicant in the implementation of the monitoring program. This person will be approved by the USFWS prior to the onset of ground-disturbing activities. This biologist will be referred to as the authorized biologist hereafter. The authorized biologist will be present during all activities immediately adjacent to or within habitat that supports populations of arroyo toad. (2) Prior to the onset of construction activities, the applicant shall provide all personnel who will be present on work areas within or adjacent to the project area the following information:a. A detailed description of the arroyo toad, including color photographs; b. The protection the arroyo toad receives under the Endangered Species Act and possible legal action that may be incurred for violation of the Act;c. The protective measures being implemented to conserve the arroyo toad and other species during construction activities associated with the proposed project; and d. A point of contact if arroyo toads are observed. (3) All trash that may attract predators of the arroyo toad will be removed from work sites or completely secured at the end of each work day. (4) Prior to the onset of any construction activities, the applicant shall meet on site with staff from the USFWS and the authorized biologist. The applicant shall provide information on the general location of construction activities within habitat of the arroyo toad and the actions taken to reduce impacts to this species. Because arroyo toads may occur in various locations during different seasons of the year, the applicant, USFWS, and authorized biologists will, at this preliminary meeting, determine the seasons when specific construction activities would have the least adverse effect on arroyo toads. The goal of this effort is to reduce the level of mortality of arroyo toads during construction. The parties realize that, if arroyo 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. (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			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist and USFWS. (12) Any arroyo toads found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities. Clearance surveys shall occur on a daily basis in the work area. (13) The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed.(14) Staging areas for all construction activities will be located on previously disturbed upland areas designated for this purpose. All staging areas will be fenced within potential toad habitat. (15) To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force (DAPTF 2009) will be followed at all times. (16) Drift fence/pitfall trap surveys will be implemented in toad sensitive areas prior to construction in an effort to reduce potential mortality to this species. Prior to any construction activities in the project area, silt fence shall be installed completely around the proposed work area and a qualified biologist should conduct a preconstruction/clearance survey of the work area for arroyo toads. Any toads found in the work area should be relocated to suitable habitat. The silt fence shall be maintained for the duration of the work activity. (17) The applicant shall restrict work to daylight hours, except during an emergency, in order to avoid nighttime activities when arroyo toads may be present on the access road. Traffic speed should be maintained at 15 mph or less in the work area.			
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. 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	Applicant (Project Biologist)	Receipt and Review of Survey and Relocation Plan for the Southwestern Pond Turtle The Plan shall be approved by CDFG 60 days	1. LACDRP/CDFG 2. CDFG 3. Prior to initiating construction within the riverbed as well as all riverbed areas within 500 feet of construction sites and access roads

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.			
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 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.	Applicant (Project Biologist)	Receipt and Review of Relocation Plan for Coast Horned Lizard, Silvery Legless Lizard, Coastal Western Whiptail, Rosy Boa, San Bernardino Ringneck Snake, and Coast Patch-Nosed Snake At least 60 days prior to any ground disturbing activities within potentially occupied habitat	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letter by CDFG
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.	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG/USFWS 2. CDFG/USFWS 3. During Stream Diversion or Culvert Installation Activity

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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 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.	Applicant (Project Biologist)	Review and Approval of a Stream Crossing and Diversion Plan At least 30 days prior to Implementation of Plan and prior to the construction of any temporary or permanent crossing of the Santa Clara River	1. LACDRP/CDFG/ACOE/ USFWS 2. CDFG/ACOE/ USFWS 3. Approval of Sub-Notification Letter by CDFG
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.	Applicant (Project Biologist)	Review of Construction Plan and Field Verification	1. LACDRP/CDFG 2. CDFG 3. Prior to Any River Crossings or Bridge Construction
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.	Applicant (Restoration Ecologist)	Field Monitoring	1. LACDRP/CDFG/ACOE/USFWS 2. CDFG/ACOE/USFWS 3. Prior to Construction Activities in an Active Wetted Channel

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
At the conclusion of the diversion, either at the commencement of the winter season, or the completion of construction, the applicant will coordinate with CDFG/USFWS to determine if the diversion should be left in place or the stream returned to the original channel. If CDFG/USFWS determine the stream should be diverted to the original channel, the original channel will be modified prior to re-diversion (i.e., while dry) to construct curves (sinuosity) into that channel, including the placement of obstructions (i.e., boulders, large logs, or other CDFG/USFWS-approved materials). The original channel will be replanted with emergent vegetation as the diversion channel was planted. If the diversion channel is abandoned, the boulders will remain in place. b. Dewatering: Construction dewatering in close proximity to stream flow shall implement the following: Assess local stream and groundwater conditions, including flow depths, groundwater elevations, and anticipated dewatering cone of influence (radius of draw down). Assess surface water elevations upstream, adjacent to, and downstream of the extraction points, to assess any critical flow regimes susceptible to excessive draw down and therefore fish stranding issues. Assess surface water elevations downstream of the discharge locations (if discharge is proposed to the flowing stream) to assess any flow regimes and overbank areas that may be susceptible to flooding and therefore fish stranding at the cessation of discharge. Discharge locations shall also be assessed for potential channel bed erosion from dewatering discharge, and appropriate BMPs must be implemented to prevent excessive erosion or turbidity in the discharge. The information above shall be summarized and provided in a plan approved by CDFG and Corps. Fish shall be excluded from any artificial flowing channels from dewatering discharge. Methods to ensure separation may include, but are not limited to: block netting at the confluence; creation of a physical drop greater than 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.	Applicant (Restoration Ecologist)	Enhancement of Slow-Moving Water Habitats Field Verification	1. LACDRP/CDFG/USFWS 2. CDFG/USFWS 3. Prior to Any River Crossings or Bridge Construction
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.	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG 2. CDFG 3. During Construction
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.	Applicant (Project Biologist)	Conduct mountain lion Surveys	1. LACDRP/CDFG 2. CDFG 3. Within 30 Days of Ground Disturbance Activities

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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. 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 Leq at the edge of the nest site as determined by a qualified biologist in coordination with a qualified acoustician. If the noise meets or exceeds the 60 dB(A) Leq 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) Leq 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	Applicant (Project Biologist)	Conduct Bird Surveys	1. LACDRP/CDFG 2. CDFG 3. Within 30 Days of Ground Disturbance Activities

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
disturbance-free buffer shall be established and demarcated by fencing or flagging. No project activities may occur in these areas unless otherwise authorized by USFWS and CDFG. Construction activities in suitable gnatcatcher habitat will be monitored by a full-time qualified biologist. The monitoring shall be of a sufficient intensity to ensure that the biologist could detect the presence of a bird in the construction area.			
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. 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.	Applicant (Project Biologist)	Conduct San Diego Black-tailed Jackrabbit and San Diego Desert Woodrat Surveys Surveys shall be conducted 30 days prior to construction activities	1. LACDRP/CDFG 2. CDFG 3. 30 days Prior to Construction Activities in Suitable Habitat
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	Applicant (Project Biologist)	Conduct American Badger Surveys Surveys shall be conducted 30 days prior to construction activities	1. LACDRP/CDFG 2. CDFG 3. 30 Day Prior to Construction Activities in Suitable Habitat

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.			
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 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.	Applicant (Project Biologist)	Conduct Special-status Surveys Surveys shall be conducted not earlier than 30 days prior to construction activities	1. LACDRP/CDFG 2. CDFG 3. Within 30 days of Construction Activities in suitable habitat

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Biologist)	Creation of Artificial Roost site	1. LACDRP/CDFG 2. CDFG 3. Prior to Construction Activities in suitable habitat
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). 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.	Applicant (Project Biologist)	Conduct Burrowing Owl Surveys Surveys shall be conducted 30 days prior to construction activities	1. LACDRP/CDFG 2. CDFG 3. 30 Days Prior to Construction Activities
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.	Applicant	Field Verification	1. LACDRP 2. LACDRP 3. Prior to Issuance of Occupancy Permits
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.	Applicant (Project Biologist)	Field Verification	1. LA County Forester 2. LA County Forester 3. During Grading and All Phases of Construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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. 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; (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.	Applicant (Project Biologist)	Wetland Mitigation Plans and Upland Habitat Mitigation Plans	1. ACOE, CDFG, LACDRP 2. ACOE, CDFG 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist)	Submit Offer to Dedicate	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Approval of Sub-Notification Letters

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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. 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.	Applicant (Project Biologist)	Pre-Construction Surveys for the Western Spadefoot ToadsMonitor Relocation Sites for Five (5) Years and Review of Annual Monitoring Report	1. LACDRP/CDFG 2. CDFG 3. Prior to Ground Disturbance Activities in Suitable Habitat

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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). • 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. • To reduce the potential for the spread of exotic invasive invertebrates (e.g., New Zealand mud snails and weeds (including weed seeds) during project clearing and construction, all heavy equipment proposed for use on the project site shall be verified cleaned (including wheels, tracks, undercarriages, and bumpers, as applicable) before delivery to the project site. Equipment must be documented as exotic invasive invertebrates (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	Applicant (Project Biologist)	Participation in a WEAP Field Verification	1. LACDRP/CDFG 2. CDFG 3. Prior and during Ground Disturbance Activities

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
invertebrates (e.g., mud snails) or weeds. Equipment shall be cleaned at existing construction yards or at a wash station. The biological monitor shall document that all construction equipment (as described above) has been cleaned prior to working within the project work site. Any equipment/vehicles determined to not be free of exotic invasive invertebrates (e.g., mud snails) and weeds shall immediately be sent back to the originating construction yard for washing, or wash station where rinse water is collected and disposed of in either a sanitary sewer or other legal point of disposal. Equipment/vehicles moved from the site must be inspected, and re-washed as necessary, prior to re-engaging in construction activities in the project work area. A written daily log shall be kept for all vehicle/equipment washing that states the date, time, location, type of equipment washed, methods used, and location of work; • 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 measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (seed, potted nursery stock, etc.), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful. Habitat restoration/enhancement will be judged successful when (1) percent cover and species richness of native species reach 50 percent of their cover and species richness at undisturbed occupied slender mariposa lily habitat at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. At that point slender mariposa lily propagules (seed or bulbs) will be introduced onto the site. The revised plan will specify methods to collect propagules and introduce slender mariposa lily into these mitigation sites. Introductions will use source material (seeds or bulbs) from no more than 1.0 mile distant, similar slope exposures, and no more than 500 ft. elevational difference from the mitigation site, unless	Applicant (Project Biologist)	Review and Approval of the Revision to the RMDP Slender Mariposa Lily Mitigation and Monitoring Plan Monitoring Reports to be Reviewd Annually for Five (5) Years	1. LACDRP/CDFG 2. CDFG 3. Prior to Ground Disturbance to Occupied Habitat

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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 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.	Applicant (Project Biologist)	Receipt and Review of Oak Resource Replacement Plan	1. LA County Forester 2. LA County Forester 3. Prior to Final Map Recordation

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Biologist)	Review of an Exotic Wildlife Species Control Plan Annual monitoring for five (5) years	1. LACDRP/CFDG 2. CDFG 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG 2. CDFG 3. During Ground Clearing Activities
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.	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plan	1. LACDRP/CDFG/ACOE 2. CDFG/ACOE 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plans Review of Annual Mitigation Status Reports	1. LACDRP/CDFG/ACOE 2. CDFG/ACOE 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plans Review of Annual Mitigation Status Reports	1. LACDRP/CDFG/ACOE 2. CDFG/ACOE 3. Approval of Sub-Notification Letters

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plans Review of Annual Mitigation Status Reports	1. LACDRP/CDFG/ACOE 2. CDFG/ACOE 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plans Review of Annual Mitigation Status Reports	1. LACDRP/CDFG/ACOE 2. CDFG/ACOE 3. Prior to Completion of Mitigation Monitoring
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 for Waters of the United States.	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG/ACOE 2. CDFG/ACOE 3. Prior to Completion of Mitigation Monitoring
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.	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG/ACOE 2. CDFG/ACOE 3. Prior to Completion of Mitigation Monitoring
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.	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plan or Contribute to "In-Lieu Fees" to the Upper Santa Clara River Arundo/Tamarisk Removal Program	1. LACDRP/CDFG/ACOE 2. CDFG/ACOE 3. Prior to Completion of Mitigation Monitoring

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Biologist)	Review of an Exotic Control Program	1. LACDRP/CDFG/ACOE 2. CDFG/ACOE 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG/ACOE 2. CDFG/ACOE 3. Prior to Completion of Mitigation Monitoring
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).	Applicant (Project Biologist)	Creation of Vegetation Sites/Revegetation Plan Field Verification	1. LACDRP/CDFG/ACOE 2. CDFG/ACOE 3. Prior to Completion of Mitigation Monitoring
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.	Applicant (Project Biologist)	Review of a Mitigation Accounting Form	1. CDFG/ACOE 2. CDFG/ACOE 3. Prior to Completion of Mitigation Monitoring

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Biologist)	Annual Mitigation Status Report	1. CDFG/ACOE 2. CDFG/ACOE 3. Prior to Completion of Mitigation Monitoring
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.	Applicant (Project Biologist)	Pre-Construction Surveys for *Pyrgulopsis castaicensis* n. sp.; report to CDFG	1. LACDRP/CDFG 2. CDFG 3. Prior to Ground Disturbance in Aquatic Areas
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); 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.	Applicant	Review of Integrated Pest Management Plan and CC&Rs	1. LACDRP/CDFG 2. CDFG 3. Prior to Issuance of Building Permits
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.	Applicant/Natural Lands Management Organization (NLMO) -- Long-Term Management	Field Verification or payment of fees	1. LACDRP 2. LACDRP 3. Prior to Dedication

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Mission Village Homeowners Association	Supply written material	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Occupancy
MV 4.3-48 Upon initiating landscaping within a development area, quarterly monitoring shall be initiated for Argentine ants along the urban–open space interface at sentinel locations where invasions could occur (e.g., where moist microhabitats that attract Argentine ants may be created). A qualified biologist shall determine the monitoring locations. Ant pitfall traps will be placed in these sentinel locations and operated on a quarterly basis to detect invasion by Argentine ants. If Argentine ants are detected during monitoring, direct control measures will be implemented immediately to help prevent the invasion from worsening. These direct controls may include but are not limited to nest/mound insecticide treatment, or available natural control methods being developed. A general reconnaissance of the infested area would also be conducted to identify and correct the possible source of the invasion, such as uncontrolled urban runoff, leaking pipes, or collected water. Monitoring and control of Argentine ants would occur for a 5-year period. After the first 5 years, the NLMO or other entity will be responsible for controlling Argentine ants.	Applicant (Project Biologist)	Quarterly Monitoring for Argentine Ants Where Applicable	1. LACDRP/CDFG 2. CDFG 3. Following the Issuance of Occupancy Permits for 5-years
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.	Applicant (Project Biologist)	Preconstruction survey for Ringtail Documentation shall be reported to CDFG	1. LACDRP/CDFG 2. CDFG 3. 30 days Prior to Construction Activities

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG 2. CDFG 3. Prior to Completion of Mitigation Monitoring
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.	Applicant	Lighting plan and bridge design review	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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. • Silt settling basins installed during the construction process shall be located away from areas of ponded or flowing water to prevent discolored, silt bearing water from reaching areas of ponded or flowing water during normal flow regimes. • If a stream channel has been altered during the construction and/or maintenance operations, its low flow channel shall be returned as nearly as practical to pre project topographic conditions without creating a possible future bank erosion problem or a flat, wide channel or sluice like area. The gradient of the streambed shall be returned to pre project grade, to the extent practical, unless it represents a wetland restoration area. • Temporary structures and associated materials not designed to withstand high seasonal flows shall be removed to areas above the high water mark before such flows occur. • Staging/storage areas for construction equipment and materials shall be located outside of the ordinary high water mark. • Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily, to prevent leaks of materials that could be deleterious to aquatic life if introduced to water. • Stationary equipment such as motors, pumps, generators, and welders which may be located within the riverbed construction zone shall be positioned over drip pans. No fuel storage tanks shall be allowed in the riverbed. • No debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil, petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into, watercourses included in the permit. When construction operations are completed, any excess materials or debris shall be removed from the work area.	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG 2. CDFG 3. During Grading Activities

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
• 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.			
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.	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG 2. CDFG 3. During Grading Activities
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.	Applicant	Field Verification	1. LACDRP 2. LACDRP 3. Prior to Trail Fencing Plan Approval along the River Corridor
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, the 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.	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist)	Review Management Plan	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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).	Applicant (Landscape Architect)	Review and approval of Landscape Plans	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Approval of Landscape Plans
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.	Applicant	Offer of conservation easement	1. CDFG 2. CDFG 3. One year after 2081 permit issuance
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.	Applicant (Preserve Manager)	Approval of Preserve Manager	1. CDFG 2. CDFG 3. Prior to Dedication
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.	Applicant (Project Biologist)	Field verification	1. CDFG 2. CDFG 3. During construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Biologist)	Field verification	1. LACDRP/CDFG 2. CDFG 3. During construction
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. • 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).	Applicant (Project Biologist)	Field verification	1. LACDRP/CDFG 2. CDFG 3. During construction
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.	Applicant (Project biologist or Preserve manager)	Field verification	1. LACDRP/CDFG 2. CDFG 3. During construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Biologist or Preserve Manager)	Field verification	1. LACDRP/CDFG 2. CDFG 3. During construction
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.	Applicant (Project Biologist or Preserve Manager)	Field verification	1. LACDRP/CDFG 2. CDFG 3. During construction
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.	Applicant (Project Biologist or Preserve Manager)	Field verification	1. LACDRP/CDFG 2. CDFG 3. During construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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).	Applicant (Project Biologist or Preserve Manager)	Plant palette review	1. LACDRP/CDFG 2. CDFG 3. During construction
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.	Applicant (Project Biologist or Preserve Manager)	Field verification	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist or Preserve Manager)	Field verification	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist or Preserve Manager)	Field verification	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Engineer)	Grading Plan Review	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist or Preserve Manager)	Field verification	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist or Preserve Manager)	Review of Habitat Restoration Plan	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist or Preserve Manager)	Field verification	1. LACDRP/CDFG 2. CDFG 3. As Required

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Biologist)	Review of Everlasting Plant Surveys	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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. 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.	Applicant (Project Biologist)	Review of Plan	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Biologist)	Review of Program	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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.	Applicant (Project engineer and biologist)	Review of bridge design	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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) Providing "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; (3) Pedestrian 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 colonies; (4) Ensuring 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) Maintaining natural hydrological conditions in the spineflower preserves, including the buffers, through project design features 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) Using drought resistant plants in FMZs and minimizing irrigation to the extent feasible.	Applicant (Project Biologist or Preserve Manager)	Review of Plan	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist)	Review of Plan	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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: 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.)	Applicant (Project Biologist)	Offer to Dedicate	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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. 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.	Applicant (Project Biologist)	Field Verifiction	1. LACDRP/CDFG 2. CDFG 3. As Required

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
MV 4.3-83a. 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. 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.	Applicant (Project Biologist)	Review of Plan	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters 3. Prior to issuance of Building permit
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.)	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG 2. CDFG 3. As Required
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.	Applicant (Project Biologist)	Offer to Dedicate	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Project Biologist)	Preconstruction Surveys	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist)	Review of Plan	1. LACDRP/CDFG 2. CDFG 3. Approval of Sub-Notification Letters
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.	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG 2. CDFG 3. During Construction
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.	Applicant (Project Biologist)	Develop Program	1. LACDRP/CDFG 2. CDFG 3. Prior to Dedication
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.	Applicant (Project Biologist)	Review of Plan	1. LACDRP/CDFG 2. CDFG 3. As Required
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).	Applicant (Project Biologist)	Review of Plan	1. LACDRP/CDFG 2. CDFG 3. As Required

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
MV 4.3-92 a. a. All surfaces on new antennae and phone/utility towers shall be designed and operated with anti perching devices in conformance with APLIC standards to deter California condors and other raptors from perching. During construction the area shall be kept clean of debris, such as cable, trash, and construction materials. The applicant shall collect all microtrash and litter (anything shiny, such as broken glass), vehicle fluids, and food waste from the Project area on a daily basis. Workers will be trained on the issue of microtrash: what constitutes microtrash, its potential effects on California condors, and how to avoid the deposition of microtrash. b. The applicant shall retain a qualified biologist with knowledge of California condors to monitor construction activities within the Project area. The resumes of the proposed biologist(s) will be provided to CDFG for concurrence. This biologist(s) will be referred to as the authorized biologist hereafter. During clearing and grubbing of construction areas, the qualified biologist shall be present at all times. During mass grading, construction sites shall be monitored on a daily basis. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. If condors are observed landing in the Project area, the applicant shall avoid further construction within 500 feet of the sighting until the animals have left the area, or as otherwise authorized by CDFG and USFWS. All condor sightings in the Project area will be reported to CDFG and USFWS within 24 hours of the sighting. Should condors be found roosting within 0.5 mile of the construction area, no construction activity shall occur between one hour before sunset to one hour after sunrise, or until the condors leave the area, or as otherwise directed by USFWS. Should condors be found nesting within 1.5 miles of the construction area, no construction activity will occur until further authorization occurs from CDFG and USFWS. c. To further protect California condor potentially foraging in the Project area over the long term from negative interactions with humans and/or artificial structures, the applicant or the JPA or the NLMO shall remove dead cattle that are found or reported within 1,000 feet of a residential or commercial development boundary. Dead cattle shall be relocated to a predetermined location within the High Country SMA or Salt Creek area. The locations where carcasses shall be placed shall be a minimum of 1,000 feet from a development area boundary. Appropriate locations for transfer of carcasses include open grasslands and oak/grassland areas where condors can readily detect carcasses and easily land and take off without encountering physical obstacles such as powerlines and other utility structures. The proposed locations would be selected and approved by the CDFG and USFWS. Pursuant to this measure, a telephone number for reporting dead cattle shall be provided and actively maintained. Any cattle carcasses transferred to the relocation areas shall be reported to the USFWS Condor group.	Applicant (Project Biologist)	Field Verification	1. LACDRP/CDFG 2. CDFG 3. During Construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.4 VISUAL QUALITIES			
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*.)	Applicant	Plan Check	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Final Maps
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. • 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*.)	Applicant	Plan Check	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Final Subdivision Maps or Site Plans as applicable

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.5 TRAFFIC/ACCESS			
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.*)	Applicant(s)	Bonding of and/or Receipt of Funding and/or Field Verification of Construction	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permit
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.*)	Applicant (Traffic Engineer)	Receipt and Review of Transportation Performance Evaluation	1. LACDPW 2. LACDPW 3. Prior to Approval of Subdivision Maps
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.*]	Applicant (Traffic Engineer)	Installation of Traffic Signals or funding of or bonding of project's share	1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits
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	Applicant (Traffic Engineer)	Subdivision Review	1. LACDPW 2. LACDPW 3. Prior to Final Map Approval and/or approval of improvement plans
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.	Applicant (Traffic Engineer)	Verification of Consultation with Transit Providers Review of bus pull-in locations	1. LACDPW 2. LACDPW 3. Prior to Final Map Approval and/or approval of improvement plans

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.*)	Applicant(s)	Payment of Fee Determination of fair share funding obligation and fee structure for off-site improvements	1. LACDPW 2. LACDPW 3. Prior to Recordation of the First Subdivision Map
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.*)	Applicant(s)	Receipt and Review of Transportation Performance Evaluation Applicant Funding of or bonding of Fair Share of Improvements	1. LACDPW 2. LACDPW 3. Prior to Recordation of Final Tract Map
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.*)	Applicant	Review of future environmental analysis	1. LACDPW 2. LACDPW 3. Prior to certification of future environmental documents
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.)*	Applicant (Traffic Engineer)	Receipt and Review of Transportation Performance Evaluation Payment of Fee to City of Fillmore or County of Ventura	1. LACDPW 2. LACDPW 3. Prior to Recordation of the First Subdivision Map; Payment of Fee Prior to Issuance of Building Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.*)	Applicant	Field Verification of Construction or Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits
P-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.*).	Applicant	Field Verification of Construction or Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits
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*.)	Applicant	Field Verification of Construction or Receipt of Fair Share Funding or Bonding	1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits
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.*)	Applicant(s) (Project Traffic Engineer)	Receipt and Review of TIA and DMS Traffic Analysis Applicant Funding of or bonding of Fair Share of Improvements	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map
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.*)	Applicant (Traffic Engineer)	Review of striping and signal plan	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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*.)	Applicant (Traffic Engineer)	Field Verification of Construction	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
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*.)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
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)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
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)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
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.	Applicant (Traffic Engineer) -	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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) Re-stripe the northbound approach to provide dual right-turn lanes in conjunction with appropriate pedestrian safety enhancements. 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.	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Ananlysis
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. (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.)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Ananlysis
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. 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.	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Ananlysis
MV 4.5-10 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.	Applicant (Traffic Engineer)	Pay applicable fee	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permit
MV 4.5-11 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.	Applicant (Traffic Engineer)	Field Verification of Construction	1. LACDPW 2. LACDPW 3. Prior to Construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
MV 4.5-12 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).	Applicant (Traffic Engineer)	Plan Approval	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map
MV 4.5-13 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. 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.	Applicant (Traffic Engineer)	Review of signal warrant analyses	1. LACDPW 2. LACDPW 3. Annualy for 5 years after last occupancy to rmarket rate unti within NSD boundary
MV 4.5-14 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.	Applicant (Traffic Engineer)	Plan Approval	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
MV 4.5-15 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; 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.	Applicant (Traffic Engineer)	Submittal of revised Westside Roadway Phasing analysis	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
MV 4.5-16 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. P*lease refer to EIR Appendix 4.5, AFA Traffic Impacts Analysis, Appendix J, for fair-share calculations*.)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
MV 4.5-17 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)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
MV 4.5-18 11. I-5 NB Ramps & Magic Mountain Parkway. 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.	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
MV 4.5-19 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%.)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
MV 4.5-20 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.)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
MV 4.5-21 17. I-5 NB On/Off Ramps & Lyons Avenue – The improvements recommended to mitigate the project's identified significant impacts at this intersection are: (i) re-stripe the third westbound through lane to a right-turn lane; and (ii) re-stripe the second westbound through lane to a shared through/right-turn lane. These improvements are 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, 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.		Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Ananlysis
MV 4.5-22 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*.)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
MV 4.5-23 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)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
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.	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
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, which may include turn pocket lengthening. 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. (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.)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Ananlysis
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. (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.)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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 the eastbound approach to consist of two 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. (Note: This mitigation is supplemental to mitigation MV 4.5-9.)	Applicant (Traffic Engineer)	Payment of fair share of fees	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map as determined by the approved Westside Phasing Analysis
MV 4.5-29 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.	Applicant (Traffic Engineer)	Execute Traffic Mitigation Agreement	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 NOISE			
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.	Applicant (Construction Contractor)	Include Measure in Specifications Field Verification With Noise Monitor	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities
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.	Applicant (Construction Contractor)	Include Measure in Specifications Field Verification With Noise Monitor Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities
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.	Applicant (Construction Contractor)	Include Measure in Specifications Field Verification and Verification that Adjacent Residents Were Notified	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities
SP 4.9-4 Locate construction staging areas on site to maximize the distance between staging areas and occupied residential areas.	Applicant (Construction Contractor)	Include Measure in Specifications Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities
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.*)	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to the Issuance of Building Permits
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.*)	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Tentative Approval of Subdivision
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.*)	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Tentative Approval of Subdivision

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.*)	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Tentative Approval of Subdivision
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.	Building Contractor	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to the Issuance of Occupancy Permits
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.	Future Owners/ Operators within project	Field Verification	1. LA County Department of Health Services 2. LA County Department of Building and Safety 3. During Life of Project
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.	Future Owners/ Operators within project	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Life of Project
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.	Applicant	Plan Check Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Approval of Final Maps or improvement/building plans and Verify Prior to Issuance of Occupancy Permits
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.)*	Applicant	Receipt and Review of Acoustical Analysis; Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to issuance of building permit
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.However, the noise impacts analysis presented in the Landmark Village EIR Section 4.8 determined that, with buildout of the Landmark Village project, roadway noise levels at Travel Village would exceed 70 dB(A) CNEL in the year 2010, approximately three years before the Mission Village project will trigger such levels. Therefore, it is expected that the requirements of this mitigation measure will be triggered with development of the Landmark Village project. This mitigation measure may or may not be applicable depending upon approval of other Newhall Ranch Specific Plan subdivisions in process.	Applicant	Receipt and Review of Acoustical Analysis Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Upon Occupancy of Uses on Newhall Ranch and if/when noise levels in Travel Village reach 70 dB(A) CNEL

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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). The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR 126 from the projected cumulative trips as shown in Table 1 of Topical Response 5 – Traffic Impacts to State and Local Roads in Ventura County after adding the total Newhall Ranch ADT traveling west of the City of Fillmore. (The applicant will pay its pro-rata fee prior to the issuance of building permits in accordance with this mitigation measure.)	Applicants for all Building Permits	Payment to Santa Clara Elementary School District	1. LACDRP 2. LACDPW, Building and Safety 3. Upon Issuance of Building Permits
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). The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-23 north of Casey Road from the projected cumulative trips as shown in Topical Response 5 – Traffic Impacts of the Program EIR to State and Local Roads in Ventura County after adding the total Newhall Ranch ADT traveling south of the City of Fillmore. (The applicant will pay its pro-rata fee prior to the issuance of building permits in accordance with this mitigation measure.)	Applicants for all Building Permits	Payment to City of Moorpark	1. LACDRP 2. LACDPW, Building and Safety 3. Upon Issuance of Building Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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 mitigation measure is not applicable because neither Los Angeles County nor the City of Santa Clarita has adopted a countywide or citywide noise program.)	Applicants for all Building Permits	Payment of Fee to Los Angeles County, Ventura County, City of Fillmore or the City of Santa Clarita	1. LACDRP 2. Los Angeles Co. Department of Health Services 3. Upon Issuance of Building Permits
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.	Applicant (Construction Contractor)	Include Measure in Specifications Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading
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.	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading During Construction Activities
MV 4.6-3 In lieu of conventional pile driving, the 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 those circumstances in which pile-driving activities would occur within 4,000 feet of sensitive receptors . 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) Leq compared to 90 to 105 dB(A) Leq of conventional pile driving. Therefore, pile drilling generally produces noise levels approximately 10 to 15 decibels lower than pile driving. Hydrohammer pile driving equipment uses an enclosed hydraulically driven hammer with noise reduction which reduces noise 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.	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Bridge Construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
MV 4.6-4 If pile driving is 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 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 ; 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.	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Bridge Construction
MV 4.6-4a Prior to construction of the utility corridor north of the Travel Village RV Park, the project applicant or its designee shall erect solid construction and continuous temporary noise barriers south of the utility corridor north of the RV Park without blocking ingress/egress at the Park. Prior to issuance of the construction permit for the utility corridor, a qualified acoustic consultant shall be retained to specify the placement and height of the noise barriers in order to maximize their effectiveness in attenuating noise levels. Construction activities north of the RV Park shall comply with the Los Angeles County Noise Ordinance; stationary construction equipment shall be placed as far away from occupied spaces within the RV Park, and equipment shall not be permitted to idle. A qualified acoustic consultant shall be retained to monitor construction noise once a month at occupied RV spaces to ensure noise levels are in compliance with the County's Noise Ordinance for the duration of the construction.	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Bridge Construction
MV 4.6-5 To mitigate the noise impacts on Lots 561, 562, 563, and 564 (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.	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit
MV 4.6-6 Draft EIR Mitigation Measure MV 4.6-6 applied to Lot 468, which previously was designated for apartment/condominium use. When VTTM No. 61105 was revised December 15, 2010, the spineflower preserves were expanded to include Lot 468. Therefore, theas Lot 468 no longer includes sensitive receptors anduses would not longer be signficantly impacted by project noise, and Mitigation Measure MV 4.6-6 is no longer necessary.			
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.	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit
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.	Applicant (Construction Contractor)	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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).	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to issuance of building permit
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.	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to issuance of building permit
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.	Applicant (Construction Contractor)	Building Plan Check	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit Permit
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.	Applicant (Project Acoustic Consultant and Construction Contractor)	Building Plan Check	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit Permit
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).	Applicant (Project Acoustic Consultant and Construction Contractor)	Building Plan Check	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit Permit
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.	Applicant (Project Acoustic Consultant and Construction Contractor)	Building Plan Check	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit
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.	Applicant	Review of Project CC&R	1. L.A. County Department of Regional Planning 2. L.A. County Department of Regional Planning 3. Prior to Issuance of Occupancy Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.7 AIR QUALITY			
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)*.	Applicant	Approval of Tentative Maps	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
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*).	Applicant	Approval of Tentative Maps	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
SP 4.10-3 Bus pull-ins will be constructed throughout the Specific Plan site. (*Mission Village provides for bus stops at designated locations*).	Applicant	Final Highway Plan Check	1. LACDPW 2. LACDPW 3. Prior to Tentative Subdivision Map Approvals
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).	Applicant	Submittal of Tentative Maps	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
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).	Applicant	Submittal of Tentative Maps	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
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. 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.	Applicant	Plan CheckReview and apply applicable rules as part of environmental document	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
f. Monitor for particulate emissions according to district-specified procedures. g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least 2 feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of CVC Section 23114. Paved Roads h. Sweep paved streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water). i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip. Unpaved Roads j. Apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces. k. Reduce traffic speeds on all unpaved roads to 15 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 PM10 emissions and would also control PM2.5 emissions. The effectiveness of these measures at reducing PM10 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 PM2.5 and PM10 emissions by a maximum of 68 percent. *(For purposes of the Mission Village project, Specific Plan mitigation measure SP 4.10-6 is replaced by project specific mitigation measure MV 4.7-15, which eliminates the phrase "if found applicable and feasible for that subdivision.")*			
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. **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.	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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. *(For purposes of the Mission Village project, Specific Plan mitigation measure SP 4.10-7 is replaced by project specific mitigation measure MV 4.7-16, for the reasons discussed above.)*			
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 – NOX 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.	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
SP 4.10-9 Prior to the approval of each future subdivision proposed in association with the Newhall Ranch Specific Plan, each of the operational emission reduction measures indicated below (and in Tables 11-6 and 11-7 of the SCAQMD's CEQA Air Quality Handbook, as amended) shall be implemented if found applicable and feasible for that subdivision.**On Road Mobile Source Operational Emissions*Residential Uses***a. Include satellite telecommunications centers in residential subdivisions. *No longer applicable as growth of Internet allows residents to telecommute from home using personal computers.*)b. Establish shuttle service from residential subdivision to commercial core areas. (Infeasible as written as shuttle services will be provided by commercial uses and public transit rather than residential uses; revised measure requires that residents be provided with information regarding the availability of shuttle services and public transit.)c. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters). d. Construct off-site pedestrian facility improvements, such as overpasses and wider sidewalks. e. Include retail services within or adjacent to residential subdivisions. f. Provide shuttles to major rail transit centers or multi-modal stations. (Infeasible as written as shuttle services will be provided by commercial uses and public transit rather than residential uses; revised measure requires that residents be provided with information regarding the availability of shuttle services and public transit.) g. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.). h. Synchronize traffic lights on streets impacted by development. i. Construct, contribute, or dedicate land for the provision of off-site bicycle trails linking the facility to designated bicycle commuting routes. ***Commercial/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. Implement on-site circulation plans in parking lots to reduce vehicle queuing. l. Improve traffic flow at drive-throughs by designing separate windows for different functions and by providing temporary parking for orders not immediately available for pickup. m. Provide video-conference facilities. (No longer applicable as growth of internet allows employees to attend videoconference from home using personal computers.) n. Set up resident worker training programs to improve job/housing balance. o. Implement home dispatching system where employees receive routing schedule by phone instead of driving to work. (*as growth of Internet allows employers to establish websites where such information can be posted and accessed by employees at home on personal computers.*) p. Develop a program to minimize the use of fleet vehicles during smog alerts (for business not subject to Regulation XV (now Rule 2202) or XII).q. Use low-emissions fleet vehicles:- TLEV- ULEV- LEV- ZEV r. Reduce employee parking spaces for those businesses subject to Regulation XV (now Rule 2202).	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
s. Implement a lunch shuttle service from a worksite(s) to food establishments. *(Infeasible as written; revised consistent with Rule 2202, which applies to employers with more than 250 employees on a single worksite.)*t. Implement compressed work-week schedules where weekly work hours are compressed into fewer than five days.- 9/80- 4/40- 3/36*(Infeasible as written; revision consistent with Rule 2202, which applies to employers with more than 250 employees on a single worksite.)* u. Develop a trip reduction plan to achieve 1.5 AVR for businesses with less than 100 employees or multi-tenant worksites. *(This measure is not applicable because the uses proposed by the Mission Village project are not suited for imposition of a trip reduction plan. In addition, the requirement to achieve a specific AVR has been ruled unlawful and, therefore, is no longer recommended.)*v. Utilize satellite offices rather than regular worksite to reduce VMT. (*as growth of Internet allows employees to work from home on personal computers.*)w. Establish a home-based telecommuting program.(No longer applicable as growth of internet allows employees to telecommute from home using personal computers.) x. Provide on-site child care and after-school facilities or contribute to off-site development within walking distance. *(Infeasible as written; revised consistent with Rule 2202, which applies to employers with more than 250 employees on a single worksite.)* y. Require retail facilities or special event centers to offer travel incentives such as discounts on purchases for transit riders. aa. Establish a shuttle service from residential core areas to the worksite.(Infeasible as written due to the unlimited scope of worksite locations.)ab. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters). ac. Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharers. ad. Include residential units within a commercial project.ae. Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots. af. Any two of the following:• Construct off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths.• Include bicycle parking facilities, such as bicycle lockers and racks.• Include showers for bicycling employees' use. ag. Any two of the following:• Construct off-site pedestrian facility improvements, such as overpasses, wider sidewalks. • Construct on-site pedestrian facility improvements, such as building access which is physically separated from street and parking lot traffic and walk paths.• Include showers for pedestrian employees' use. ah.Provide shuttles to major rail transit stations and multi-modal centers. *(Infeasible as written due to the unlimited scope of shuttle routes.)* ai. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.). aj. Charge visitors to park. *(Infeasible as written due to the business implications of establishing parking fees at certain commercial uses (e.g., grocery stores, big-box retailers).)* ak. Synchronize traffic lights on streets impacted by development. al. Reschedule truck deliveries and pickups to off-peak hours. am. Set up paid parking systems where drivers pay at walkup kiosk and exit via a stamped ticket to reduce emissions from queuing vehicles. an. Require on-site truck loading zones. ao. Implement or contribute to public outreach programs. ap. Require employers not subject to Regulation XV (now Rule 2202) to provide commuter information area.aq. Provide preferential parking spaces for carpools and vanpools and provide 7 feet 2 inches minimum vertical clearance in parking facilities for vanpool access. *(This mitigation measure is not applicable to the Mission Village project. The measure refers to preferential parking spaces for carpools and vanpools in Business Park uses. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* Industrial Usesar. Implement on-site circulation plans in parking lots to reduce vehicle queuing. *(This mitigation measure is not applicable to the Mission Village project. The measure refers to improved circulation within Business Park parking lots. The Mission Village project does not contain Business Park land uses as*			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
identified in the Specific Plan.) as. Set up resident worker training programs to improve job/housing balance. *(This mitigation measure is not applicable to the Mission Village project. The measure refers to resident worker training programs for Business Park employees. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* at. Implement home dispatching system where employees receive routing schedule by phone instead of driving to work. *(This mitigation measure is not applicable to the Mission Village project. The measure refers to establishment of home dispatching system for Business Park employees. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* au. Develop a program to minimize the use of fleet vehicles during smog alerts (for business not subject to Regulation XV (now Rule 2202) or XII). *(This mitigation measure is not applicable to the Mission Village project. The measure refers to creation of a program designed to reduce use of vehicle fleets within the context of a Business Park. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* av. Use low-emissions fleet vehicles: - TLEV - ULEV - LEV - ZEV (This mitigation measure is not applicable to the Mission Village project. The measure promotes use of alternative fuels in vehicle fleets within the context of a Business Park. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.) aw. Require employers not subject to Regulation XV (now Rule 2202) to provide commuter information area. (This mitigation measure is not applicable to the Mission Village project. The measure requires employers in Business Parks to provide commuter information area. The Mission Village project does not propose a Business Park.) ax. Reduce employee parking spaces for those businesses subject to Regulation XV (now Rule 2202). (This mitigation measure is not applicable to the Mission Village project. The measure requires employers in Business Parks to limit employee parking. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.) ay. Implement compressed work-week schedules where weekly work hours are compressed into fewer than five days.- 9/80- 4/40- 3/36 *(This mitigation measure is not applicable to the Mission Village project. The measure promotes use of flexible work schedules in Business Park uses. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* az. Offer first right of refusal, low interest loans, or other incentives to employees who purchase or rent local residences. *(This mitigation measure is not applicable to the Mission Village project. The measure promotes use of incentives to Business Park employees who choose to reside in a local residence. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* ba. Develop a trip reduction plan to achieve 1.5 AVR for businesses with less than 100 employees or multi-tenant worksites. *(This mitigation measure is not applicable to the Landmark Village project. The measure promotes use of a trip reduction plan for Business Park users. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*bb. Provide on-site child care and after-school facilities or contribute to off-site development within walking distance. *(This mitigation measure is not applicable to the Mission Village project. The measure promotes on-site childcare in Business Park uses. The Mission Village project*			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
*does not contain Business Park land uses as identified in the Specific Plan.)*bc.Provide on-site employee services such as cafeterias, banks, etc. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to provide on-site employee amenities such as cafeterias or banks.)*bd. Establish a shuttle service from residential core areas to the worksite. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to provide shuttle service to residential areas. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.*be. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters). *(This mitigation measure is not applicable to the Mission Village project. The measure requires bus stops in Business Park uses. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.*bf. Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharers. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to encourage ridesharing and discourage travel in single occupancy vehicles. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* bg. Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to provide parking in excess of code for park and ride lots. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*bh. Any two of the following:- Construct off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths.- Include bicycle parking facilities, such as bicycle lockers and racks.- Include showers for bicycling employees' use. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to construct on-site improvements that encourage bicycling. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*bi. Any two of the following:- Construct off-site pedestrian facility improvements, such as overpasses, wider sidewalks.- Construct on-site pedestrian facility improvements, such as building access which is physically separated from street and parking lot traffic and walk paths.- Include showers for pedestrian employees' use. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to provide pedestrian facility improvements. The Mission Village project does not propose a Business Park.)*bj. Provide shuttles to major rail transit stations and multi-modal centers. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to provide shuttles to transit stations. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*bk. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.). *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to contribute towards regional transit improvements. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* bl. Synchronize traffic lights on streets impacted by development. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to synchronize traffic signals affected by operation of the park.)* bm. Reschedule truck deliveries and pickups to off-peak hours. *(This mitigation measure has been omitted because the Mission Village project does not propose industrial land uses). (This mitigation measure is not applicable*			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
to the Mission Village project. The measure requires uses within the Business Park to schedule deliveries at off-peak hours. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.) bn. Implement a lunch shuttle service from a worksite(s) to food establishments. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to implement a lunch shuttle service. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*bo. Require on-site truck loading zones. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to provide on-site truck loading zones. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*bp. Install aerodynamic add-on devices to heavy-duty trucks. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to install aerodynamic devices on truck fleets. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*bq. Implement or contribute to public outreach programs. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to conduct public outreach programs to reduce VMT. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* ***Stationary Source Operational Emissions*** ***Residential*** br. Use solar or low emission water heaters. bs. Use central water heating systems. Not applicable. bt. Use built-in energy-efficient appliances. bu. Provide shade trees to reduce building heating/cooling needs. bv. Use energy-efficient and automated controls for air conditioners. bw. Use double-paned windows. bx. Use energy-efficient low-sodium parking lot lights. bc. Use lighting controls and energy-efficient lighting. bz. Use fuel cells in residential subdivisions to produce heat and electricity. *(This measure is not yet considered technically or economically feasible. There are presently no commercially available fuel cell applications for individual home use at a reasonable cost.)* ca. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting). cb. Use light-colored roofing materials to reflect heat. cd. Increase walls and attic insulation beyond Title 24 requirements ***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.***Industrial Uses***cn. Provide shade trees to reduce building heating/cooling needs. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to provide shade trees near structures. The Mission Village project does not contain Business Park land uses as*			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
*identified in the Specific Plan.)*co. Use energy-efficient and automated controls for air conditioning. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to use energy efficient air conditioning. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*cp. Use double-paned windows. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to use energy efficient windows. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*cq. Use energy-efficient low-sodium parking lot lights. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to use energy efficient parking lot lighting. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* cr. Use lighting controls and energy-efficient lighting. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to use energy efficient lighting. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* cs. Use light-colored roofing materials to reflect heat. *(This mitigation is not applicable to the Mission Village project. The measure requires uses within the Business Park to use light color roofing materials. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*ct. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting). *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to orient the structure to account for passive solar design. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*cu. Increase walls and attic insulation beyond Title 24 requirements. *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to increase wall insulation beyond code requirements. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*cv. Improved storage and handling or source materials. *(This mitigation measure is not applicable to the Mission Landmark Village project. The measure requires uses within the Business Park to improve storage and handling. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)*cw. Materials substitution (e.g., use water-based paints, life-cycle analysis). *(This mitigation measure is not applicable to the Mission Village project. The measure requires uses within the Business Park to conduct materials substitution in their processes. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* cx. Modify manufacturing processes (e.g., reduce process stages, closed-loop systems, materials recycling). *(This mitigation measure is not applicable to the Mission Village project. The measure addresses manufacturing uses within a Business Park. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* cy. Resource recovery systems that redirect chemicals to new production processes. *(This mitigation measure is not applicable to the Mission Village project. The measure addresses manufacturing uses within a Business Park. The Mission Village project does not contain Business Park land uses as identified in the Specific Plan.)* *(For purposes of the Mission Village project, Specific Plan mitigation measure SP 4.10-9 is replaced by project specific mitigation measure MV 4.7-21, for the reasons discussed above.)*			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	1. LACDPW 2. LACDRP 3. Tentative Map Approval or Building Permit, as applicable
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.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Tentative Map Approval or Building Permit, as applicable
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.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	1. LACDPW 2. LACDPW 3. Tentative Map Approval or Building Permit, as applicable
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.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	1. LACDPW 2. LACDPW 3. Tentative Map Approval or Building Permit, as applicable
SP 4.10-14 The sellers of new residential units shall be required to distribute brochures and other relevant information published by the SCAQMD or similar organization to new homeowners regarding the importance of reducing vehicle miles traveled and related air quality impacts, as well as on local opportunities for public transit and ridesharing.	Applicant	LACDRP Review of information package and distribution records	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Building Permit (Package) and Occupancy Permits (Records)
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.	Applicant (Construction Superintendant)	LACDRP receipt of Emission Management Plan; field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Grading or Building Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
MV 4.7-2 The project applicant shall require that its contractors suspend the use of all construction equipment during first-stage smog alerts.	Applicant (Construction Superintendant)	LACDRP receipt of Emission Management Plan; field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During all construction
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.	Applicant (Construction Superintendant)	LACDRP receipt of Emission Management Plan; field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During construction
MV 4.7-4 The project applicant shall require that its contractors use electric welders to avoid emissions from gas or diesel welders.	Applicant (Construction Superintendant)	LACDRP receipt of Emission Management Plan; field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During construction
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.	Applicant (Construction Superintendant)	LACDRP receipt of Emission Management Plan; field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During construction
MV-4.7-6 The project applicant shall require that its contractors water active sites at least three times daily during dry weather.	Applicant (Construction Superintendant)	LACDRP receipt of Emission Management Plan; field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During construction
MV 4.7-7 The project applicant shall require that its contractors replace ground cover as quickly as possible.	Applicant (Construction Superintendant)	Field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During and following construction
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).	Applicant (Construction Superintendant)	Field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Construction Superintendant)	Field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During construction
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.).	Applicant (Construction Superintendant)	Field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During construction
MV-4.7-11 The project applicant shall install shaker plates at construction site exits, to minimize dirt track out and dust generation.	Applicant (Construction Superintendant)	Field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During construction
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.	Applicant (Construction Superintendant)	Field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During construction
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.	Applicant (Construction Superintendant)	Field verification	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant	Site Plan Check	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permit
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.	Applicant	Site Plan Check	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permit
(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.	Applicant	Site Plan Check	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permit
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.	Applicant	Site Plan Check	1. LACDRP 2. LACDRP 3. Prior to Issuance of Occupancy Permit
(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).	Applicant	Approved CC&Rs	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.8 WATER SERVICE			
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.*)	Applicant	Subdivision Map Improvement Plan Check	1. LACDRP 2. LACDPW 3. Prior to Issuance of Building Permit(s)
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.*)	Applicant	Preliminary Landscape Plan Review	1. LACDPW 2. LA County Fire Department or Parks and Recreation 3. Prior to Recordation of Final Map
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.*)	Applicant	Preliminary Landscape Plan Review	1. LACDPW 2. LA County Fire Department or Parks and Recreation 3. Prior to Recordation of Final Map
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.*)	Applicant	Architectural Plans	1. California Department of Conservation 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit(s)
SP 4.11-5 The area within each future subdivision within Newhall Ranch shall be annexed to the Valencia Water Company prior to issuance of building permits. *(This measure is applicable to the Mission Village project, because only part of the project site is located within the Valencia Water Company's Service Area.)*			
SP 4.11-6 In conjunction with the submittal of applications for tentative tract maps or parcel maps which permit construction, and prior to approval of any such tentative maps, and in accordance with the requirements of the Los Angeles County General Plan DMS, as amended, Los Angeles County shall require the applicant of the map to obtain written confirmation from the retail water agency identifying the source(s) of water available to serve the map concurrent with need. If the applicant of such map cannot obtain confirmation that a water source(s) is available for buildout of the map, the map shall be phased with the timing of an available water source(s), consistent with the County's DMS requirements. (*Consistent with this measure, Valencia Water Company, the retail water purveyor for the Mission Village project, has issued its Mission Village WSA for the project, confirming the availability of water to serve the project concurrent with need.*)	Applicant	Written Confirmation of Water Availability	1. LACDPW 2. LACDPW 3. Prior to Recordation of Final Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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*.)	Applicant	Plan Check	1. County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Grading or Occupancy Permit(s) as applicable
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.*)	Applicant	Payment of Connection Fees	1. Castaic Lake Water Agency (CLWA)/VWC 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permits
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.***)	Applicant	Receipt of Annual Report	1. Board of Supervisors 2. LACDRP 3. Prior to Recordation of Final Subdivision Maps
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.*)	Applicant	Receipt of written identification of water service from retailer	1. Board of Supervisors 2. LACDRP 3. Prior to Recordation of Final Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.11-11 With implementation of the proposed Saugus ASR program, ASR wells shall be spaced so that adjacent non-project wells will not lose pumping capacity as a result of drawdown occurring during pumping of the ASR wells. *(This measure is not applicable to the Mission Village project, because the Saugus ASR program is not needed to satisfy the water demands of the Santa Clarita Valley.)*			
SP 4.11-12 With implementation of the proposed Saugus ASR program, the ultimate number of ASR wells to be constructed shall be sufficient to inject the ultimate target injection volume of 4,500 afy and withdraw the ultimate target withdraw volume of 4,100 afy. *(This measure is not applicable to the Mission Village project, because the Saugus ASR program is not needed to satisfy the water demands of the Santa Clarita Valley.)*			
SP 4.11-13 With implementation of the proposed Saugus ASR program, ASR wells shall be constructed in the following two general areas: (a) South of the Santa Clara River and west of Interstate 5. This location includes areas within the Newhall Ranch Specific Plan boundary. (This area is referred to as the "south ASR well field"); and (b) North of the Santa Clara River and west of Castaic Creek. (This location is referred to as the "north ASR well field"). *(This measure is not applicable to the Mission Village project, because the Saugus ASR program is not needed to satisfy the water demands of the Santa Clarita Valley.)*			
SP 4.11-14 The Saugus Groundwater Banking/ASR program injection water must meet the water quality requirements of the State Regional Water Quality Control Board, Los Angeles Region. The water extracted for use on the Specific Plan site shall meet the Title 22 drinking water standards of the State Department of Health Services. *(This measure is not applicable to the Mission Village project, because the Saugus ASR program is not needed to satisfy the water demands of the Santa Clarita Valley.)*			
SP 4.11-15 Groundwater historically and presently used for crop irrigation on the Newhall Ranch Specific Plan site and elsewhere in Los Angeles County shall be made available by the Newhall Land and Farming Company, or its assignee, to partially meet the potable water demands of the Newhall Ranch Specific Plan. The amount of groundwater pumped for this purpose shall not exceed 7,038 afy. This is the amount of groundwater pumped historically and presently by the Newhall Land and Farming Company in Los Angeles County to support its agricultural operations. Pumping this amount will not result in a net increase in groundwater use in the Santa Clarita Valley. To monitor groundwater use, the Newhall Land and Farming Company, or its assignee, shall provide the County an annual report indicating the amount of groundwater used in Los Angeles County and the specific land upon which that groundwater was historically used for irrigation. For agricultural land located off the Newhall Ranch Specific Plan site in Los Angeles County, at the time agricultural groundwater is transferred from agricultural uses on that land to Specific Plan uses, The Newhall Land and Farming Company, or its assignee, shall provide a verified statement to the County's Department of Regional Planning that Alluvial aquifer water rights on that land will now be used to meet Specific Plan demand. (*Consistent with this measure, the applicant has provided the County with the annual reports, and the reports are included in Draft EIR **Appendix 4.8.**)*	Applicant	Receipt of written identification of water service provider or applicant	1. Board of Supervisors 2. LACDRP 3. Prior to Recordation of Final Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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*.)	Applicant	Receipt of written report on water quality from ASR program engineer	1. LACDPW 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.
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*.)	Applicant	Review of Subdivision Map Application	1. LACDPW 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.
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*.)	Applicant	Review of Subdivision Map Application	1. LACDPW 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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 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.*)	Applicant	Review of Initial Study and subdivision maps	1. LACDRP 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.11-20 The Specific Plan applicant, or its successors, shall assign its acquired Nickel Water rights to the Valencia Water Company or CLWA, and, in consultation with the Valencia Water Company, CLWA or their designee(s), the applicant shall ensure that the Nickel Water is delivered to the appropriate place of use necessary to serve the Newhall Ranch Specific Plan at the time of need, as determined by the County of Los Angeles through required SB221 and/or SB610 analyses for future subdivision map applications. Upon approval of the Specific Plan, the applicant, Valencia Water Company, CLWA or a designee, will take delivery of the Nickel Water, so that such water will be used, or stored for use, for the Specific Plan in future years. To ensure that an adequate supply of water is available for the Specific Plan over the long-term, the decision of whether or not the Nickel Water agreement should be extended or otherwise canceled cannot occur without first obtaining CLWA's concurrence. If the applicant, or its designee, seeks to not extend the Nickel Water agreement beyond its initial 35-year term, or seeks to cancel said agreement prior to the expiration of its initial 35-year period, or the expiration of the 35-year option period, if exercised, then the applicant, or its designee, must obtain CLWA's written concurrence and that concurrence must include findings to the effect that other equivalent water supplies are available at a comparable cost and that non-extension or cancellation of the agreement will not impact the water supplies of Newhall Ranch and the rest of the Santa Clarita Valley. *(This measure is not applicable to the Mission Village project, because Newhall's Nickel Water rights are not needed at this time to satisfy the water demand of the project or cumulative development in the Santa Clarita Valley. However, as stated above, the applicant has stored Nickel Water in the Semitropic Groundwater Bank, and will continue to do so in future years.)*			
SP 4.11-21 The applicant, in coordination with RWQCB staff, shall select a representative location upstream and downstream of the Newhall Ranch Specific Plan and sample surface and groundwater quality. Sampling from these two locations would begin upon approval of the first subdivision map and be provided annually to the RWQCB and County for the purpose of monitoring water quality impacts of the Specific Plan over time. If the sampling data results in the identification of significant new or additional water quality impacts resulting from the Specific Plan, which were not previously known or identified, additional mitigation shall be required at the subdivision map level. (*This measure is not applicable until subdivision map approval for the Mission Village project.*)	Applicant	Water quality sampling in coordination with RWQCB staff	1. LACDRP 2. LACDRP/RWQCB 3. Concurrent with Approval of the first Subdivision Map which permits construction, and annually thereafter.
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.*)	Applicant	Receipt of written report from applicant	1. LACDRP 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
MV 4.8-1 Prior to 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.	Applicant	Receipt of documentation from applicant	1. LACDRP 2. LACDRP 3. Prior to Issuance of Building Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.9 WASTEWATER DISPOSAL			
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.*)	Applicant	Specific Plan Review	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Final Approval of Specific Plan
SP 4.12-2 A 5.8 to 6.9 mgd water reclamation plant shall be constructed on the Specific Plan site, pursuant to County, State, and Federal design standards, to serve the Newhall Ranch Specific Plan. (*This measure will be implemented pursuant to the project-level analysis already completed for the Newhall Ranch WRP in the certified Newhall Ranch Specific Plan EIR.*)	WRP Applicant	Review of WRP Construction Plans	1. County Sanitation Districts of Los Angeles County (CSDLAC) 2. CSDLAC 3. Prior to Demand for First Phase or WRP Capacity
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.*)	Applicant (Project Engineer)	Review of Tentative Map	1. LACDPW 2. LACDPW 3. Prior to Approval of Tentative Maps
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.*)	Applicant	Review Final Subdivision Map	1. CSDLAC 2. LACDPW 3. Prior to Recordation of Each Final Subdivision Map
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.*)	Applicant (Project Engineer)	Review Final Subdivision Plans	1. CSDLAC, LACDPW 2. CSDLAC, LACDPW 3. Prior to Recordation of Each Final Subdivision Map
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.*)	Applicant (Project Engineer)	Plan Check	1. CSDLAC, LACDPW 2. CSDLAC, LACDPW 3. Prior to issuance of building permit
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.*)	LACDPW	Review of Final Sewer Plans	1. LACDPW 2. LACDPW 3. After County Acceptance of Sewer Improvements

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 SOLID WASTE SERVICES			
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.	Applicant	Include in Future Subdivision Design and/or environmental documents for Tentative Maps	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Tentative Map Approval
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.	Applicant	Include in Future Subdivision Design and/or environmental documents for Tentative Maps	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Tentative Map Approval
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.	Applicant	Review of Information Package and Distribution Records	1. LACDRP 2. LACDRP 3. Prior to Issuance of Building Permit (Package) and Occupancy Permits (Records)
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.	Applicant	Include in Future Subdivision Design and/or environmental documents for Tentative Maps	1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Tentative Map Approval
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.	Applicant	Review of Waste Management Plan and corresponding reports	1. Los Angeles County Environmental Programs Division 2. Los Angeles County Environmental Programs Division 3. Prior to Grading Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 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.	Applicant	Plan Check Field Verification	1. LA County Sheriff's Department 2. LA County Sheriff's Department 3. Prior to Final Map Approvals and Verify Prior to Issuance of Occupancy Permits
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.	Applicant	Field Verification	1. California Highway Patrol 2. California Highway Patrol 3. During Constuction
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.	Applicant	Contract Review Field Verification	1. California Highway Patrol 2. California Highway Patrol 3. During Constuction
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.	Applicant	Review of Approved Traffic Management Plan	1. LA County Sheriff's Department 2. LA County Sheriff's Department 3. Prior to Issuance of Grading Permit
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.	Applicant	Payment of Fees	1. LA County Sheriff's Department 2. LA County Sheriff's Department 3. Prior to Issuance of Building Permits or Certificate of Occupancy
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.	Applicant	Building Plan Check	1. LA County Sheriff's Department 2. LA County Sheriff's Department 3. Prior to Issuance of Building Permits or Certificate of Occupancy

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.12 FIRE PROTECTION SERVICES			
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.	Applicant	Receipt and Review of Wildfire Fuel Modification Plan	1. LA County Fire Department
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*)			2. LA County Fire Department 3. Prior to Approval of Final Maps
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.*)	Applicant	Field Verification of Required Fire Flows	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Occupancy Permits
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.*)	Applicant	Field Verification	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Occupancy Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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. 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***)	Applicant	Execute "Fire Protection Plan" Agreement Monitor Adequacy of Fire Prevention Services	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Approval of First Final Subdivision Map
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.	Applicant	Receipt and Review of Fuel Modification Plan, Landscape Plan, and Irrigation Plan	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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. 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.*)	Applicant	Execution of MOU	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of any Building Permit
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final 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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Building Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Building Permit
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Building Permit
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.	Applicant	Field Inspection	1. LA County Fire Department 2. LA County Fire Department 3. Life of project
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval
MV 4.12-11 Fire sprinkler systems shall be installed in residential and 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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Building Permit
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.	Applicant	Plan Review/Field Inspection	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Building Permit Issuance

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Building Permit
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of a Building Permit
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of a Building Permit
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of a Building Permit
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant	Plan Review/Field Inspection	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Building Permit Issuance
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.	Applicant	Plan Review/Field Inspection	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Final Map Approval

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant	Plan Review	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Occupany Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.13 EDUCATION			
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*.)	Applicant	Tentative Tract Map Subdivision Review	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Final Approval of Tentative Tract Maps
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*.)	Applicant	Verification of Compliance from School District	1. Newhall School District 2. LACDPW, Building and Safety 3. Prior to Issuance of Residential Building Permits
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*.)	Applicant	Verification of Compliance from School District	1. William S Hart Unified High School District (WSHUHSD) 2. LACDPW, Building and Safety 3. Prior to Issuance of Residential Building Permits
SP 4.16-4 The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land & Farming Company and the Castaic Union School District (*Only the Newhall, Saugus and Hart School Districts are impacted by the Mission Village project. Therefore this mitigation measure is not applicable to the Mission Village project.)*			
SP 4.16-5 In the event that school district boundaries on the Specific Plan site remain unchanged, prior to recordation of all subdivision maps which allow construction, the developer of future subdivisions which allow construction is to pay to the Castaic Union School District the statutory school fee for commercial/industrial square footage pursuant to Government Code Sections 65995 and 65996, unless a separate agreement to the contrary is reached with the district *(Only the Newhall, Saugus and Hart School Districts are impacted by the Mission Village project. Therefore this mitigation measure is not applicable to the Mission Village project).*			
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.	Applicant	Verification of Compliance from School District	1. Castaic Union School District 2. LACDPW, Building and Safety 3. Prior to Issuance of Residential Building Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.14 PARKS AND RECREATION			
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.	Applicant	Subdivision Review for Compliance with Specific Plan	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Processing of Tentative Subdivision Maps
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.	Applicant	Verification of Consultation of Department of Parks and Recreation	1. LACDRP 2. LA County Department of Parks and Recreation 3. Prior to Issuance of Grading Permit for Trails
SP 4.20-3 Trail construction shall be in accordance with the County of Los Angeles Department of Parks and Recreation trail system standards. 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.	Applicant	Trails Plan Review Field Verification	1. LA County Department of Parks and Recreation 2. LA County Department of Parks and Recreation 3. Prior to Approval of Trail Plans and Verify Upon Construction Completion

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.15 LIBRARY SERVICES			
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. 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.	Applicant	Review of Memorandum of Understanding and Library Construction Plan	1. LA County Library 2. LACDPW 3. Prior to Issuance of First Residential Building Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.16 AGRICULTURAL RESOURCES			
SP 4.4-1 Purchasers of homes located within 1,500 feet of an agricultural field or grazing area are to be informed of the location and potential effects of farming uses prior to the close of escrow. *(This mitigation measure is not applicable to the Mission Village tract map due to its distance from existing agricultural and grazing operations.)*			
SP 4.4-2 New homes within 1,500 feet of farming uses within Ventura County, if any, are to be informed that agricultural activities within Ventura County are protected under the County's right-to-farm ordinance, and are to be provided with copies of the County's Amended Ordinance 3730-5/7/85. *(This mitigation measure is not applicable to the Mission Village tract map site due to its distance from Ventura County agricultural activities.)* 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.	Applicant	Review of Subdivision Map Application	1. LACDPW 2. LACDRP 3. Prior to Issuance of Grading Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.17 UTILITIES			
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).	Applicant	Plan Check Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit(s)
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.	Applicant	Receipt of Notification to Energy Provider	1. LACDRP 2. LACDRP 3. Prior to Recordation of All 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.	Applicant (Construction Contractor)	Plan Check	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Final Tract Map Approvals and Verify Prior to Issuance of Occupancy Permits
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.	Applicant (Specific Plan Engineer)	Receipt of Verification of Such Consultations	1. LACDPW 2. LACDPW 3. Prior to Final Tract Map Approval and During Construction
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.	Applicant	Plan Check	1. LACDPW 2. LACDPW 3. Prior to Final Tract Map Approval
SP 4.14-6 Upon transfer of the High Country Special Management Area to another entity for long-term maintenance, continued and adequate access to all Southern California Edison facilities in the High Country Special Management Area is to be ensured within the transfer agreement. *(This mitigation measure is not applicable to the Mission Village project because Mission Village is not located within the High Country SMA.)*			
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).	Applicant/Future Owners and Operators within project	Plan Check Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit(s)

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant	Receipt of Letter from Gas Provider	1. LACDRP 2. LACDRP 3. Prior to Recordation of Final Maps
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.	Applicant (Construction Contractor)	Receipt and implementation of Such Requirements from SCGC	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Grading and Construction Operations
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.	Applicant	Include in Sale/Lease Disclosure Documents	1. LACDRP 2. LACDRP 3. Prior to Issuance of Occupancy Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.18 MINERAL RESOURCES			
No mitigation measures required.			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.19 ENVIRONMENTAL SAFETY			
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*.)	Applicant	Tentative Tract Map Review	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Tract Maps
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*.)	Applicant	Tentative Tract Map Review	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Tract Maps
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.*)	Applicant/On-Site Oil and Natural Gas Producers	Confirmation that Oil- and Natural Gas-Related Sites are Satisfactorily Remediated	1. California Department of Conservation, Division of Oil and Gas; LA County Hazardous Materials Control Program; SCAQMD; and RWQCBLAR 2. California Department of Conservation, Division of Oil and Gas; LA County Hazardous Materials Control Program; SCAQMD; and RWQCBLAR 3. Prior to Issuance of Grading Permits
SP 4.5-4 All ongoing oil and natural gas operational sites adjacent to or in close proximity to residential, mixed-use, commercial, business park, schools and local and Community Parks shall be secured by fencing and emergency access to these locations shall be provided. *(This mitigation measure does not apply to Mission Village, as no ongoing oil/natural gas operational sites are present within the Mission Village project site.)*			
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*.)	Applicant (Civil Engineer)	Grading Plan Check	1. SCGC 2. LACDPW 3. Prior to Approval of Grading Plan
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*.)	Applicant	Include this Information in CC&Rs	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. At Home Sales

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.5-7 In accordance with the provisions of the 2008 Los Angeles County Building Code (Title 26) Section 110.4 , all buildings and enclosed structures that would be constructed within the Specific Plan located within 25 feet of oil or gas wells shall be designed according to recommendations contained in a report prepared by a licensed civil engineer and approved by the Building Official. Buildings located within 25 feet and 200 feet of oil or gas wells shall, prior to the issuance of building permits by the County of Los Angeles, be evaluated in accordance with the current rules and regulations of the State of California Division of Oil and Gas. *(This mitigation measure has been updated to reflect changes in the Los Angeles County Building Code.)*			
SP 4.5-8 In accordance with the provisions of the 2008 Los Angeles County Building Code (Title 26) Section 110.3, all buildings and structures located within 1,000 feet of a landfill containing decomposable material (in this case, Chiquita Canyon Landfill) shall be provided with a landfill gas migration protection and/or control system. *(This mitigation measure has been updated to reflect changes in the Los Angeles County Building Code. This mitigation measure does not apply to Mission Village because Mission Village is located more than 1,000 feet from Chiquita Canyon.)*			
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.)	Applicant (Building Contractors)	Include this Requirement in Building Specifications Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy 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.	Applicant (Civil Engineer and Well Abandonment Specialist)	Receipt of Confirmation of Reabandon-ment	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. During Grading Operations
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).	Applicant	Receipt and Review of Test Results or Verification of Remediation	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During grading operations

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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).	Applicant (Civil Engineer and Pipeline Abandonment Specialist)	Receipt of Confirmation of Reabandon-ment Receipt and Review of Test Results or Verification of Remediation	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. During Grading Operations
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.	Applicant (Civil Engineer and Pipeline Abandonment Specialist)	Receipt of Confirmation of Reabandon-ment Receipt and Review of Test Results or Verification of Remediation	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. During Grading Operations
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.	Applicant	Receipt and Review of Test Results or Verification of Remediation	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. During Grading Operations
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.	Applicant	Receipt and Review of Test Results or Verification of Remediation	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. During Grading Operations
MV 4.19-7 Areas of visible soil staining not planned for excavation, 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.	Applicant	Receipt and Review of Test Results or Verification of Remediation	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. During Grading Operations

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Building Contractors)	Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. During All Phases of Construction
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.	Applicant (Building Contractors)	Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. During All Phases of Construction
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. • 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.	Applicant (Building Contractors)	Include this Requirement in Building SpecificationsField Verification	1. Los Angeles County Fire Department 2. Los Angeles County Fire Department 3. During All Phases of Construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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. 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.	Applicant (Building Contractors)	Include this Requirement in Building Specifications Field Verification	1. Los Angeles County Fire Department 2. Los Angeles County Fire Department 3. During All Phases of Construction
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.	Applicant (Building Contractors)	Include this Requirement in Building Specifications Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. During All Phases of Construction
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.	Applicant (Building Contractors)	Include this Requirement in Building Specifications Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Grading
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.	Applicant (Building Contractors)	Include this Requirement in Building Specifications Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Building Contractors)	Include this Requirement in Building Specifications Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3.During Grading
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.	Applicant (Building Contractors)	Include this Requirement in Building Specifications Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3.During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.20 CULTURAL/PALEONTOLOGICAL RESOURCES			
SP 4.3-1 Any adverse impacts to California-LAN-2133, -2235, and the northern portion of -2233 are to be mitigated by avoidance and preservation. Should preservation of these sites be infeasible, a Phase III data recovery (salvage excavation) operation is to be completed on the sites so affected, with archaeological monitoring of grading to occur during subsequent soils removals on the site. This will serve to collect and preserve the scientific information contained therein, thereby mitigating all significant impacts to the affected cultural resource. *(Mitigation Measure SP 4.3-1 is not applicable to the Mission Village project because California-LAN-2133, -2235 and the northern portion of -2233 are not within the boundaries of the Mission Village project site; therefore, no significant impacts will occur to these three archaeological sites with implementation of the Mission Village project.)*			
SP 4.3-2 Any significant effects to California-LAN-2241 are to be mitigated through site avoidance and preservation. Should this prove infeasible, an effort is to be made to relocate, analyze, and re-inter the disturbed burial at some more appropriate and environmentally secure locale within the region. *(Mitigation Measure SP 4.3-2 is not applicable to the Mission Village project because California-LAN-2241 is not within the boundaries of the Mission Village project site; therefore, no significant impacts will occur to this archaeological site with implementation of the Mission Village project.)*			
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.	Applicant (Archaeologist)	Include this Measure in Subdivision Map Conditions if appropriate	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
SP 4.3-4 As part of an inspection testing program, a Los Angeles County Natural History Museum-approved inspector is to be on site to salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. Geological formations (like the Saugus Formation) with a high potential will initially require full time monitoring during grading activities. Geologic formations (like the Quaternary terrace deposits) with a moderate potential will initially require half-time monitoring. If fossil production is lower than expected, the duration of monitoring efforts should be reduced. Because of known presence of microvertebrates in the Saugus Formation, samples of at least 2,000 pounds of rock shall be taken from likely horizons, including localities 13, 13A, 14, and 23. These samples can be stockpiled to allow processing later to avoid delays in grading activities. The frequency of these samples will be determined based on field conditions. Should the excavations yield significant paleontological resources, excavation is to be stopped or redirected until the extent of the find is established and the resources are salvaged. Because of the long duration of the Specific Plan, a reassessment of the paleontological potential of each rock unit will be used to develop mitigation plans for subsequent subdivisions. The report shall include an itemized inventory of the fossils, pertinent geologic and stratigraphic data, field notes of the collectors and include recommendations for future monitoring efforts in those rock units. Prior to grading, an agreement shall be reached with a suitable public, non-profit scientific repository, such as the Los Angeles County Museum of Natural History or similar institution, regarding acceptance of fossil collections.	Applicant (Archaeologist)	LA County Natural History Museum-Approved Inspector Present During Grading Activities	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading Activities in the Pico Formation, Saugus Formation, Quaternary Terrace Deposits, and Quaternary Older Alluvium
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).	Applicant (Archaeologist)	Construction Activity Stopped Qualified Archaeologist Contacted	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading Activities, as appropriate
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.	Applicant	Dedication of site	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Following applicable map recordation

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant	During Grading Activities	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading Activities in the Pico Formation, Saugus Formation, Quaternary Terrace Deposits, and Quaternary Older Alluvium
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). 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.	Applicant	Include this Measure in Subdivision Map Conditions if appropriate	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading
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.	Applicant	Include this Measure in Subdivision Map Conditions if appropriate	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.21 FLOODPLAIN MODIFICATIONS			
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.	Applicant (Project Engineer)	Plan check	1. LACDPW 2. LACDPW 3. Prior to Final Map Approval
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.	Applicant (Project Engineer)	Plan check	1. LACDPW 2. LACDPW 3. Prior to issuance of Bridge permit
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.	Applicant (Project Engineer)	Plan check	1. LACDPW 2. LACDPW 3. Prior to issuance of building permit
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.	Applicant (Project Engineer)	Plan check	1. LACDPW 2. LACDPW 3. Prior to issuance of building permit
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.	Applicant (Project Engineer)	Plan check	1. LACDPW 2. LACDPW 3. Prior to Final Map Approval
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. " 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.	Applicant (Project Engineer and geologist)	Review of Geomorphology Monitoring and Management Plan	1. USACE, CDFG, LACDPW 2. USACE, CDFG, LACDPW 3. Prior to Issuance of Grading Permit in Lion Canyon

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.22 WATER QUALITY			
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.	Applicant (Construction superintendant)	Field verification	1. LACDPW 2. LACDPW 3. During construction
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).	Applicant (Project Engineer)	Review of Tentative Map	1. LACDPW 2. LACDPW 3. Prior to Approval of Tentative Maps
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).	Applicant (Project Engineer)	Review of Tentative Map	1. LACDPW 2. LACDPW 3. Prior to Approval of Tentative Maps
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.	Applicant (Project Engineer)	Review of Tentative Map	1. LACDPW, ACOE 2. LACDPW, ACOE 3. After Construction of Drainage Facilities
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.	Applicant	Review of Hydrology Plan, Drainage Plan, and Grading Plan	1. LACDPW 2. LACDPW 3. Prior to map recordation
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.	Applicant (Construction superintendant)	Field verification	1. LACDPW 2. LACDPW 3. During construction
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.	Applicant	Review of USWMP and SWPPP	1. LACDPW 2. LACDPW 3. During construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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.	Applicant (Construction superintendant)	Field verification	1. LACDPW, RWQCB 2. LACDPW, RWQCB 3. During construction
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.	Applicant	Review of Drainage Plan	1. LACDPW 2. LACDPW 3. Prior to issuance of building permit
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. 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.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.	Applicant	Review of Landscape and IPM Plan	1. LACDRP 2. LACDRP 3. Prior to issuance of building permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.23 GLOBAL CLIMATE CHANGE			
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.	Applicant	Plan Check	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits
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.	Applicant	Plan Check	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits
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.	Applicant	Production of Payment to renewable electricity	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits
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.	Applicant	Production of Payment to renewable electricity	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits
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.	Applicant	Prior to Escrow Negotiations	1. LACDPW 2. LACDPW 3. Prior to Entering into Escrow with Potential Single Family Home Buyers

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
MV 4.23-6 The project applicant shall use solar water heating for all pools located at the Mission Village recreation centers.	Applicant	Plan Check and Field Verification	1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits for the 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.	Applicant	Plan Check	1. LACDPW 2. LACDPW 3. Prior to Issuance of the Building Permit for the Fire Station

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT NO. 61105 (Rev.)

TENTATIVE MAP DATED 12-15-2010
EXHIBIT MAP DATED 12-15-2010

The following reports consisting of 31 pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.

2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.

3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.

4. In lieu of establishing the final specific locations of structures on each lot/parcel at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.

5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.

7. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.

8. Place standard condominium/residential planned development/commercial planned development/Landscape Maintenance District notes on the final map to the satisfaction of Public Works. The formation of the Landscape Maintenance District for all median and parkway landscaping must be approved by the Department of Parks and Recreation.

9. Place standard lease purpose only notes for the apartment lots on the final map to the satisfaction of Public Works.

10. Furnish Public Works' Street Name Unit with a list of street names acceptable to the subdivider. These names must not be duplicated within a radius of 20 miles.

11. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.

12. The boundaries of the unit final maps shall be designed to the satisfaction of the Director of Public Works and the Department of Regional Planning.

13. The first unit of this subdivision shall be filed as Tract No. 61105-01, the second unit, Tract No. 61105-02, and the last unit, Tract No. 61105.

14. If unit filing occurs, reserve reciprocal drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways and delineate on the final map to the satisfaction of Public Works.

15. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.

16. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, right to grade, and maintenance purposes, etc., in documents over the common private driveways to the satisfaction of Public Works.

17. Quitclaim or relocate easements running through proposed structures.

18. Show open space note and dedicate residential construction rights over the open space lots.

19. If possible, modify the boundaries of the open space lots or add additional open space lots to include the airspace easements for sight distance to the satisfaction of the Department of Regional Planning and Public Works.

20. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.

21. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.

22. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.

23. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of $2,000 (Minor Land Divisions) or $5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

HW JKC

Prepared by John Chin Phone (626) 458-4910 Date 01-12-2011

tr61105L-rev9.doc

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.LADPW.ORG

TRACT NO: 061105

TENTATIVE MAP DATE: 12/15/10
EXHIBIT MAP DATE: 12/15/10

STORM DRAIN SECTION CONDITIONS OF APPROVAL, PHONE: (626) 458-4921

Prior to Improvement Plans Approval:

1. Submit a hydrology study for review and approval and comply with the requirements of the Drainage Concept / Standard Urban Stormwater Mitigation Plan (SUSMP) plan which was conceptually approved on 01/30/08 and 02/23/10 to the satisfaction of Public Works.

2. Notify the State Department of Fish and Game prior to commencement of work within any natural drainage course. Provide a copy of the 1605 Agreement upon processing the drainage plans. If non-jurisdiction is established by the Department of Fish and Game, submit a letter of non-jurisdiction to Public Works (Land Development Division).

3. Contact the State Water Resources Control Board to determine if a Notice of Intent (NOI) and a Storm Water Pollution Prevention Plan (SWPP) are required to meet National Pollutant Discharge Elimination System (NPDES) construction requirements for this site.

4. Contact the Corps of Engineers to determine if a permit is required for any proposed work within the major watercourse. Provide a copy of the 404 Permit upon processing the drainage plans. If non-jurisdiction is established by the Corps of Engineers, submit a letter of non-jurisdiction to Public Works (Land Development Division).

5. A maintenance permit is required from the State Department of Fish and Game, the Corps of Engineers, and the State Water Resources Control Board to the satisfaction of the Department of Public Works.

6. This site is located in Zone "A" per the Federal Flood Insurance Rate Map. Obtain a Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

7. Obtain and record notarized drainage covenants, in a form approved by Public Works, from all impacted offsite property owners, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require or otherwise involve the construction or installation of an offsite improvement, and that the offsite drainage covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition.

8. Department of Public Works approval for location, span, and clearance for the proposed Commerce Center Bridge spanning Santa Clara River is required prior to grading plan approval. The Commerce Center Bridge and Embankment at the north side are under a different project by Caltrans and the County.

9. The sizing, design, and final locations of the proposed SUSMP mitigation shall be addressed in the hydrology study in compliance with the Newhall Ranch Stormwater Mitigation Plan to the satisfaction of Public Works. This may require a lot configuration change, a change in the number of lots, a revised drainage concept, a revised environmental document, and/or a revised tentative map.

10. The Locations and number of catch basins in streets will vary depending on final street grades and the final hydrology analysis to be approved by Department of Public Works.

11. The non-structural utility corridor embankment is not to be maintained by LACFCD. An agreement memorializing the maintenance responsibilities must be in place to the satisfaction of Public Works.

12. Comply with the requirements of "Newhall Ranch Santa Clara River HEC-RAS Modeling Report dated December 2005 (I-5 to Ventura County Line)", "Newhall Ranch-Santa Clara River Phase 1 Fluvial Study dated March 6, 2006" approved on 04/18/06 and the approval letter from Land Development Division of LACDPW, and "Newhall Ranch Phase II River Fluvial Study" approved on 11/25/08.

13. Portions of the County Adopted Floodway (maps 43-ML23, 43-ML24, 43-ML25, 43-ML26, and 43-ML27) must be revised and/or rescinded by the Board of Supervisors. The improvements within the existing river will result in relocating the floodplain and require revising the existing County Ordinanced Floodways. The improvements and resulting County Adopted Floodway revisions may be phased.

14. Per ratification of these conditions of approval, the Board recognizes that the County Adopted ML maps will be revised and/or rescinded and authorizes the Director of Public Works to revise and/or rescind all necessary maps.

15. Lots 358 and 359 - Lion Canyon contain a restored stream area. At the time of the approval of the vesting tentative tract map, the exact design of the restored stream area was not known. This restored stream area may contain a variety of drainage devices to convey, transmit, and stabilize storm flows and sediment. These devices may include rock and/or concrete step-pool structures, bio-stabilization, soil cement embankment and/or drop structures/grade control, turf reinforcement matting, culverts, rock and/or concrete check structures and grade control and drains. The restored stream design and implantation shall be in compliance with the Newhall Ranch Tributary Channel Design Guidelines, as approved on 7/9/2009 to the satisfaction of Public Works.

    Grading will also occur within this area to implement the appropriate drainage devices and for the creation of a geomorphic channel design. Grades shown on the tentative map may vary ± 20 feet. However, grading will not extend beyond the limits of the cross hatched area without the approval of Department of Regional Planning and Department of Public works.

Prior to Recordation of a Final Map or Parcel Map Waiver:

1. Submit plans of drainage facilities as required by hydrology study for design of drainage facilities to the satisfaction of the Department of Public Works.

2. Show and dedicate to Flood Control District or to the County of Los Angeles easements and/or right of way on the final map to the satisfaction of the Department of Public Works.

3. Show and label all natural drainage courses.

4. Dedicate to the County the right to restrict the erection of buildings in the flood hazard area.

5. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all SUSMP devices/systems identified by the Department of Public Works. Unless sufficient funds have been collected prior to acceptance by Public works, the subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent years' assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.

6. If the County authorizes a Grant of Waiver, delineate the flood hazard area and/or place a flood hazard note on a plat which shall be attached to the waiver. This is required to the satisfaction of the Department of Public Works.

Prior to Building Permit:

Prior to issuance of building permits, plans must be approved to: provide for the proper distribution of drainage and for contributory drainage from adjoining properties and eliminate the sheet overflow, ponding, and protect the lots from high velocity scouring action; comply with NPDES, SWMP, and SUSMP requirements.

Prior to Improvement Acceptance for Public Maintenance:

1. Portions of the County Adopted Floodway Map (maps 43-ML23, 43-ML24, 43-ML25, 43-ML26, and 43-ML27) must be rescinded and revised by the Board of Supervisors as proposed in the drainage concept approved on 01/30/08.

2. A Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division (626) 458-4322, should be contacted to obtain required procedures.

3. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Name Yong Guo YONG GUO Date 01/05/11 Phone (626) 458-4921

County of Los Angeles Department of Public Works
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION
GEOLOGIC REVIEW SHEET
900 So. Fremont Ave., Alhambra, CA 91803
TEL. (626) 458-4925

DISTRIBUTION
__ Geologist
__ Soils Engineer
1 GMED File
1 Subdivision

TENTATIVE TRACT MAP 61105
SUBDIVIDER Newhall Land and Farming Co.
ENGINEER Psomas
GEOLOGIST & SOILS ENGINEER R.T. F & A

TENTATIVE MAP DATED 12/15/10 (Rev)
LOCATION Newhall Ranch
REPORT DATE 12/15/10, 4/29/10, 12/21/09, 10/14/09, 10/13/09

Additional Reports Reviewed Allan Seward: 7/20/04; Leighton & Assoc.:3/16/10 (offsite grading)

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT

THE FOLLOWING CONDITIONS MUST BE FULFILLED:

1. The final map must be approved by the Geotechnical and Materials Engineering Division (GMED) to assure that all geotechnical requirements have been properly depicted. For Final Map clearance guidelines refer to GS051.0 in the Manual for Preparation of Geotechnical Reports (http://www.dpw.lacounty.gov/gmed/manual.pdf).

2. A grading plan must be geotechnically approved by the GMED prior to Final Map approval. The grading depicted on the plan must agree with the grading depicted on the tentative tract or parcel map and the conditions approved by the Planning Commission. If the subdivision is to be recorded prior to the completion and acceptance of grading, corrective geologic bonds may be required.

3. Prior to grading plan approval a detailed engineering geology and soils engineering report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultants must be incorporated into the plan (Refer to the Manual for Preparation of Geotechnical Reports at http://www.dpw.lacounty.gov/gmed/manual.pdf).

4. All geologic hazards associated with this proposed development must be eliminated. Alternatively, the geologic hazards may be designated as restricted use areas (RUA), and their boundaries delineated on the Final Map. These RUAs must be approved by the GMED, and the subdivider must dedicate to the County the right to prohibit the erection of buildings or other structures within the restricted use areas (refer to GS063.0 in the manual for preparation of Geotechnical Reports*).

5. The Soils Engineering review dated 1/10/11 is attached.

Prepared by _____ Charles Nestle Reviewed by _____ Date 1/10/11

Please complete a Customer Service Survey at http://dpw.lacounty.gov/go/gmedsurvey
P:\Gmepub\Geology Review\Forms\Form02.doc
8/30/07

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803
Telephone: (626) 458-4925
Fax: (626) 458-4913

District Office 8.2
Job Number GMPH
Sheet 1 of 1

Tentative Tract Map 61105
Location Castaic
Developer/Owner Newhall Land and Farming Company
Engineer/Architect Psomas
Soils Engineer R.T. Frankian & Associates (94-502-60)
Geologist Same as above

DISTRIBUTION:
___ Drainage
___ Grading
___ Geo/Soils Central File
___ District Engineer
___ Geologist
___ Soils Engineer
___ Engineer/Architect

Review of:

Revised Tentative Tract Map Dated By Regional Planning 12/15/10
Soils Engineering and Geologic Report Dated 12/15/10, 4/29/10, 12/21/09, 10/13/09 (Change of Consultant), 6/13/05, 12/22/04, 7/22/04
Geology Report Dated 10/14/09
Soils Engineering and Geology report by Leighton and Associates Dated 3/16/10 (Offsite Grading – SCE substation)
Previous Review Sheet Dated 5/17/10

ACTION:

Tentative Map feasibility is recommended for approval.

REMARKS:

1. *At the grading plan review stage, provide information, analyses, and/or recommendations for the following:*
   a. *Soil parameters.* Provide additional shear strength test results of various materials required for additional stability analyses as indicated below.
   b. *Slope stability analyses.* Provide additional stability analyses for slopes based on a 40-scale to substantiate those proposed at 100-scale. Indicate the various shear strength parameters used in the analyses, in the appropriate segments of each failure plane. Show locations of the cross sections used in slope stability analyses on the geotechnical map. Recommend mitigation if factors of safety are below County minimum standards.
   c. *Debris flow hazards.* Provide recommendations at 40-scale as necessary.
   d. *Debris basins.* Provide slope stability analyses considering rapid drawdown condition for debris basins with slopes steeper than 3:1 gradient and designed with outlet structures, as necessary. Recommend mitigation if factors of safety is below the minimum standard.

NOTE TO THE PLAN CHECKER/BUILDING AND SAFETY DISTRICT ENGINEER:
A. THE ON-SITE SOILS ARE MODERATELY TO SEVERELY CORROSIVE TO FERROUS METALS.
B. THE ON-SITE SOILS HAVE A MEDIUM EXPANSION POTENTIAL.
C. PER THE PREVIOUS SOILS ENGINEER, DEWATERING SHALL BE PERFORMED FOR REMOVALS IN THE VICINITY OF BORINGS B-72E AND B-73E.
D. PER THE SOILS ENGINEER, LOTS 484, 19 AND 20, 300, 322 THRU 325 HAVE BEEN PLACED IN OPEN SPACE LOTS 487, 130, 367, 358, RESPECTIVELY.

REGISTERED PROFESSIONAL ENGINEER
YOSHIYA MORISAKU
No. 67587
Exp. 6/30/11
CIVIL
STATE OF CALIFORNIA

Prepared by Yoshiya Morisaku Date 1/10/11

NOTICE: Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.
P:\Yosh\61105TentTk (revision-A RTF & SCE Substation by Leighton)

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Notarized covenants shall be prepared and recorded by the applicant for any offsite impacts, as determined by Public Works. By acceptance of this condition, the applicant acknowledges and agrees that this condition does not require the construction or installation of an off-site improvement, and that the offsite covenants referenced above do not constitute an offsite easement, license, title or interest in favor of the County. Therefore, the applicant acknowledges and agrees that the provisions of Government Code Section 66462.5 do not apply to this condition and that the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or any interest in any land in connection with this condition. (Offsite work is shown on the tentative map, but not required for public improvements, and design changes during the improvement change may allow the offsite improvements or impacts to be omitted or mitigated, respectively)

2. Provide approval of:

   a. The latest drainage concept/hydrology/Standard Urban Stormwater Mitigation Plan (SUSMP)/Low Impact Development (LID) plan (if applicable) by the Storm Drain and Hydrology Section of Land Development Division.

   b. The location/alignment and details/typical sections of any park/trail, as shown on the grading plan, to the satisfaction of the Department of Parks and Recreation.

   c. The grading plan by the Geotechnical & Materials Engineering Division (GMED).

   d. Permits and/or letters of non-jurisdiction from all State and Federal Agencies, as applicable. These agencies may include, but may not be limited to the State of California Regional Water Quality Control Board, State of California Department of Fish and Game, State of California Department of Conservation, Division of Oil, Gas, and Geothermal Resources (DOGGR), and the Army Corps of Engineers.

   e. A Conditional Letter of Map Revision (CLOMR) from FEMA to the satisfaction of the Department of Public Works.

   f. Identify all oak trees on the grading plan; use the same numbers as the oak tree report, and provide status (to remain, to be encroached, or to be removed) in concurrence with the arborist's oak tree report and oak tree permit.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

3. Submit a grading plan for approval. The grading plan must show and call out the following items, including but not limited to: construction of all drainage devices and details, paved driveways, elevation and drainage of all pads, SUSMP and LID devices (if applicable). Acknowledgement and/or approval from all easement holders may be required.

4. Construct curb, gutter, base, pavement, and sidewalk (if applicable) on all private drives to the satisfaction of Public Works. In addition, if applicable, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current American with Disabilities Act (ADA) requirements to the satisfaction of Public Works. All final design criteria (alignment, curvature, slopes, right-of-way widths) for private drives shall conform to the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.

5. A maintenance agreement or CC&Rs may be required for all privately maintained drainage devices, slopes, and other facilities.

MDE

Name David Esfandi Date 01/10/2011 Phone (626) 458-4921

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The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. If TR 61105 records before TR 53295, construct offsite street improvements on Magic Mountain Parkway from the easterly Tract boundary line to The Old Road to the satisfaction of Public Works. Interim improvements pertaining to the required width of Magic Mountain Parkway may be permitted upon further traffic analysis to the satisfaction of Public Works.

2. A minimum centerline curve length of 100 feet shall be maintained on all local streets and a minimum centerline curve radius of 100 feet on all cul-de-sac streets. Curves through intersections should be avoided when possible. If unavoidable, the alignment shall be adjusted so that the proposed BC and EC of the curve through the intersection are set back a minimum of 100 feet away from the BCR's of the intersection. Reversing curves of local streets need not exceed a radius of 1,500 feet and any curve need not exceed a radius of 3,000 feet.

3. Compound curves are preferred over broken-back curves. Broken-back curves must be separated by a minimum of 200 feet of tangent (1,000 feet for multi-lane highways or industrial collectors). If compound curves are used, the radius of the smaller curve shall not be less than two-thirds of the larger curve. The curve length of compound curves shall be adjusted to exceed a minimum curve length of 100 feet, when appropriate, in accordance with AASHTO guidelines.

4. The minimum centerline radius is 350 feet on all local streets with 64 feet of right of way and on all the streets where grades exceed 10 percent.

5. The central angles of the right of way radius returns shall not differ by more than 10 degrees on local streets.

6. Driveways will not be permitted within 25 feet upstream of any catch basins when street grades exceed six (6) percent.

7. Provide maximum 6% grade through the knuckles.

8. Provide a standard knuckle on "S" Street (as shown on the tentative map) to the satisfaction of Public Works.

9. Provide a different street name on the terminus leg of "S" Street (portion that lies west of the knuckle) if determined necessary by Public Works.

10. Provide minimum landing area of 100 feet for local collectors, 50 feet for local access roads, and 25 feet for cul-de-sacs at a maximum three (3) percent grade on all "tee" intersections.

11. The Commerce Center Drive bridge alignment and grade shall conform with the ultimate alignment and grade of the Commerce Center Drive/Henry Mayo/SR 126 interchange.

12. The centerline alignment of Magic Mountain Parkway and Commerce Center Drive shall conform to the approved Interdepartmental Engineering Committee (IEC) P-282 (PW) to the satisfaction of Public Works.

13. Dedicate variable width right of way on Magic Mountain Parkway, varying from 46 feet from centerline to 69 feet from centerline, to the satisfaction of Public Works.

14. Dedicate variable width right of way on Commerce Center Drive, varying from 56 feet from centerline to 73 feet from centerline, to the satisfaction of Public Works.

15. Dedicate right of way 43 feet from centerline on "GG" Street to the satisfaction of Public Works.

16. Dedicate right of way 42 feet from centerline on Westridge Parkway to the satisfaction of Public Works.

17. Dedicate right of way 39 feet from centerline on "MM" Street to the satisfaction of Public Works.

18. Dedicate right of way 33 feet from centerline on "QQ" Street to the satisfaction of Public Works.

19. Dedicate right of way 32 feet from centerline on "A" Street, "B" Street, "R" Street, "HH" Street" and, "RR" Street to the satisfaction of Public Works. Additional right of way dedication may be necessary on "A" Street between Commerce Center Drive and "EE" Private Drive to accommodate adequate curb/striping transitions. The additional required right of way shall be consistent with an approved detailed signing and striping plan.

20. Dedicate right of way 30 feet from centerline on "Q1" Street, "Q2" Street, and "Q3" Street to the satisfaction of Public Works.

21. Dedicate right of way 29 feet from centerline on "H" Street and "I" Street to the satisfaction of Public Works.

22. Make an offer of variable width private and future right of way on "S" Street, varying from 45 feet from centerline at the intersection of "R" Street to 29 feet from centerline at the intersection of "Z" Street to the satisfaction of Public Works.

23. Make an offer of variable width private and future right of way on "UU" Street, varying from 45 feet from centerline at the intersection of "R" Street to 32 feet from centerline at the intersection of "V" Street to the satisfaction of Public Works.

24. Make an offer of private and future right of way 45 feet from centerline on "K" Street, to the satisfaction of Public Works.

25. Make an offer of private and future right of way 30 feet from centerline on "C" Street, "D1" Street, "D2" Street, "E" Street, "L" Street (from "N" Street to "M" Street) and "N" Street (from "O" Street to "L" Street) to the satisfaction of Public Works.

26. Make an offer of private and future right of way 29 feet from centerline on"L" Street (south of "M" Street), "M" Street, "N" Street (west of "O" Street and east of "L" Street), "O" Street, "S" Street (north of "Z" Street), "T" Street, "U" Street, "V" Street, "W" Street, and "Z" Street (east and west of "S" Street) to the satisfaction of Public Works.

27. The design elements (alignment, curvature, slopes, easement widths) of the Private Drives "F", "G", "J", "P", "BB", "CC", "DD", "EE", "FF" "II","JJ","KK", "PP" "LL1", "LL2", "NN", "OO", "SS", "TT", "VV", "WW", "XX", "YY",and "ZZ" are not necessarily approved. Conform to the final design criteria (alignment, curvature, slopes, right-of-way widths) of the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.

28. Provide a minimum of 25 foot curb return radii at all intersections to the satisfaction of Public Works. Larger radius returns shall be provided at all highway intersections and other intersections where larger radii are warranted at the discretion of Public Works. The following intersections may require larger radii (than that shown on the tentative map or conceptual striping plan) to accommodate turning trucks: Magic Mountain Parkway at "EE" Private Drive, Commerce Center Drive at "A" Street, Commerce Center Drive at "DD" Private Drive. This list of intersections shall not serve as a comprehensive list as every intersection shall be constructed appropriately to provide adequate design features to the satisfaction of Public Works.

29. Dedicate adequate property line return radii at all intersections to adequately construct a curb ramp to Americans with Disabilities Act (ADA) standards and to the satisfaction of Public Works. At a minimum, the property line return radii shall be consistent with the necessary curb return radii and parkway widths that are deemed appropriate by Public Works. Additional right of way corner cut offs shall be dedicated at all signalized intersections and other locations where deemed appropriate by Public Works.

30. Reserve easements for ingress/egress purposes over any sidewalks or paseos constructed outside the public right of way to the satisfaction of Public Works.

31. Construct curb, gutter, base, pavement, and sidewalk on all public, and private and future streets to the satisfaction of Public Works. In addition, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works.

32. Construct curb, gutter, base, pavement, and sidewalk (if applicable) on all private drives to the satisfaction of Public Works. In addition, if applicable, construct additional sidewalk pop-outs in the vicinity of any above ground utilities to meet current Americans with Disabilities Act (ADA) requirements to the satisfaction of Public Works. All final design criteria (alignment, curvature, slopes, right-of-way widths) for private drives shall conform to the approved "Private Drives and Traffic Calming Design Guidelines Manual". All private drives shall be constructed per an approved grading plan to the satisfaction of Public Works.

33. Construct a slough wall outside the street right of way when the height of the slope is greater than five feet above the sidewalk and the sidewalk is adjacent to the street right of way. The wall shall not impede any required line of sight. Slough wall is not required if there is a minimum of 3 feet wide flat area between the right of way and the toe of the slope provided there is appropriate drainage system to minimize the sloughing of the slope.

34. The site layout for the elementary school located on Lot 157 is not necessarily approved.

35. Permission is granted to reduce the centerline curve radius to 250 feet on "K" Street to the satisfaction of Public Works.

36. The driveway leading to lot 380 from "B" Street shall align with "K" Street to the satisfaction of Public Works unless an alternate driveway entrance location acceptable to Public Works is provided.

37. The driveway leading to lot 513 from "II" Private Drive shall align with "CC" Private Drive to the satisfaction of Public Works unless an alternate driveway entrance location acceptable to Public Works is provided.

38. Monument signs located on medians (within private drives or driveways to individual lots) shall not impede adequate line of sight to vehicles or pedestrians.

39. Provide adequate curb/striping transitions on "A" Street between Commerce Center Drive and "EE" Private Drive to the satisfaction of Public Works. Additional right of way dedication may be necessary to accommodate the necessary transitions. The additional right of way (if necessary) shall be consistent with an approved detailed signing and striping plan.

40. Provide adequate curb transitions on "DD" Private Drive where the private drive right of way transitions from 84 feet to 60 feet (located approximately 550 feet east of "HH" Street) to the satisfaction of Public Works.

41. All gated entries proposed for any commercial lots shall substantially conform to the typical gate details provided in the "Private Drives and Traffic Calming Design Guidelines Manual" to the satisfaction of Public Works. Provide additional stacking distance if determined to be necessary to the satisfaction of Public Works.

42. All emergency vehicle access gates shall remain closed at all times except during an emergency.

43. The gates located on the driveway serving the Park on Lot 469 shall remain open during business hours.

44. Provide intersection sight distance to the satisfaction of Public Works for a design speed of:

    (1) 65 mph (725 feet) on Commerce Center Drive from "A" Street (both directions) and from "GG" Street (easterly direction);

    (2) 40 mph (415 feet) on "A" Street from "R" Street (easterly direction) and from "CC" Street (both directions); on "B" Street from "C" Street (southerly direction);

    (3) 30 mph (310 feet) on "C" Street from "F" Private Drive (northerly direction), on "E" Street from "D1" Street (westerly direction); on "L" Street from "M" Street (northerly direction); on "N" Street from "L" Street (both directions); and on Q1 street from the driveway leading to the Elementary School on

Lot 157 (northerly direction).

(4) 25 mph (260 feet) on "L" Street from "M" Street (southerly direction); on "GG" Street from the driveway leading to Lot 483 (southerly direction);

Line of sight requirements for corner sight distance are not necessarily restricted to the above intersections. Additional line of sight for all other intersections and driveways shall be required if deemed necessary by the Department of Public Works. Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required.

45. Provide stopping sight distance where applicable along all public and private and future streets. Line of sight shall be within right of way or dedicated airspace easements to the satisfaction of Public Works. In areas where the intersection sight distance overlaps with the stopping sight distance, the more stringent of the two shall govern.

46. All line of sight easements shall be depicted on grading and landscaping plans to the satisfaction of Public Works.

47. Comply with the following street lighting requirements:

a. Provide street lights on concrete poles with underground wiring along the property frontage on all streets and highways to the satisfaction of Public Works. The operation and maintenance of the street lights on the private and future street shall be the responsibility of the Developer/Home Owners Association until such time as the street is accepted for maintenance by the County. Submit street lighting plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.

b. The proposed development, or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Upon tentative map approval, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to filing of the final subdivision maps for each area with the Registrar-Recorder/County Clerk.

(1) Request the Street Lighting Section to commence annexation and levy of assessment proceedings.

(2) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.

(3) Submit a map of the proposed development including any roadways conditioned for street lights that are outside the proposed project area to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.

c. The annexation and assessment balloting process takes twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.

d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the current phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. Provided the above conditions are met, all street lights in the development, or the current phase of the development, have been energized, and the developer has requested a transfer of billing at least by January 1 of the previous year, the Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year. The transfer of billing could be delayed one or more years if the above conditions are not met.

48. The roadway median layouts (pocket lengths, widths, etc) shown in the plan view of the tentative map are not necessarily approved.

49. Conform to the approved conceptual signing and striping plan (approved on August 19, 2010) and submit detailed signing and striping plans (scale 1" = 40') for all multi-lane streets, private drives, and highways in the vicinity of this project and at any other offsite location if required to mitigate any traffic impact (per the attached letter from our Traffic and Lighting Division dated September 30, 2010 which supersedes their December 7, 2006 letter) to the satisfaction of Public Works.

It shall be noted that the conceptual striping plan approved on August 19, 2010 shows the existence of a cul-de-sac ("A" Street) east of Commerce Center Drive. This cul-de-sac was eliminated from the tentative map after approval of the conceptual striping plan and was replaced by a driveway (from Commerce Center Drive) to the park located on Lot 469. Striping at the park driveway / Commerce Center Drive intersection shall substantially conform to the general striping layout originally approved on the August 19, 2010 Conceptual Striping Plan to the satisfaction of Public Works.

50. Traffic Signal Plans (scale 1"=20') shall be required at any location where modification to the existing traffic signal has been deemed necessary and at locations where new traffic signals are to be installed (per the attached letter from our Traffic and Lighting Division dated September 30, 2010 which supersedes their December 7, 2006 letter) to the satisfaction of Public Works.

51. Provide adequate signal easements at the entrance to the Park located on Lot 469 to the satisfaction of Public Works.

52. Signing and striping plans, signal plans (where applicable), and cost estimates, are required for any segment of roadway or intersection identified in the approved traffic study as one for which the project is obligated to submit a pro-rata share payment. Should improvements to any segment of roadway or intersection as described above be included in a full mitigation Bridge and Major Thoroughfare (B&T) District, the project shall be exempt from submitting signing and striping, signal plans, and corresponding cost estimates for those improvements and shall only be responsible for paying the appropriate B&T District fees in effect at the time of final map recordation. If required, signing and striping plans, signal plans, and cost estimates may be conceptual in nature and shall be used solely as a tool to obtain a monetary value for the pro-rata share percentages identified in the approved traffic study. Approved cost estimates from Public Works must be obtained and the appropriate payments made prior to final map recordation.

53. Comply with the mitigation measures identified in the attached September 30, 2010 letter (which supersedes the December 7, 2006 letter) from our Traffic and Lighting Division to the satisfaction of Public Works. If a Bridge and Thoroughfare District is formed, and if signals identified in the study are included as facilities specifically identified for inclusion in that approved District, then the amount and eligibility for a credit against your District obligation may be given if approved by Public Works.

54. Plant street trees on all public and private and future streets to the satisfaction of Public Works.

55. Install postal delivery receptacles in groups to serve two or more residential units to the satisfaction of Public Works.

56. Underground all new and existing service lines and distribution lines that are less than 50 KV and new utility lines to the satisfaction of Public Works and Southern California Edison. Please contact Construction Division at (626) 458-3129 for new location of any above ground utility structure in the parkway.

57. Establish a landscape maintenance district, subject to the approval of Parks and Recreation, for the purpose of maintaining landscaped medians and parkways on all streets and highways to the satisfaction of Public Works.

58. Prior to recordation of the first unit map, subdivider must acquire all right-of-way easements and fee interests necessary for the Commerce Center Drive/Henry Mayo/SR 126 interchange project to the satisfaction of Public Works.

59. Prior to recordation of the first unit map, subdivider shall provide an executed agreement between the County of Los Angeles and the Newhall Land and Farming Company that defines their funding responsibilities for the Commerce Center Drive/Henry Mayo/SR 126 interchange project to the satisfaction of Public Works.

60. Prior to final map approval, pay the fees or satisfy fee payment as outlined in the District formation document established by the Board of Supervisors for the Magic Mountain/Westside Bridge and Major Thoroughfare Construction Fee District in effect at the time of recordation.

MD Prepared by Matthew Dubiel Phone (626) 458-4921 Date: 05-05-11
tr61105r-rev9 (revised 5-05-11)

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

GAIL FARBER, Director

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
Telephone: (626) 458-5100
http://dpw.lacounty.gov

ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

IN REPLY PLEASE
REFER TO FILE: T-4

September 30, 2010

Mr. Daryl Zerfass
Austin-Foust Associates, Inc.
2223 Wellington Avenue, Suite 300
Santa Ana, CA 92701-3161

Dear Mr. Zerfass:

MISSION VILLAGE
TENTATIVE TRACT NO. 61105
TRAFFIC IMPACT ANALYSIS (AUGUST 17, 2010)
CASTAIC JUNCTION AREA

As requested, we have reviewed the Traffic Impact Analysis for the proposed Mission Village project. The project site is generally located west of the Golden State (I-5) Freeway between State Route 126 to the north and Valencia Boulevard to the south in the unincorporated County of Los Angeles area of Castaic Junction.

We generally agree with the Traffic Impact Analysis that 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 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
- Westridge Parkway at QQ Street (Fire Station Signal)

The following intersections may justify the installation of traffic signals due to the close proximity of the proposed elementary school. The applicant shall enter into a secured agreement/bond with Public Works to guarantee the installation of traffic signals when the traffic conditions warrant their installation. These intersections shall be monitored for the installation of the signals once the school is opened and every year thereafter for up to 5 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 proposed school (or fewer students if official documentation from the Newhall School District shows no increase in student enrollment for five consecutive school years). The applicant or the current owner of the development shall submit an annual traffic signal warrant analysis to Public Works for review and approval. When traffic signals are warranted, the applicant or current owner of the development shall 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 above-mentioned monitoring program.

- A Street at B Street/CC Drive
- Q1 Street at A Street
- HH Street/R Street at A Street

In addition, the following intersection needs to be incorporated into the report with an acknowledgement that the traffic created by the project justifies the installation of a traffic signal. 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 Public Works.

- Westridge Parkway at Old Rock Road

We generally agree with the Traffic Impact Analysis that the following off-site intersections will be significantly impacted by the proposed project. The implementation schedule for the required improvements listed below shall be consistent with the most current Public Works-approved Westside Santa Clarita Valley Roadway Phasing Analysis or, in the case of the Commerce Center Drive at State Route 126 location, with the threshold identified in Section 4.4 of the Traffic Impact Analysis if this threshold occurs before the one identified in the then-current Westside Santa Clarita Valley Roadway Phasing Analysis.

The Old Road at McBean Parkway

Stripe a third southbound through lane and a westbound right-turn lane

Commerce Center Drive at SR-126

Existing intersection shall be replaced by a grade separated interchange

We generally agree with the Traffic Impact Analysis that the cumulative traffic generated by the project and other related projects will significantly impact the off-site intersections listed in the tables referenced below. The project shall contribute its proportionate share of the cost for the mitigation measures identified in each table.

- Table 4-5: Off-Site Mitigation Measures for Project Impacts – 2021 Cumulative Conditions
- Table 4-9: Off-Site Mitigation Measures for Project Impacts – Build out 2035 Cumulative Conditions
- Table 4-11: Roadway Construction Stages
- Table 4-12: Intersection Improvements by Stage (County and Caltrans Locations)

Tables 4-5, 4-9, and 4-12 (and cross reference in some of these tables to Appendix J) state that the following intersections can be mitigated through the payment of a fair share towards the traffic impact. We recognize that Table 4-5, 4-9, and 4-12 depict the cumulative condition as distinguished from the project-specific condition. However, since the Traffic Impact Analysis indicates that the project alone plus ambient traffic will have a significant impact at the following two intersections, in addition to the cumulative impacts identified in the aforementioned tables, revisions to the tables are necessary to provide clarification.

- The Old Road at McBean Parkway
- Commerce Center Drive at State Route 126

Tables 4-12 and 4-13 also indicate several intersections (see enclosed annotated tables) that are located within the Valencia and Via Princessa Bridge and Thoroughfare Districts. The Traffic Impact Analysis indicates that no payment of Bridge and Thoroughfare District fees in those districts is required for the reasons stated in Section 4.2 of the Traffic Impact Analysis. The project applicant recently consulted with us on this matter and we concur with this approach. In addition, the project applicant is actively engaged in the formation efforts of the Westside Bridge and Thoroughfare

District that encompasses the area covered by the Westside Santa Clarita Valley Roadway Phasing Analysis. It is our requirement that this Westside Bridge and Thoroughfare District be formed prior to final recordation of the first map associated with the Mission Village project.

In addition to our technical review of the Traffic Impact Analysis, we have discussed the following conditions with the project applicant:

a) Acquisition of all necessary right of way, including reaching an agreement with the various utility companies (if any) that must carry out relocations in order to accommodate the work, for the construction by Public Works of the Commerce Center Drive at State Route 126 grade separated interchange shall be completed prior to final action by the Board of Supervisors on the Tentative Tract No. 61105 for the Mission Village project. Public Works will then be in a position to certify the right of way per Caltrans' procedures for federally funded projects.

b) The funding plan, which includes a cost sharing agreement between the County and the project applicant, for the construction of the Commerce Center Drive at State Route 126 grade separated interchange work must be in place prior to final recordation of the first map associated with the Mission Village project.

c) Our prior review of the Westside Santa Clarita Valley Roadway Phasing Analysis is dated May 15, 2007. As you know, the purpose of the Westside Santa Clarita Valley Roadway Phasing Analysis is to evaluate the timing of required improvements commensurate with the proposed phased land developments in the Westside Santa Clarita Valley area. An update to the Westside Santa Clarita Valley Roadway Phasing Analysis will allow us to make adjustments to the prior phasing assumptions based on current traffic conditions. Therefore, the update shall include actual traffic counts on newly constructed roadways and/or at intersections where traffic mitigation measures have been carried out. Consequently, our approval of an updated Westside Santa Clarita Valley Roadway Phasing Analysis is required prior to the final recordation of the first map associated with the Mission Village project. It is also our expectation that an annual report due January 30th of each year shall be submitted to Public Works for review and approval identifying the number and type of residential units and the square footage and type of nonresidential building permits issued during the prior year in Mission Village and any other development within the Westside Santa Clarita Valley area. The purpose of this annual report will be to track development progress against the development thresholds identified in the Traffic Impact Analysis and the then-current Westside Santa Clarita Valley Roadway Phasing Analysis. At a minimum, an update to the Westside Santa Clarita Valley Roadway Phasing Analysis is expected to occur at the following development thresholds:

1) 3,176 residential units and 13.17 million square feet nonresidential uses
2) 6,066 residential units and 14.87 million square feet nonresidential uses
3) 14,515 residential units and 16.00 million square feet nonresidential uses
4) 21,373 residential units and 17.65 million square feet nonresidential uses
5) 25,001 residential units and 19.78 million square feet nonresidential uses
6) 27,615 residential units and 22.08 million square feet nonresidential uses

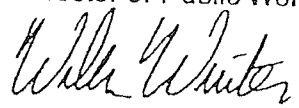
In addition, the project also needs to reach an understanding with Caltrans for the phasing of proposed improvements on State Highway facilities. Therefore, the following mitigation is required.

> 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 6 months of certification of the Environmental Impact Report.

If you have any questions regarding the review of the document, please contact Ms. Courtney Sweeney of our Traffic Studies Section at (626) 300-4777.

Very truly yours,

GAIL FARBER
Director of Public Works



WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

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Enc.

cc: Caltrans (Elmer Alvarez, James McCarthy)
Newhall Land and Farming (Corey Harpole)
Regional Planning (Paul McCarthy)

Table 4-12: Intersection Improvements by Stage (County and Caltrans Locations)

Stage	Intersection	Improvements	Project Traffic Share %
1	7. I-5 SB Ramps & SR-126	Stripe 4th WBT	14.3%
	9. The Old Road & I-5 SB Ramps (at Rye Canyon Road)	Relocate intersection north of the existing location. Provide 1 NBL (U-Turns only), 2 NBT, 2 NBR, 2 SBL, 3 SBT, 2 WBL, and 1 WBR	1.4%
	10. I-5 SB Ramps & Magic Mountain Pkwy	Add 2nd SBR, 3rd EBT, 2nd EBR, 2nd WBL, and 4th WBT (part of the Magic Mountain Interchange Phase 2 project)	19.7%
	11. I-5 NB Ramps & Magic Mountain Pkwy	Add shared NBL/NBR, 2nd EBL, 3rd EBT and convert 4th WBT to shared WBT/WBR (part of the Magic Mountain Interchange Phase 2 project)	17.6%
	25. The Old Road & Rye Canyon Road	Add 2nd & 3rd NBT, 2nd SBL, and 3rd SBT. Restripe 1st WBR to a shared WBL/WBR. Convert the northbound and westbound free-flow right-turn lanes to conventional right-turn lanes with overlap phasing.	7.1%
	26. The Old Road & Magic Mountain Pkwy	Add 2nd NBL, 3rd NBT, 1st NBR, 2nd SBL, 3rd SBT, 1st SBR, 2nd EBL, 3rd & 4th EBT, 2nd WBL, and 4th WBT	21.1%
	28. The Old Road & McBean Pkwy	Signal modification to add a northbound right-turn overlap phase.	27.0%
	80. Wolcott Way & SR-126	Add 1st NBL, 1st & 2nd NBR, 2nd SBL, 3rd EBT, 1st EBR, 2nd WBL, and 3rd WBT	6.4%
	81. Commerce Center Drive & Henry Mayo Drive	Add 1st EBL, 1st & 2nd EBT, and 1st WBT (part of SR-126 grade separation project)	49.3%
	94 (82/83). Commerce Center Drive & SR-126	Construct grade separation for Commerce Center Drive at SR-126 to include direct on- and off-ramps for WB SR-126, a loop on-ramp for SB Commerce Center Drive to EB SR-126, a direct on-ramp for NB Commerce Center Drive to EB SR-126, and a direct off-ramp for EB SR-126 to Commerce Center Drive	44.8%
	106. Commerce Center Drive & Magic Mountain Pkwy	Construct new intersection. Provide 2 SBL, 2 SBR, 2 EBL, 3 EBT, 3 WBT, and 1 WBR with right-of-way reserved for future conversion to a free-flow right-turn lane (part of the project to extend Magic Mountain Parkway to west of Commerce Center Drive)	53.9%
	107. Westridge Pkwy & Magic Mountain Pkwy	Construct new intersection. Provide 1 NBL, 1 NBT, 1 NBR, 1 SBL, 1 Shared SBT/SBR, 1 EBL, 2 EBT, 1 Shared EBT/EBR, 2 WBL, 2 WBT, and 1 WBR	66.9%
	110. Chiquito Canyon Road/Long Canyon Road & SR-126	Add 1st NBL, 1st & 2nd NBT, 1st & 2nd NBR, 2nd SBL, convert SBR to 1st SBT, add 2nd SBT, 1st EBR, and 1st & 2nd WBL (part of the project to construct Long Canyon Road south of SR-126)	3.7%
	118. Six Flags Entrance & Magic Mountain Pkwy	Add 1st SBR, 1st & 2nd EBL, 2nd, 3rd & 4th EBT, and 2nd, 3rd & 4th WBT (part of the project to extend Magic Mountain Parkway to west of Commerce Center Drive)	32.3%
2	28. The Old Road & McBean Pkwy	Restripe southbound approach to add a 2nd SBL, signal modification to provide right-turn overlap phasing for NBR	27.0%
	81. Commerce Center Drive & Henry Mayo Drive	Add 1st NBL, 1st, 2nd & 3rd NBT, 2nd SBL, 1st, 2nd & 3rd SBT, 1st EBR, 1st WBL, (part of the project to extend Commerce Center Drive south over the Santa Clara River)	49.3%
	104. Poe Pkwy & Valencia Blvd	Construct new intersection. Provide 1 NBL, 1 NBR, 2 EBT, 1 EBR, 1 WBL, and 2 WBT (part of the project to extend Poe Parkway to Valencia Boulevard)	1.1%
3	101. Long Canyon Road & Valencia Blvd	Construct new intersection. Provide 2 SBL and 1 free-flow WBR (part of the project to construct Valencia Boulevard between Long Canyon Road & Magic Mountain Parkway)	2.1%
	102. Magic Mountain Pkwy & Valencia Blvd (Newhall Ranch)	Construct new intersection. Provide 1 free-flow SBR, and 2 EBL (part of the project to construct Valencia Boulevard between Long Canyon Road & Magic Mountain Parkway)	7.0%

(Continued)

Table 4-12: Intersection Improvements by Stage (County and Caltrans Locations) (Cont'd)

Stage	Intersection	Improvements	Project Traffic Share %
4	25. The Old Road & Rye Canyon Road	Add 2nd & 3rd WBL	7.1%
	101. Long Canyon Road & Valencia Blvd	Add 1st NBT, 1st NBR, 1st SBT, and 1st WBL	2.1%
	102. Magic Mountain Pkwy & Valencia Blvd (Newhall Ranch)	Add 1st & 2nd NBL, 1st & 2nd NBT, 1st NBR, 1st & 2nd SBL, 1st & 2nd SBT, 1st & 2nd EBT, 1st EBR, 1st WBL, 1st & 2nd WBT, 1st WBR (part of the project to extend Valencia Boulevard west to Magic Mountain Parkway)	7.0%
5	12. I-5 SB Ramps & Valencia Blvd	Restripe 2nd WBR to a shared WBT/free-flow WBR	7.5%
	28. The Old Road & McBean Pkwy	Add 1st WBR	27.0%
	96. San Martinez Grande Canyon Road & SR-126	Add 1st SBL, and 1st WBR	4.7%
	101. Long Canyon Road & Valencia Blvd	Add 1st NBL, 1st SBR, 1st & 2nd EBL, 1st, 2nd & 3rd EBT, and 1st & 2nd WBT (part of the project to extend Valencia Boulevard west of Long Canyon Road)	2.1%
	103. Pico Canyon Road & Valencia Blvd	Construct new intersection. Provide 2 NBL, 1 NBR, 2 EBT, 1 EBR, 1 WBL, and 2 WBT (part of the project to extend Pico Canyon Road to Valencia Boulevard)	0.6%
	110. Chiquito Canyon Road/Long Canyon Road & SR-126	Add 2nd NBL, 3rd SBT, 1st SBR, 2nd EBL, 3rd & 4th EBT, and 3rd WBT	3.7%
6a	14. I-5 SB Ramps & McBean Pkwy	Add 2nd SBL	12.6%
	17. I-5 NB Ramps & Lyons Ave	Add 1st free-flow WBR	7.2%
6b	10. I-5 SB Ramps & Magic Mountain Pkwy	Re-stripe the shared SBL/SBT to a SBL and the 1st SBR to a shared SBL/SBT.	19.7%
	16. I-5 SB Loop Ramp & Pico Canyon Road	Restripe eastbound approach to add a 3rd EBT.	4.7%
	18. I-5 SB Ramps & Calgrove Blvd	Add 2nd EBT and 2nd WBT Via Princessa BRT	3.4%
	19. I-5 NB Ramps & Calgrove Blvd	Add 2nd EBT and 2nd WBT Via Princessa BRT	3.2%
	26. The Old Road & Magic Mountain Pkwy	Add 5th EBT and right-turn overlap signal phasing for SBR	21.1%
	29. The Old Road & Pico Canyon Road	Convert SBR to 2nd SBT	7.8%
	80. Wolcott & SR-126	Add 4th EBT, 4th WBT, and right-turn overlap signal phasing for NBR	6.4%
	96. San Martinez Grande Canyon Road & SR-126	Add 1st NBL, 1st NBT, 2nd SBL, 1st SBR, 1st EBR, and 1st WBL	4.7%

Regional Improvement

Source: Westside Santa Clarita Valley Roadway Phasing Analysis

NB = Northbound	NBL = NB Left-turn Lane	NBT = NB Through Lane	NBR = NB Right-turn Lane
SB = Southbound	SBL = SB Left-turn Lane	SBT = SB Through Lane	SBR = SB Right-turn Lane
EB = Eastbound	EBL = EB Left-turn Lane	EBT = EB Through Lane	EBR = EB Right-turn Lane
WB = Westbound	WBL = WB Left-turn Lane	WBT = WB Through Lane	WBR = WB Right-turn Lane

See Appendix J for Fair-Share Calculations

Table 4-13: Intersection Improvements by Stage (City Locations)

Stage	Intersection	Improvements	Project Traffic Share %
1	45 McBean Pkwy & Magic Mountain	Add 4th NBT, 3rd EBT and 3rd WBT Valencia BRT	11.2%
	48 McBean Pkwy & Newhall Ranch	Add 4th EBT and 4th WBT Valencia BRT	7.3%
	54. Orchard Village & Wiley Canyon	Add 1st NBR and 2nd SBL	2.2%
	55. Orchard Village & McBean Pkwy	Add 1st EBR	2.6%
	57 Valencia Blvd & Magic Mountain	Add 1st NBR, 3rd EBT, 2nd WBL and convert WBR to 3rd WBT Valencia BRT	5.6%
	65. Bouquet Canyon Road & Soledad Canyon Road	Add 4th NBT	3.2%
	66 Bouquet Canyon Road & Newhall Ranch Road	Add 2nd SBL, 3rd & 4th EBT and 4th WBT Valencia BRT	4.0%
4	55. Orchard Village & McBean	Add 1st SBL, shared SBL/SBT (part of the Henry Mayo Hospital Master Plan Phase 2 project)	2.6%
6a	30. Ave Stanford & Rye Canyon Rd	Add de-facto SBR	11.1%
	33 Rye Canyon Rd/Copper Hill Rd & Newhall Ranch Road	Add 4th EBT Valencia BRT	6.0%
	44 McBean Pkwy & Valencia Blvd	Add 4th WBT Valencia BRT	2.6%
	51. Wiley & Lyons	Convert EBR to 3rd EBT	4.9%
	54. Orchard Village & Wiley	Convert 2nd EBL to 3rd EBT	2.2%
6b	53 Valley & Lyons	Convert WBR to 3rd WBT Via Princessa BRT	3.6%
	57. Valencia Blvd & Magic Mountain	Add 1st WBR	5.6%

Source: Westside Santa Clarita Valley Roadway Phasing Analysis

NB = Northbound
SB = Southbound
EB = Eastbound
WB = Westbound

NBL = NB Left-turn Lane
SBL = SB Left-turn Lane
EBL = EB Left-turn Lane
WBL = WB Left-turn Lane

NBT = NB Through Lane
SBT = SB Through Lane
EBT = EB Through Lane
WBT = WB Through Lane

NBR = NB Right-turn Lane
SBR = SB Right-turn Lane
EBR = EB Right-turn Lane
WBR = WB Right-turn Lane

See Appendix J for Fair-Share Calculations

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION – SEWER
TRACT NO. 061105 (Rev.)

TENTATIVE MAP DATED 12-15-2010
EXHIBIT MAP DATED 12-15-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

For information only:

1. The outlet(s) for the proposed local sewer system and any Sanitation District facilities for any unit map must be accepted for public use prior to recordation, otherwise the unit map in question must have approved and secured plans for the outlet system on file with Public Works and/or the Sanitation Districts of Los Angeles County.

2. A sewer area study for the proposed subdivision (PC11831AS, dated 2-25-2010) was reviewed and approved. No additional mitigation measures are required. The sewer area study shall be invalidated should there be an increase in the total number of dwelling units, an increase in the density, dwelling units occur on previously identified building restricted lots, a change in the proposed sewer alignment, an increase in the tributary sewershed, a change in the sewer collection points, or the adoption of a land use plan or a revision to the current plan. A revision to the approved sewer area study may be allowed at the discretion of the Director of Public Works. The approved sewer area study shall remain valid for two years after initial approval of the tentative map. After this period of time, an update of the area study shall be submitted by the applicant if determined to be warranted by Public Works.

Prior to recordation of a Final Map:

3. The necessary improvement plans for VTTM 61105 must be prepared in conformance with the approved Newhall Ranch Conceptual Sewer Master Plan PC 11812AS. If the system appurtenances and maintenance responsibilities shown on the improvement plans do not match those detailed in the approved Newhall Ranch Conceptual Sewer Master Plan PC 11812AS, the master plan must be revised and/or improvement plans modified to the satisfaction of Public Works.

4. The subdivider shall install and dedicate main line sewers and serve each building/lot with a separate house lateral or have approved and bonded sewer plans on file with Public Works for all facilities to be operated by the Consolidated Sewer Maintenance Districts.

5. Provide on-site easements to the satisfaction of Public Works.

6. The subdivider represents and warrants that subdivider has fee title to, or has acquired a sufficient interest in, all property necessary for the construction, operation and maintenance of the above-referenced main line sewers, including, but not limited to, irrevocable offers of dedication recorded in the County of Los Angeles Recorder's Office on December 14, 2010 as Numbers 1844254 and 1844255. Accordingly, the subdivider acknowledges and agrees (a) no condition of approval of Vesting Tentative Tract Map No. 61105 requires or otherwise involves the construction or installation of an offsite improvement within land that subdivider does not have sufficient title or interest to construct any such offsite improvement as referenced in Government Code Section 66462.5, (b) the provisions of Government Code Section 66462.5 are not applicable to the approval of this Vesting Tentative Tract Map, and (c) the County shall have no duty or obligation to acquire by negotiation or by eminent domain any land or interest in any land in connection with the conditions associated with this Vesting Tentative Tract Map approval. The subdivider further acknowledges that the County is relying on the foregoing representations and warranties of subdivider in approving Vesting Tentative Tract Map No. 61105. Prior to the County's approval of any final map related to Vesting Tentative Tract Map No. 61105, the subdivider shall convey, or cause to be conveyed to the Newhall Ranch Sanitation District and the County Sanitation Districts of Los Angeles County an easement, to the satisfaction of the Newhall County Sanitation District and the County Sanitation Districts of Los Angeles County for the construction, operation and maintenance of the sewer.

7. The subdivider shall provide to the Public Works an annual status report throughout the construction phase of the project, until such time the new treatment plant is complete and operational, which reports the equivalent capacity units for this subdivision and the existing capacity units originating from the Newhall Ranch Specific Plan discharging into the Santa Clarita Valley Joint Sewerage System.

8. Prior to recordation of the first unit map, the subdivider shall:

   a. provide documentation demonstrating satisfactory compliance with the provisions specified in the Agreement between County Sanitation Districts Nos. 26 and 32 of Los Angeles County and the Newhall Land and Farming Company Regarding a Plan for the Coordination of Wastewater Management Facilities Relating to The Newhall Ranch Specific Plan Development, dated January 9, 2002, including documentation that the NRSD has become a party to both the Joint Administrative Agreement (JAA) and the modified Santa Clarita Valley Joint Sewerage System Agreement (SCVJSSA).

b. have approved regional sewer infrastructure plans on file with the Newhall Ranch Sanitation District or Sanitation Districts of Los Angeles County and furnished a bond, letter of credit or other acceptable means of guarantee satisfactory to the Newhall Ranch Sanitation District or Sanitation Districts of Los Angeles County for the sewer infrastructure system necessary to serve the subdivision.

9. Prior to obtaining the first Building Permit subdivider shall:

a. install and dedicate all required regional sewer infrastructure required for VTTM 61105 identified in the approved Newhall Ranch Conceptual Sewer Master Plan PC 11812AS. This infrastructure may exclude the Newhall Ranch WRP facility if its completion is not yet warranted per the Agreement between County Sanitation Districts Nos. 26 and 32 of Los Angeles County and the Newhall Land and Farming Company Regarding a Plan for the Coordination of Wastewater Management Facilities Relating to The Newhall Ranch Specific Plan Development, dated January 9, 2002 as determined by the Sanitation Districts of Los Angeles County.

JPC

Prepared by Julian Garcia Phone (626) 458-4921 Date 04-07-2011
tr61105s-rev9(rev'd 04-07-11).doc

COUNTY OF LOS ANGELES
DEPARTMENT OF PUBLIC WORKS
LAND DEVELOPMENT DIVISION - WATER
TRACT NO. 61105 (Rev.)

TENTATIVE MAP DATED 12-15-2010
EXHIBIT MAP DATED 12-15-2010

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

Prior to recordation of a Final map:

1. A "Written Verification" and supporting documents from the water supplier to indicate the availability of a "Sufficient Water Supply" as required per Section 66473.7 of the Subdivision Map Act (SB 221) shall be provided to the satisfaction of the Department of Regional Planning and Public Works prior to filing any map.

2. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings/lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.

3. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each lot.

4. Easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.

5. Depict all line of sight easements on the landscaping and grading plans.

Prior to Building Permit By Building and Safety Division:

- Prior to obtaining a building permit from the Building and Safety Office, submit landscape and irrigation plans for each commercial/multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.

JGC

Prepared by Julian Garcia Phone (626) 458-4921 Date 01-12-2011
tr61105w-rev9.doc

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

CONDITIONS OF APPROVAL FOR SUBDIVISION - UNINCORPORATED

Subdivision: TR 61105 Map Date December 15, 2010

C.U.P. _____ Vicinity 3056C

☐ **FIRE DEPARTMENT HOLD** on the tentative map shall remain until verification from the Los Angeles County Fire Dept. Planning Section is received, stating adequacy of service. Contact (323) 881–2404.

☒ Access shall comply with Title 21 (County of Los Angeles Subdivision Code) and Section 902 of the Fire Code, which requires all weather access. All weather access may require paving.

☒ Fire Department access shall be extended to within 150 feet distance of any exterior portion of all structures.

☒ Where driveways extend further than 150 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. Where topography dictates, turnarounds shall be provided for driveways that extend over 150 feet in length.

☒ The private driveways shall be indicated on the final map as "Private Driveway and Firelane" with the widths clearly depicted. Driveways shall be maintained in accordance with the Fire Code.

☒ Vehicular access must be provided and maintained serviceable throughout construction to all required fire hydrants. All required fire hydrants shall be installed, tested and accepted prior to construction.

☒ This property is located within the area described by the Fire Department as "Very High Fire Hazard Severity Zone" (formerly Fire Zone 4). A "Fuel Modification Plan" shall be submitted and approved prior to final map clearance. (Contact: Fuel Modification Unit, Fire Station #32, 605 North Angeleno Avenue, Azusa, CA 91702-2904, Phone (626) 969-5205 for details).

☒ Provide Fire Department or City approved street signs and building access numbers prior to occupancy.

☐ Additional fire protection systems shall be installed in lieu of suitable access and/or fire protection water.

☐ The final concept map, which has been submitted to this department for review, has fulfilled the conditions of approval recommended by this department for access only.

☐ These conditions must be secured by a C.U.P. and/or Covenant and Agreement approved by the County of Los Angeles Fire Department prior to final map clearance.

☐ The Fire Department has no additional requirements for this division of land.

Comments: **THE FIRE DEPARTMENT RECOMMENDS APPROVAL OF THIS PROJECT AS PRESENTLY SUBMITTED WITH THE FOLLOWING CONDITIONS OF APPROVAL. (see additional page for details)**

By Inspector: *Juan C. Padilla* Date February 22, 2011

Land Development Unit – Fire Prevention Division – (323) 890-4243, Fax (323) 890-9783

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

WATER SYSTEM REQUIREMENTS - UNICORPORATED

Subdivision No. TR 61105 Tentative Map Date December 15, 2010

Revised Report YES

☐ The County Forester and Fire Warden is prohibited from setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted. However, water requirements may be necessary at the time of building permit issuance.

☒ The required fire flow for public fire hydrants at the single family dwellings locations is **1250** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☒ The required fire flow for public fire hydrants at the detach condos/duplex locations is **1500** gallons per minute at 20 psi for a duration of 2 hours, over and above maximum daily domestic demand. 1 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☒ The required fire flow for public fire hydrants at the multi-family/commercial locations is **5000** gallons per minute at 20 psi for a duration of 5 hours, over and above maximum daily domestic demand. 3 Hydrant(s) flowing simultaneously may be used to achieve the required fire flow.

☒ The required fire flow for private on-site hydrants is **2500** gallons per minute at 20 psi. Each private on-site hydrant must be capable of flowing **1250** gallons per minute at 20 psi with two hydrants flowing simultaneously, one of which must be the furthest from the public water source.

☒ Fire hydrant requirements are as follows:

Install 217 public fire hydrant(s).

Install ____ private on-site fire hydrant(s).

☒ All hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal. All on-site hydrants shall be installed a minimum of 25' feet from a structure or protected by a two (2) hour rated firewall.
☒ Location: As per map on file with the office.
☒ Other location: ____

☒ All required fire hydrants shall be installed, tested and accepted or bonded for prior to Final Map approval. Vehicular access shall be provided and maintained serviceable throughout construction.

☐ The County of Los Angeles Fire Department is not setting requirements for water mains, fire hydrants and fire flows as a condition of approval for this division of land as presently zoned and/or submitted.

☒ Additional water system requirements will be required when this land is further subdivided and/or during the building permit process.

☐ Hydrants and fire flows are adequate to meet current Fire Department requirements.

☐ Upgrade not necessary, if existing hydrant(s) meet(s) fire flow requirements. Submit original water availability form to our office.

Comments: **The required fire hydrants shall be installed and tested or bonded for prior to Final Map clearance. The required fire flow of 5000 gpm may be reduced at which time the final design plans are submitted to the Fire Department for review as architectural drawings or revised Exhibit A as the CUP process.**

All hydrants shall be installed in conformance with Title 20, County of Los Angeles Government Code and County of Los Angeles Fire Code, or appropriate city regulations. This shall include minimum six-inch diameter mains. Arrangements to meet these requirements must be made with the water purveyor serving the area.

By Inspector *Juan C. Padilla* Date February 22, 2011

COUNTY OF LOS ANGELES
FIRE DEPARTMENT

5823 Rickenbacker Road
Commerce, California 90040

LAND DEVELOPMENT UNIT REQUIREMENTS
ADDITIONAL PAGE

Subdivision No: TR 61105 **Map Date:** December 15, 2010

TENTATIVE MAP – CONDITIONS OF APPROVAL

1 The proposed raised medians for Magic Mountain Parkway and all gated entrances on page 6 are missing. The medians shall be clearly depicted on all future road/street improvement plans and comply with the following condition of approval:
All raised center medians shall provide a break, a rolled curb, or curb depression at intervals determined by Public Works in consultation with the Fire Department. The location and distance between the median breaks will be determined by Public Works and the Fire Department during final road/street plan design. Road improvement plans must be forwarded to the Fire Department for review and approval prior to final Public Works approval for construction.

2. Flag lots shall provide a minimum paved unobstructed driveway width of 20', clear to the sky.. This driveway shall provide a reciprocal access agreement if access is shared. Compliance is required prior to Final Map clearance.

3 The Fire Department's Planning Division has approved the fire station site for this project with the following conditions:
- Developer must enter into a Memorandum of Understanding with the Fire District that includes the operational date of the station prior to the issuance of any building permits.
- Developer to construct a minimum 13,500 square foot turnkey, fully operational fire station to the Fire District's specifications. The Developer is responsible for all on-site and off-site improvements the Fire District deems necessary for the operation of the station.
- Developer to equip the station with one pumper engine and one ladder truck to the Fire District's specifications.
- All other details to be clearly defined in the Agreement between the Developer and the District.

EXHIBIT MAP – CONDITIONS OF APPROVAL

4 Fire lanes where parking is proposed shall comply with the following:
- driveway width of 34' will allow parking on one side
- driveway width of 36' will allow parking on both side

5 Buildings being served by a 26' wide Private Driveway and Fire Lane will have a height restriction not to exceed 35'. Buildings that are 35' in height or greater shall provide a minimum paved driveway width of 28'. Such driveway shall be parallel to one side of the building, preferably the longer side.

6 Divided Fire Department access shall not be less than 20ft in width, clear to the sky.

7 Clearly depict the Fire Department turnaround dimension on the final design plan. All proposed turnarounds shall be designed to accommodate the adequate Fire Department vehicle due to the size of the building and comply with the Fire Department access standards.

8 Provide a minimum No Parking clearance of 15' on each side of the required public/private fire hydrant, indicate compliance on the final design plan. The required amount of parking spaces shall be reviewed and approved by the Department of Regional Planning. Adequate signage and/or stripping shall be required prior to occupancy.

9 All proposed roundabout shall be reviewed and approved during the architectural plan review or during the CUP approval process.

10 Final access approval, including all proposed gates, for the proposed developments within the Exhibit Maps shall be further reviewed for compliance at which time the final design plans are submitted to the Fire Department for review as architectural drawings during the building permit process or revised Exhibit A as the CUP process.

11 Fire hydrants location for the proposed development within the Exhibit Maps will be determined at which time the final design plans are submitted to the Fire Department for review as architectural drawings during the building permit process or revised Exhibit A as the CUP process.

By Inspector: *Juan C. Padilla* Date: February 22, 2011

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"
Russ Guiney, Director

May 3, 2011

Mr. Sam Dea
Supervising Regional Planner
Special Projects Section
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Mr. Dea:

VESTING TENTATIVE TRACT MAP 61105
PARK CONDITIONS OF MAP APPROVAL
Regional Planning Map dated December 15, 2010
January 13, 2011 Subdivision Committee Meeting

These are primarily park conditions; trail and Landscaping and Lighting Act District (LLAD) conditions may be submitted under separate cover. The basic Quimby park land obligation is 27.33 net acres (maximum slope 3%). As shown on the attached Quimby Obligation Report and Worksheet, the park obligation of this development will be met by providing the following approximate acreages: private parks (14.4 acres), trails (9.3 acres), river corridor (21.3 acres), and developed public park land (25.0 acres) to the County, including a 20.0 net-acre community park (Lot 469) and a 5.0 net-acre neighborhood park (Lot 612). For detailed requirements for pre-public hearing submittals referenced in the following conditions, please refer to the ***Public Park Checklist of Required Submittals*** attached to this report.

1. Lot 469, Community Park. Provide a 20.00 net-acre (maximum slope 3%) "Community Park" on Lot 469, consistent with the layout shown on page 20 of the "Site Plan – Exhibit Map" to the tentative map and with the schematic design approved by the Department's Design Review Committee on April 15, 2010. The park shall include the following: park restrooms (with a drinking fountain, storage room for baseball equipment, and a park office); informal seating area and "park plaza" seating; one (1) youth baseball field with overlay soccer field; one (1) baseball field; park entry monument; children's play area; two (2) hard courts (lighted, for either tennis or basketball); locking gates; 110-space parking lot with ADA parking spaces; themed rail fencing; ADA accessible internal pathways (sidewalks); landscaping, irrigation, drainage and utilities. In addition, trees and tree wells shall be placed adjacent to the office building, and between the parking area and the children's play area. The modifications to the park layout made to accommodate an adjacent spineflower preserve are consistent with the project scope for the park and the revised boundary is acceptable to the Department. The Department may comment and request revisions to the park plan relating to grading, plant and site materials, site furnishings, etc., and will do so during the Design Development phase. The overall layout and park boundary are acceptable to the Department.

2. Subdivider shall commence construction of the Community Park prior to pulling the 3,041st residential building permit and complete park construction and convey the

park to the County prior to pulling the 3,812th residential building permit or 20 months after commencing park construction, whichever comes first. Commencing when the first residential building permit is issued, Subdivider shall submit monthly reports to the Department that identify for each unit map the number of residential units for which building permits were issued ("permitted units") for the month and cumulative to date, and which relate permitted units to owner, building number, building type (e.g., single family home, condominium, apartment) and lot number. The monthly reports are due on the first Tuesday of each month until the Community Park is conveyed to the County. Failure to provide the Department with a report or to convey the park to the County by the time the 3812th building permit is issued will result in the Department requesting the Department of Public Works to withhold further issuance of residential building permits until the respective report is received or the Community Park is conveyed to the County.

3. Lot 612, Neighborhood Park. Provide a 5.0 net-acre (maximum slope 3%) "Neighborhood Park" on Lot 612, consistent with the layout shown on page 2 of the "Site Plan – Exhibit Map" to the tentative map and with the schematic design approved by the DRC at its March 30, 2006 meeting. The park shall include the following: an open turf play field with overlay soccer fields; five (5) (including 3 ADA) picnic tables; pre-school (ages 2-5) play area; group picnic shelter; park entry monument; parking lot (10 spaces); park restroom with drinking fountain; trash enclosure; bollard vehicular control at maintenance road; basketball court; bluff edge rail fencing; 2 view overlook areas with bench seating; landscaping, irrigation, and drainage; internal pathway (sidewalk); 16-foot DWP maintenance road (concrete surface); and utilities.

4. Subdivider shall commence construction of the Neighborhood Park prior to pulling the 1,545th residential building permit and complete park construction and convey the park to the County prior to pulling the 1,985th residential building permit or 20 months after commencing park construction, whichever comes first. Commencing when the first residential building permit is issued, Subdivider shall submit monthly reports to the Department that identify for each unit map the number of residential units for which building permits were issued ("permitted units") for the month and cumulative to date, and which relate permitted units to owner, building number, building type (e.g., single family home, condominium, apartment) and lot number. The monthly reports are due on the first Tuesday of each month until the Community Park is conveyed to the County. Failure to provide the Department with a report or to convey the park to the County by the time the 1,985th residential building permit is issued will result in the Department requesting the Department of Public Works to withhold further issuance of residential building permits until the respective report is received or the Neighborhood Park is conveyed to the County.

5. Coordinate the quit claim of all recorded easements affecting the proposed public park sites with the Chief Executive Office Real Estate Division (CEORED).

6. Prior to approval of the grading plan for the Community Park, currently Lot 469 of VTTM 61105 dated December 15, 2010 ("the map"), Subdivider shall provide the

Department and Public Works with a recorded copy of the quitclaim deed from Southern California Edison to Newhall Land relinquishing all rights stated in the easement identified by notation #53 and #119 on said map.

7. Provide the Community Park and Neighborhood Park (collectively "the public parks") with the following "off-site" park improvements: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities if applicable, street paving, traffic control devices, public trees, public streets and sidewalks for the parks. Utility types, sizes, and locations shall be to the satisfaction of the Department. Utilities shall include water meter and utility lines (electricity, gas, sewer, and telephone).

8. Whenever these conditions require the Subdivider to enter into a Park Development Agreement (PDA) and to posts bonds (Faithful Performance; Labor and Materials) with the Department and to submit a Park Delivery Schedule:
   a. the PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on August 8, 2006;
   b. the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW) and the Department may require them to be updated prior to construction commencement if contracted construction costs change; and
   c. the Park Delivery Schedule shall use the critical path method (CPM), identify the design development phase and the various stages of construction document development, include all submittals, reviews, and approvals required by said phase/stages; permits; park construction commencement and completion dates identified as milestones; tests, inspections, and sign-offs; preparation and review time for the park deed, ALTA title policy and survey; and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update the Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to the Department on the first County business day of each month. If as a result of these monthly schedule updates it appears that the Park Delivery Schedule does not comply with the critical path, the Subdivider shall submit a Recovery Schedule as a revision to the Park Delivery Schedule showing how all work will be completed within the period for park delivery. In the event Subdivider fails to comply with any submittal required by this condition, the Department shall give written notice to Subdivider describing such breach. If Subdivider fails to cure said breach, the Department may do one or both of the following: (1) withhold further clearance of final maps which contain residential units and (2) request the Department of Public Works to withhold further issuance of residential building permits until the required submittal is made. Notice shall be deemed given when sent by Certified Mail, postage prepaid or by reliable over-night courier to Subdivider's address set forth in the PDA.

9. Whenever a final map having multiple residential units on one or more lots is submitted to the Department for clearance, it shall be accompanied by a letter/table

signed by the engineer of record identifying each residential lot by the number and amount of residential units organized into the following categories:

a. Single-family (SF) detached units (includes detached condominium product);
b. Multi-family dwelling units, <5 units per building (duplex-, tri-plex-, four-plex-, and town-home product types, condominiums and apartments); and
c. Multi-family dwelling units, 5 or more units per building (townhomes, condominiums, apartments).

10. Prior to the Department clearing the unit map where the park(s) are located, Subdivider shall provide DPW with the following to obtain DPW Geotechnical and Materials Engineering Division's recommendation that DPW Land Development Division approve the final map:

    a. Documentation showing that the limits of environmental concerns identified in the Phase I Environmental Site Assessment Reports for the public parks have been adequately defined and properly mitigated to an extent compatible with each site's intended use as a park.

    b. Construction-Site Plan approval from the State of California Division of Oil, Gas and Geothermal Resources for the abandonment and/or re-abandonment of the oil wells located within the proposed public park sites.

    c. Regulatory approval from the County of Los Angeles Fire Department, Health Hazardous Materials Division, Site Mitigation Unit for the sites as proposed public parks.

11. The covenants, conditions and restrictions (CC&Rs) shall require the private park/recreational lots to be used for park and/or recreational purposes only and to be owned, operated, and maintained by the homeowner's association ("Association") or other similar entity. The unitized map where these facilities occur shall contain a notation restricting residential construction on the park and/or recreation center lots and each private park/recreational lot shall be clearly identified and labeled on the condominium plan and/or final unitized map. Prior to the Department clearing the first unitized map where these facilities occur, Subdivider shall deliver the final version of the CC&Rs, along with a letter stating that the CC&Rs will be recorded after the recordation of the final map and approval by the Department of Real Estate. Recorded copies of the CC&Rs shall be delivered to: County of Los Angeles Department of Parks and Recreation, 510 S. Vermont Avenue, Room 201, Attention: Chief of Planning, Los Angeles, CA, 90020. No Quimby credit will be given for improvements to private parks/recreational lots.

12. Subdivider may elect to receive Quimby credit for the public park improvements, excluding "off-site" park improvements, by giving the Department written notification thirty (30) days prior to SUBDIVIDER's Notice of Construction Commencement for the respective public park.

13. A carry forward of Quimby credit from Tract 61105 to any other approved subdivision within the Newhall Ranch *Specific Plan* Area shall not result in a reimbursement to Subdivider from the County's Quimby funds or a return by the County to Subdivider of any public park land previously conveyed to County for Subdivider's Newhall Ranch *Specific Plan* Area Quimby obligation.

14. Submit park plans and specifications to the Department for review and approval during the design development stage, fifty percent (50%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications and a grading plan (scale 1 inch = 40 feet or as required by the Department) shall be submitted to the Department concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings. Plan submittals shall be made by giving the Department three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD 2006 format. The Department shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If the Department does not respond within said time period, the submittal shall be deemed approved by the Department. Any corrections or changes made by the Department during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for the Department's approval of the next said stage unless it is determined that the change is significant whereas the construction document would be resubmitted prior to permission by Department for SUBDIVIDER to proceed with the next stage. The public parks shall be developed in accordance with the *Specific Plan* park improvement plans approved by the Department, using standard construction activities and responsible contractors licensed by the State of California to perform this type of work. Sole responsibility for completion of the park improvements, and payment of all costs incurred, lies with the Subdivider.

15. Obtain all applicable jurisdictional approvals, comply with all applicable federal, state, and local laws, rules, codes, and regulations; obtain, coordinate and pay for all studies, permits, fees and agency inspections required to design and build the park; provide one (1) copy of all studies, permits, inspection reports, and written approvals to the Department's representative; provide the County with certification that the playgrounds constructed in the public parks meet American Society for Testing and Materials (ASTM) standards, United States Consumer Product Safety Commission (USCPSC) standards, and all State of California accessibility playground guidelines.

16. Provide the Department with written Notice of Construction Commencement for each public park site. Construction Commencement is defined as when the Subdivider starts precise grading and/or installing utilities for the Neighborhood Park or the Community Park. The Construction Phase is defined as the period of time from said notice to the date the Department issues its Notice of Acceptance of Completed Park Improvements, inclusive of the 90-day plant establishment period. Upon completing park construction, and obtaining final sign off from DPW on all code compliance issues, notify the Department in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, Department shall

inspect the park and reasonably determine whether or not the park improvements have been constructed in accordance with the construction documents, and to a level of quality and workmanship for the Department to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, Department shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the Department to issue its Notice of Acceptance of Completed Park Improvements, or issuance of said notice will be delayed until the items on the list are corrected.

17. Designate and identify a project manager who will oversee design and construction of the public parks. The project manager shall communicate by providing written documentation via facsimile or mail to County's representative and abide by County's requirements and direction to ensure acceptable park completion; provide the County with reasonable access to the public park sites and the park improvements for inspection purposes and at a minimum initiate and coordinate the following inspections and approvals during the course of construction with not less than two County business days advanced notice of any request for inspection or approval: (1) contractor orientation/pre-construction meeting; (2) construction staking and layout; (3) progress/installation inspections to be scheduled on a weekly basis or as required to insure conformance with construction documents; (4) irrigation mainline and equipment layout; (5) irrigation pressure test; (6) irrigation coverage test; (7) weed abatement after abatement cycle, to review degree of kill; (8) plant material approval; (9) plant material/Hydroseed/pre-maintenance inspection; (10) substantial completion and commencement of maintenance period; (11) final walk through and acceptance. Continued work without inspection and approval shall make Subdivider and its subcontractors solely responsible for any and all expenses incurred for required changes or modifications. County reserves the right to reject all work not approved in conformance with this condition.

18. Upon Department's Notice of Acceptance of Completed Park Improvements, provide the Department with two (2) sets of record drawings, maintenance manuals, and irrigation controller charts, and contact information for utility companies and utility account codes in order for the Department to request timely transfer of utilities serving each respective public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD 2006 format.

19. Convey the public parks by recordable grant deeds showing the fee vested with the County of Los Angeles, and free of all encumbrances except those that do not interfere with the use of the property for park or recreational purposes. Subdivider's designated title company shall provide the County with an ALTA title policy and shall record each respective park deeds simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for each respective park, and shall deliver the recorded deeds to the Chief Executive Office Real Estate Division, Property Management Section, 222 South Hill Street, Third Floor, Los Angeles, CA 90012.

20. Any major change proposed by the Subdivider to either public park's size (not more than 2 acres variance), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic designs approved at the March 30, 2006 meeting of the Department's Design Review Committee, shall be deemed a revision of the tentative tract or parcel map and shall require the filing of a revised map, as described in Los Angeles County Code Section 21.62.030.

Please contact me at (213) 351-5117 if you have any questions regarding this matter.

Sincerely,

James Barber, Section Head
Land Acquisition and Development Section

JB:CL 61105 DRPmd 12.15.10 scm 01.13.11

Attachments
Park Obligation Report and Worksheet
Public Park Checklist of Required Submittals

c: F. Gonzales, N.E. Garcia, J. McCarthy (Parks and Recreation)
Roger Hernandez (CEO-RED)

LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION REPORT

Tentative Map # 61105	DRP Map Date: 12/15/2010	SCM Date: 01/13/2011	Report Date: 01/10/2011
Park Planning Area # 35A	NEWHALL / VALENCIA		Map Type: REV. (REV RECD)

Total Units 4,055 = Proposed Units 4,055 + Exempt Units 0

Sections 21.24.340, 21.24.350, 21.28.120, 21.28.130, and 21.28.140, the County of Los Angeles Code, Title 21, Subdivision Ordinance provide that the County will determine whether the development's park obligation is to be met by:

1) the dedication of land for public or private park purpose or,
2) the payment of in-lieu fees or,
3) the provision of amenities or any combination of the above.

The specific determination of how the park obligation will be satisfied will be based on the conditions of approval by the advisory agency as recommended by the Department of Parks and Recreation.

Park land obligation in acres or in-lieu fees:

ACRES:	27.33
IN-LIEU FEES:	$8,121,929

Conditions of the map approval:

The park obligation for this development will be met by:

The dedication of 25.00 acres for public park purposes.
Provide 45.00 acres for private park purposes.
Conditions of approval attached to report.

Trails:

See also attached Trail Report.

Please contact Clement Lau at (213) 351-5120 or Sheela Mathai at (213) 351-5121, Department of Parks and Recreation, 510 South Vermont Avenue, Los Angeles, CA 90020 for further information or to schedule an appointment to make an in-lieu fee payment.

For information on Hiking and Equestrian Trail requirements, please contact the Trails Coordinator at (213) 351-5134.

By: James Barber

James Barber, Land Acquisition & Development Section

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LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION

PARK OBLIGATION WORKSHEET

Tentative Map # 61105	DRP Map Date: 12/15/2010	SMC Date: 01/13/2011	Report Date: 01/10/2011
Park Planning Area # 35A	NEWHALL / VALENCIA		Map Type: REV. (REV RECD)

The formula for calculating the acreage obligation and or In-lieu fee is as follows:

(P)eople x (0.003) Ratio x (U)nits = (X) acres obligation

(X) acres obligation x RLV/Acre = In-Lieu Base Fee

Where: P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the 2000 U.S. Census*. Assume * people for detached single-family residences; Assume * people for attached single-family (townhouse) residences, two-family residences, and apartment houses containing fewer than five dwelling units; Assume * people for apartment houses containing five or more dwelling units; Assume * people for mobile homes.

Ratio = The subdivision ordinance provides a ratio of 3.0 acres of park land for each 1,000 people generated by the development. This ratio is calculated as "0.0030" in the formula.

U = Total approved number of Dwelling Units.

X = Local park space obligation expressed in terms of acres.

RLV/Acre = Representative Land Value per Acre by Park Planning Area.

Total Units 4,055 = Proposed Units 4,055 + Exempt Units 0

	People*	Ratio 3.0 Acres / 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.23	0.0030	351	3.40
M.F. < 5 Units	2.29	0.0030	904	6.21
M.F. >= 5 Units	2.11	0.0030	2,800	17.72
Mobile Units	1.74	0.0030	0	0.00
Exempt Units			0	
			Total Acre Obligation =	27.33

Park Planning Area = 35A NEWHALL / VALENCIA

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@(0.0030)	27.33	$297,180	$8,121,929

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit	Land
605,606,607,608	River Corridor	212.60	10.02%	21.30	Private
	Trails	9.30	100.00%	9.30	Private
424	Private Rec. Center	4.60	100.00%	4.60	Private
469	Public Park	20.00	100.00%	20.00	Public
526	Private Rec. Center	6.90	100.00%	6.90	Private
527	Private Park	2.90	100.00%	2.90	Private
612	Public Park	5.00	100.00%	5.00	Public
			Total Provided Acre Credit:	70.00	

Acre Obligation	Public Land Crdt.	Priv. Land Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
27.33	25.00	45.00	-42.67	$297,180	$0

Los Angeles County Department of Parks and Recreation

SUBDIVISION MAP REVIEW
TENTATIVE MAP STAGE – PRE-PUBLIC HEARING
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS

When proposing a public park, please submit the following items to the Department of Parks and Recreation (Department) for the Department's clearance for the public hearing stage. Include an electronic file (PDF) for each submittal:

☐ PARK SITE GRADING PLAN – Provide a small scale (1" = 40') drawing that shows park lot boundary lines and the proposed limits of grading to achieve the level (net acreage: maximum slope 3%) pad upon which the park will be developed. Note the net acreage, the park's lot number, and identify land use adjacent to the park lot. Include a vicinity map insert showing the park in context to the subdivision and the subdivision's surrounding area. This submittal will be used by the Department when developing the Facility Program that will be given to the Subdivider to base the park's schematic design on.

☐ PARK SCHEMATIC DESIGN – Schematic design at scale 1" = 40' for proposed park(s) showing proposed improvements, their relationships, and space requirements. Submit this plan on sheets 24" x 36" in size or larger and include the following information:

- Gross Acreage Notation;
- Net Acreage (maximum slope 3%) Notation and limits of grading line for net acreage;
- Park Site(s) Lot Number(s)
- Park Lot Boundary Lines;
- Layout of Park Improvements;
- Owner and Consultant/Designer Information and Drawing Date;
- Pertinent topographical features;
- Hazard Zone Information (flood plains, seismic set back zones etc.);
- Easements(s) or Rights-of-Way Lines (including conservation easements) – existing and proposed;
- Trails and Staging Area(s);
- Names of Adjacent Streets;
- Graphic Scale (1" = 40');
- North Arrow; and
- Legend of Improvements and Symbols;
- Parking Space Calculation Table showing: 1) total number of parking spaces required by Section 22.52.1175 of the Los Angeles County Code; 2) total number of parking spaces provided; and 3) number of handicapped accessible spaces.

The Park Schematic Design must be reviewed and approved by the Department's Design Review Committee (DRC).

☐ **PARK EXHIBIT MAP (include as sheet to the Tentative Map/C.U.P Exhibit A): This is the DRC-approved Schematic Design converted into a line—preferably CAD—drawing.**

☐ **PHASING MAP, EXHIBIT & TABLE (include as a sheet to the Tentative Map)** – Map must show each phase and related unit map numbers. Include a table which shows for each unit map, the number of residential units in column form for each of the following categories:

- Single-family detached;
- Multi-family dwelling units, less than 5 units per building;
- Multi-family dwelling units, 5 or more units per building;
- Total number of residential units in each column category; and
- Cumulative total for all units combined (phase-to-phase running total amount of units), and projected recordation dates of each unit map.

Los Angeles County Department of Parks and Recreation

SUBDIVISION MAP REVIEW
TENTATIVE MAP STAGE – PRE-PUBLIC HEARING
PUBLIC PARK CHECKLIST OF REQUIRED SUBMITTALS

- ☐ **SCHEMATIC DESIGN LEVEL COST ESTIMATE** – Provide schematic design level cost estimate to design and build the proposed park(s).

- ☐ **PHASE I ENVIRONMENTAL SITE ASSESSMENT (ESA)** – Submit one (1) hardcopy of the ESA and a CD-ROM containing the report. The ESA must:
  - Be prepared for each proposed public park site by a State of California Registered Professional Geologist or Registered Civil Engineer;
  - Meet all current Environmental Protection Agency (EPA) requirements;
  - Meet ASTM E1527-05 or current standards; and
  - Be less than one year old.

  Submit copies of all existing Phase I, Phase II ESAs, and Phase III Site Remediation Reports for each park site and/or for the proposed land subdivision.

- ☐ **GEOTECHNICAL REPORT** – The Department will request Public Works' Geotechnical and Engineering Division to review the geotechnical report that the applicant submits to Public Works to determine the geotechnical stability of each proposed park site.

- ☐ **PRELIMINARY TITLE REPORT** – Submit a preliminary title report on the park site(s) and copies of all existing easements affecting the park site.

- ☐ **COPIES OF ALL EASEMENT DOCUMENTS AFFECTING PARK SITE(S)** – Submit copies of all recorded easements or other encumbrances affecting the proposed park site(s) with a notation on the Park Exhibit Map stating Subdivider's intent to coordinate the quit claim of particular easements with the Chief Executive Office's Real Estate Division.

- ☐ **LETTER FROM SCHOOL DISTRICT** (if applicable) – Submit a letter from the school district serving the proposed subdivision that certifies that the school sited adjacent to the proposed public park can meet its recreational requirement without using land dedicated for park purposes.

COUNTY OF LOS ANGELES

DEPARTMENT OF PARKS AND RECREATION

"Creating Community Through People, Parks and Programs"

Russ Guiney, Director

January 13, 2011

TO: Ms. Carolina Blengini, Planner
Land Divisions Section
Regional Planning

FROM: Mr. Frank Moreno, Section Head
Planning and Trails Research
Parks and Recreation

SUBJECT: **NOTICE OF TRAIL CONDITIONS FOR VESTING TENTATIVE TRACT MAP #61105 MAP STAMPED BY REGIONAL PLANNING ON DECEMBER 15, 2010**

The Department of Parks and Recreation (Department) has completed the review of VTTM #61105. The proposed #71 Santa Clara River Trail alignment as shown on map is approved. The Department requires applicant to provide a sixteen (16) foot wide trail easement at recordation of final map.

Because of the necessity to show the trail alignment as it pertains to topographical lines, all information pertaining to trail requirements must be shown on the tentative map, prior to final map.

The map is approved with the following conditions, prior to final map recordation.

Trail Specific Conditions

1. Dedications and the exact following language must be shown for trail dedications on each phase of final map recordation containing said trail(s):

   a. Title Page: We hereby dedicate to the County of Los Angeles a sixteen (16) foot wide easement for multipurpose (equestrian, bicycling, and hiking) purposes, designated as the Santa Clara River Trail, estimated length of 600 linear feet

   b. If a waiver is filed, a Plat Map depicting the trail alignment must accompany the waiver.

2. Prior to final map, a covenant shall be recorded for a trail easement reservation on offsite property owned by Newhall Land and Farming Company (APN 2826-003-031 & 2826-004-040). This covenant will include language agreeable to the

Department's Planning and Trail Research Section representatives describing the reservation of a sixteen (16) foot wide trail easement to be jointly used by the Los Angeles County Department of Public Works, County of Los Angeles Sanitation District, Los Angeles County Department of Parks and Recreation, and yet to be named utility companies. The covenant will also describe that any future trail easement will be subordinate to any future utility easements.

3. Commerce Center Drive Bridge will provide a minimum trail height clearance of twelve (12) feet.

If you have any questions or comments, please contact Frank Moreno, Planning and Trails section Manager at (213) 351-5136.

c: Corey Harpole, & Fred Macmurdo (Newhall Land)
James Barber, Robert Ettleman, (Parks and Recreation)

COUNTY OF LOS ANGELES
Public Health

JONATHAN E. FIELDING, M.D., M.P.H.
Director and Health Officer

JONATHAN E. FREEDMAN
Chief Deputy Director

ANGELO J. BELLOMO, REHS
Director of Environmental Health

ALFONSO MEDINA, REHS
Director of Environmental Protection Bureau

KEN HABARADAS, M.S., REHS
Environmental Health Staff Specialist
5050 Commerce Drive
Baldwin Park, CA 91706
TEL (626) 430-5280 • FAX (626) 960-2740

www.publichealth.lacounty.gov

BOARD OF SUPERVISORS

Gloria Molina
First District

Mark Ridley-Thomas
Second District

Zev Yaroslavsky
Third District

Don Knabe
Fourth District

Michael D. Antonovich
Fifth District

Tract Map No. 61105

Vicinity: Newhall

Vesting Tentative Tract Map Date: December 15, 2010 (9th Revision)

The Los Angeles County Department of Public Health – Environmental Health Division recommends approval of **Vesting Tentative Tract Map 61105** with the following conditions:

1. Potable water will be supplied by the Valencia Water Company.

2. Sewage disposal will be provided through the public sewer and wastewater treatment facilities of the Los Angeles County Sanitation District No. 32 and Newhall Ranch WRP as proposed.

3. Prior to installation of any reclaimed water infrastructure, the developer shall obtain the necessary approvals from the Department's Cross Connection and Water Pollution Control Program (626) 430-5290.

Any change to the method of sewage disposal and approved source of potable water supply shall invalidate this approval.

Prepared by: _____ Phone No: (626) 430-5382 Date: January 5, 2011
Ken Habaradas

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

SEP 23 2010

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

September 16, 2010

Carolina Blengini, Principal Regional Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Blengini:

OAK TREE PERMIT #2005-00032, EASTERLY TERMINUS OF MAGIC MOUNTAIN PARKWAY, SANTA CLARITA

We have reviewed the "Request for Oak Tree Permit #2005-00032." The project is located at easterly terminus of Magic Mountain Parkway in an unincorporated area of Santa Clarita. The Oak Tree Report is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the document on file by Impact Sciences, the consulting arborist, dated August 2010.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of $2000. Such fees shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of

approval. The above fees provide for one (1) preconstruction meeting required to determine fencing placement in order to secure the protected zone of all remaining Oak trees and inspection of temporary fencing before the commencement of any construction. This grant requires a subsequent five (5) year monitoring period requiring inspections until the conditions of approval have been met. The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant. The arborist shall also submit a written report on permit compliance upon completion of the work required by this grant. The report shall include a diagram showing the exact number and location of all mitigation trees planted as well as planting dates.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chainlink fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. Fencing placement shall be determined at the required preconstruction meeting. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review. All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows the removal of eleven (11) trees of the Oak genus identified as trees numbered; 3H, 4, 5, 6, 29H, 84H, 85, 86, 152, 152, 154 on the applicant's site plan and Oak Tree Report. Three (3) *Quercus lobata* removals are indentified as being Heritage (with an H after the tree number) having a diameter greater than 36 inches.

   This grant allows encroachment within the protected zone of 2 (two) trees of the Oak genus *Quercus lobata* identified as trees numbered 42 and 43 on the applicant's site plan and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools.

Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. Should additional oak trees grow into ordinance size within the duration of this permit, removal, encroachment or other impacts shall be included into the conditions of this permit to ensure proper mitigation. In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) and a rate of ten to one (10:1) for Heritage tree removal for a total of fourty-six (46) mitigation trees. The permittee shall provide mitigation trees of the Oak genus at the same rate for any tree specified above that dies as a result of the approved encroachments.

11. Each mitigation tree shall be of the same species of Oak as was removed and be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible; the combined diameter of the two (2) largest stems of such trees shall measure a minimum of one (1) inch in diameter one (1) foot above the base.

12. Mitigation trees shall consist of indigenous varieties at a rate of forty (40) *Quercus lobata*, two (2) *Quercus berberidifolia*, and four (4) *Quercus lobata berberidifolia hybrid* grown from a local seed source.

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the

specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within five (5) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,

MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

MYT:jl

Enclosure

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 880-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

January 27, 2011

Carolina Blengini, Regional Planning Assistant
Department of Regional Planning
Land Divisions Section
320 West Temple Street
Los Angeles, CA 90012

Dear Ms. Blengini:

REVISED OAK TREE PERMIT #2005-00043, MISSION VILLAGE PROJECT, VTTM#061105, SANTA CLARITA VALLEY

We have reviewed the project related changes for Oak Tree Permit #2005-00043 located south of State Route 126 and the Santa Clara River and west of I-5 and Six Flags Magic Mountain in an unincorporated area of the Santa Clarita Valley. The Oak Tree Report revision is accurate and complete as to the location, size, condition and species of the Oak trees on the site. The term "Oak Tree Report" refers to the documents on file by Impact Sciences, Inc., the consulting arborist dated December 2006 with corrections November 26, 2007, March 2010, and the latest changes submitted December 23, 2010.

We recommend the following as conditions of approval:

OAK TREE PERMIT REQUIREMENTS:

1. This grant shall not be effective until the permittee and the owner of the property involved (if other than the permittee), have filed at the office of the Department of Regional Planning their affidavit stating that they are aware of and agree to accept all conditions of this grant. Unless otherwise apparent from the context, the term "permittee" shall include the applicant and any other person, corporation or other entity making use of this grant.

2. The permittee shall, prior to commencement of the use authorized by this grant, deposit with the County of Los Angeles Fire Department a sum of $7000. Such fees shall be used to compensate the County Forester $100 per inspection to cover expenses incurred while inspecting the project to determine the permittee's compliance with the conditions of approval.

   The above fees provide for one (1) pre-construction meeting required to determine fencing placement in order to secure the protected zone of all remaining Oak trees, inspection of temporary fencing prior to the commencement of any construction and a subsequent five (5) year monitoring period requiring inspections until the conditions of approval have been met.

   The Director of Regional Planning and the County Forester shall retain the right to make regular and unannounced site inspections.

3. Before commencing work authorized or required by this grant, the consulting arborist shall submit a letter to the Director of Regional Planning and the County of Los Angeles Fire Department, Forestry Division stating that he or she has been retained by the permittee to perform or supervise the work, and that he or she agrees to report to the Director of Regional Planning and the County Forester any failure to fully comply with the conditions of the grant.

4. The permittee shall arrange for the consulting arborist or a similarly qualified person to maintain all remaining Oak trees on the subject property that are within the zone of impact as determined by the County Forester for the life of the Oak Tree Permit or the Conditional Use Permit.

5. The permittee shall install temporary chain link fencing, not less than four (4) feet in height, to secure the protected zone of all remaining Oak trees on site as necessary. The fencing shall be determined at the pre-construction meeting with the retained arborist, county forester and the on-site project supervisor. The fencing shall be installed prior to grading or tree removal, and shall not be removed without approval of the County Forester. The term "protected zone" refers to the area extending five (5) feet beyond the dripline of the Oak tree (before pruning), or fifteen (15) feet from the trunk, whichever is greater.

6. Copies of the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval shall be kept on the project site and available for review.

   All individuals associated with the project as it relates to the Oak resource shall be familiar with the Oak Tree Report, Oak tree map, mitigation planting plan and conditions of approval.

PERMITTED OAK TREE REMOVAL AND ENCROACHMENT:

7. This grant allows for the removal of a total of one hundred and forty-three (143) trees of the Oak genus. One hundred twenty-six (126) are Coast Live Oak (*Quercus agrifolia*) and identified as trees numbered: 169, 170, 171, 172, 173, 175, 176, 179, 180, 181, 182, 183, 184, **185***,186, 189, 190, 191, 192, 197, 214, 218, 219, 220, 241, 242, **255***, 396, 397, 398, 400, 401, 434, 511, 512, 513, 514, 515, 516, 523, 524, 525, 592, 604, 605, 606, 607, 608, 609, 610, **611***, 626, 627, 796, 797, 798, 799, 800, 801, 802, 803, 805, 806, 813, 814, 822, 824, 825, 826, 828, 829, 851, 853, 854, **856***, 863, **865***, 867, 868, 869, 870, 871, 926, 927, 928, 929, 930, 931, 958, 2246, 2424, 4118, 4122, 4123, 4124, 4161, 4172, 4174, 4175, 4176, 4177, 4178, 4179, 4180, 4181, 4182, 4183, 4214, 4215, 4216, 4217, 4218, 4219, 4296, 4297, 4298, 4299, 4327, **4328***,4329, 4330, **4331***, 4334, 4363, 4376 and 4377. There are twelve (12) Valley Oak (*Quercus lobata*) numbered: 7, 713, **714***, 716, 717, 4333, 4341, 4342, 4343, 4344, 4351, and 4361, four (4) Scrub Oak (*Quercus berberidifolia)* numbered: 762, 2461, 4366, and 4368 and one (1) (*Quercus Macdonaldii)* a hybrid of valley oak and scrub oak, numbered 761 to be removed. Eight (8) oak removals have been identified as **Heritage*** (in bold with an asterisk *) having a diameter greater than 36 inches.

   This grant allows encroachment within the protected zone of fifty (50) trees of the Oak genus. There are forty-six (46) (*Quercus agrifolia*) encroachments identified as Tree Numbers: 139, 161, 164, 165, 166, 167, 168, 225, 243, 254, 612, 807, 816, 817, 818, 819, 823, 845, 855, 862, 893, 894, 895, 896, 932, 957, 961, 962, 2320, 2325, 2354, 4111, 4184, 4200, 4273, 4300, 4307, 4308, 4309, 4310, 4311, 4312, 4321, 4322, 4325, and 4326. There are two (2) (*Quercus lobata*) 4345 and 719 and two (2) (*Quercus berberidifolia)* 659 and 2458 on the applicant's site plan map and Oak Tree Report. Trenching, excavation, or clearance of vegetation within the protected zone of an Oak tree shall be accomplished by the use of hand tools or small hand-held power tools. Any major roots encountered shall be conserved to the extent possible and treated as recommended by the consulting arborist.

8. If any oak grows into ordinance size given the duration of this permit, removals, encroachments or any additional impacts shall be inclusive within this permit to ensure proper mitigation.

   In addition to the work expressly allowed by this permit, remedial pruning intended to ensure the continued health of a protected Oak tree or to improve its appearance or structure may be performed. Such pruning shall include the removal of deadwood and stubs and medium pruning of branches two-inches in diameter or less in accordance with the guidelines published by the National Arborist Association. Copies of these guidelines are available from the County of Los Angeles Fire Department, Forestry Division. In no case shall more than 20% of the tree canopy of any one tree be removed.

9. Except as otherwise expressly authorized by this grant, the remaining Oak trees shall be maintained in accordance with the principles set forth in the publication, "Oak Trees: Care and Maintenance," prepared by the County of Los Angeles Fire Department, Forestry Division. A copy of the publication is enclosed with these conditions.

MITIGATION TREES:

10. The permittee shall provide mitigation trees of the Oak genus at a rate of two to one (2:1) trees for each tree removed and a rate of ten to one (10:1) for each Heritage tree removed for a total of 350 mitigation trees.

11. Mitigation trees shall be at a rate consistent with the species of oak removed. There shall be three hundred eight (308) *Quercus agrifolia*, two (2) *Quercus macdonaldii*, eight (8) *Quercus berberidifolia*, thirty two (32) *Quercus lobata* required as mitigation for the removal of a sum total of three hundred fifty oak trees. Mitigation trees shall consist of indigenous varieties grown from a local seed source.

12. Each mitigation tree shall be at least a 15-gallon specimen in size and measure one (1) inch or more in diameter one (1) foot above the base. Free form trees with multiple stems are permissible provided the combined diameter of the two (2) largest stems of such trees measure a minimum of one (1) inch in diameter one (1) foot above the base.

13. Mitigation trees shall be planted within one (1) year of the permitted Oak tree removals. Additional mitigation trees shall be planted within one (1) year of the death of any tree, which results from its permitted encroachment. Mitigation trees shall be planted either on site or at an off-site location approved by the County Forester. Alternatively, a contribution to the County of Los Angeles Oak Forest Special Fund may be made in the amount equivalent to the Oak resource loss. The contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

14. The permittee shall properly maintain each mitigation tree and shall replace any tree failing to survive due to a lack of proper care and maintenance with a tree meeting the specifications set forth above. The five-year maintenance period will begin upon receipt of a letter from the permittee or consulting arborist to the Director of Regional Planning and the County Forester indicating that the mitigation trees have been planted. The maintenance period of the trees failing to survive five (5) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

    The retained Arborist shall submit at the end of each year an annual monitoring report. This report shall include all performance standards in this oak permit. The report will include a diagram showing the exact number and locations of all mitigation trees planted and describe their health, planting dates, any mortality, re-planting and mitigation timeframes relating to permit compliance.

15. All mitigation Oak trees planted as a condition of this permit shall be protected in perpetuity by the Los Angeles County Oak Tree Ordinance once they have survived the required five (5) year maintenance period.

NON-PERMITTED ACTIONS AND VIOLATIONS:

16. Encroachment within the protected zone of any additional tree of the Oak genus on the project site is prohibited.

17. Should encroachment within the protected zone of any additional tree of the Oak genus on the project site not permitted by this grant result in its injury or death within five (5) years, the permittee shall be required to make a contribution to the Los Angeles County Oak Forest Special Fund in the amount equivalent to the Oak resource damage/loss. Said contribution shall be calculated by the consulting arborist and approved by the County Forester according to the most current edition of the International Society of Arboriculture's "Guide for Plant Appraisal."

18. No planting or irrigation system shall be installed within the dripline of any Oak tree that will be retained.

19. Utility trenches shall not be routed within the protected zone of an Oak tree unless the serving utility requires such locations.

20. Equipment, materials and vehicles shall not be stored, parked, or operated within the protected zone of any Oak tree. No temporary structures shall be placed within the protected zone of any Oak tree.

21. Violations of the conditions of this grant shall result in immediate work stoppage or in a notice of correction depending on the nature of the violation. A time frame within which deficiencies must be corrected will be indicated on the notice of correction.

22. Should any future inspection disclose that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be held financially responsible and shall reimburse the County of Los Angeles Fire Department, Forestry Division for all enforcement efforts necessary to bring the subject property into compliance.

If you have any additional questions, please contact this office at (818) 890-5758.

Very truly yours,

MICHAEL Y. TAKESHITA, ASSISTANT CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

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Enclosure

OAK TREES:
Care and Maintenance

This Oak Tree Care and Maintenance Guide offers basic information and practical guidelines aimed at the preservation and continued health and survival of oak trees in the residential landscape.

Increasing pressure for development is changing the oak woodland of Los Angeles County. Heritage oaks which once survived in open rolling hills are now being preserved or replanted and incorporated into the community.

How do we protect these trees during the planning and development process, and ensure their survival once they are in the home garden?

The Oak Tree

Oak Trees in the residential landscape often suffer decline and early death due to conditions that are easily preventable. Damage can often take years to become evident, and by the time the trees show obvious signs of disease it is usually too late to help.

Improper watering, especially during the hot summer months, and disturbance to critical root areas are most often the causes. This booklet will provide guidelines on where these critical areas lie and ways to avoid disturbing them, as well as information on long-term care and maintenance of both natural and planted oaks. Lists of additional resources for more information and demonstration areas to visit are also included.

The Oak Tree Ordinance

The Los Angeles County Oak Tree Ordinance has been established to recognize oak trees as significant historical, aesthetic, and ecological resources. The goal of the ordinance is to create favorable conditions for the preservation and propagation of this unique and threatened plant heritage. By making this part of the development process, healthy oak trees will be preserved and maintained.

The Los Angeles County Oak Tree Ordinance applies to all unincorporated areas of the County. Individual cities may have their own ordinances, and their requirements may be different.

Permit Requirements:

Under the Los Angeles County Ordinance, a person shall not cut, destroy, remove, relocate, inflict damage, or encroach into the *protected zone* (see text) of any ordinance sized tree of the oak tree genus without first obtaining a permit.

Damage includes but is not limited to :

- Burning
- Application of toxic substances
- Pruning or cutting
- Trenching
- Excavating
- Paving
- Operation of machinery or equipment
- Changing the natural grade

Chapter 22.56.2050: Oak Tree Permit Regulations, Los Angeles County, Adopted: August 20, 1982. Amended: September 13, 1988.

For more information about the County Oak Tree Ordinance, visit the Forestry Division's website at:

http://lacofd.org/Forestry_folder/otordin.htm

Or contact:

Department of Regional Planning
320 W. Temple Street, 13th floor
Los Angeles, CA 90012-3284
(213) 974-6411
TDD: (213) 617-2292
http://planning.co.la.ca.us

Types of oaks commonly found in Los Angeles County:

Many kinds of oak trees are native to Los Angeles County. A few of the more common ones are shown below, but *all* oak trees are covered by the Oak Tree Ordinance.

Older oaks which have thrived under the natural rainfall patterns of dry summers and wet winters often can't handle the extra water of a garden setting. These trees must be treated with special care if they are to survive.

Those oaks that have been planted into the landscape or sprouted naturally tend to be more tolerant of watered landscapes. These vigorous young trees may grow 1½ to 4 feet a year in height under good conditions. Once established these trees would benefit from the same special care outlined in this guide.

Valley Oak

QUERCUS LOBATA

LARGE DECIDUOUS TREE 60'-75' HIGH, BROADLY SPREADING 50'-80' WIDE.

LEAVES : DEEP GREEN, 3"-4" LONG : PAPER-LIKE TEXTURE WITH DEEP ROUNDED LOBES ON THE LEAF EDGE.

TENDS TO FAVOR VALLEY BOTTOMS : FOR THIS REASON THE VALLEY OAK HAS DISAPPEARED FROM THE LANDSCAPE MORE RAPIDLY, IMPACTED SEVERELY BY AGRICULTURE AND URBAN DEVELOPMENT.

Coast Live Oak

QUERCUS AGRIFOLIA

LARGE EVERGREEN TREE WITH A BROAD, ROUND SHAPE AND LARGE LIMBS. 30'-70' HIGH, 35'-80' WIDE.

LEAVES : GLOSSY GREEN, 1"-3" LONG : SPINY, ROUNDED, AND HOLLY-LIKE : BUT DISTINCTLY CUPPED OR CURLED UNDER AT THE EDGES.

Interior Live Oak

QUERCUS WISLIZENII

EVERGREEN TREE 50'-75' HIGH OR A SHRUB 8'-10' HIGH IN CHAPARRAL AREAS. HAS A FULL, DENSE ROUNDED SHAPE, NOT BROAD OR WITH LARGE LIMBS LIKE A COAST LIVE OAK. THEY TEND TO GROW IN CLUMPS RATHER THAN AS A SINGLE TREE.

LEAVES : DARK GREEN, 1"-4" LONG. EDGES EITHER SMOOTH OR SPINY, BUT ALWAYS FLAT — NOT CURLED UNDER.

OTHER COMMON OAKS :
CALIFORNIA BLACK OAK : QUERCUS KELLOGGI
CANYON LIVE OAK : QUERCUS CHRYSOLEPIS
ENGELMANN OAK : QUERCUS ENGELMANNII

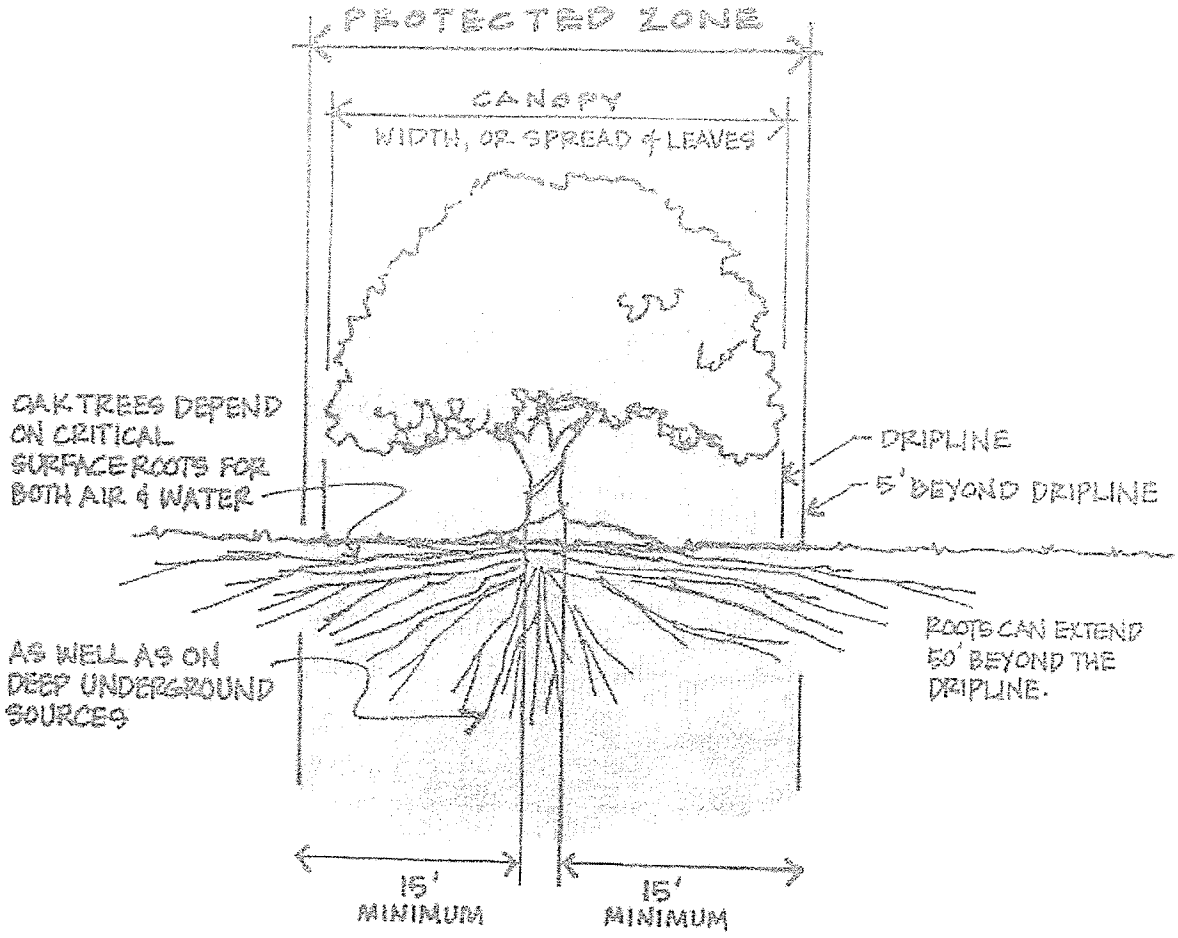
THE PROTECTED ZONE

The *protected zone* defines the area most critical to the health and continued survival of an oak tree. Oaks are easily damaged and very sensitive to disturbances that occur to the tree or in the surrounding environment.

The root system is extensive but surprisingly shallow, sometimes radiating out as much as 50 feet beyond the spread of the tree leaves or canopy. The ground area at the outside edge of the canopy, referred to as the *dripline*, is especially important: the tree obtains most of its surface water and nutrients here, and conducts an important exchange of air and other gases.

The protected zone is defined in the Oak Tree Ordinance as follows:

> "The Protected Zone shall mean that area within the dripline of an oak tree and extending there from to a point at least 5 feet outside the dripline or 15 feet from the trunk, whichever distance is greater."



CONSTRUCTION ACTIVITY WITHIN THE PROTECTED ZONE

Changes in Grade

Any change in the level of soil around an oak tree can have a negative impact. The most critical area lies within 6' to 10' of the trunk; no soil should be added or scraped away. Water should drain away from this area and not be allowed to pond so that soil remains wet at the base.

Retaining walls designed to hold back soil above or below an existing tree should avoided if at all possible, especially within the protected zone. These types of structures cause critical areas at the dripline to be buried, or require that major roots be severed. Water trapped at the base of the tree could lead to root rot or other impacts, and to the decline and premature death of a highly valued landscape tree.

Construction activities outside the protected zone can have damaging impacts on existing trees. Underground water sources can be cut off due to falling water tables, or drainage may be disrupted.

Trenching

Digging of trenches in the root zone should be avoided. Roots may be cut or severely damaged, and the tree can be killed.

If trenches <u>must</u> be placed within the protected zone, utilities can be placed in a conduit, which has been bored through the soil, reducing damage to the roots. Insist that as many utilities as allowed be placed in a single trench, instead of the common practice of digging a separate trench for each individual line.

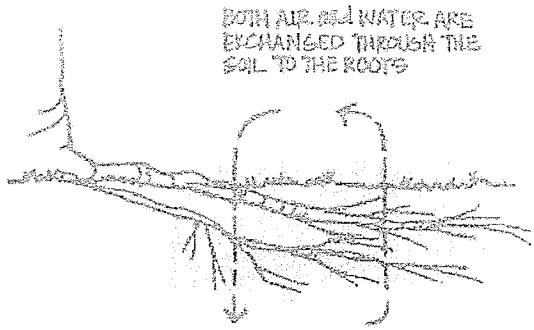
Trenching can also be accomplished using hand tools or small hand held power equipment to avoid cutting roots. Any roots exposed during this work should be covered with wet burlap and kept moist until the soil can be replaced.

Soil Compaction and Paving

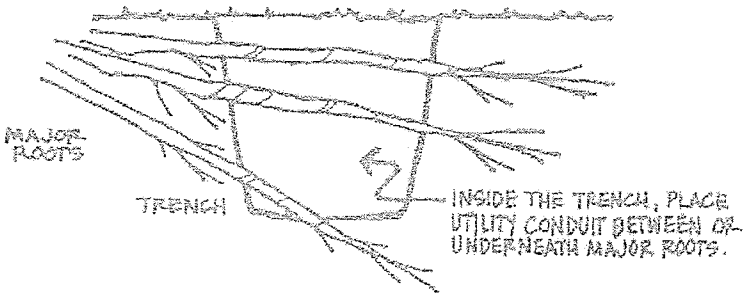
The roots depend upon an important exchange of both water <u>and</u> air through the soil within the protected zone. Any kind of activity that compacts the soil in this area blocks this exchange and can have serious long-term negative effects on the tree.

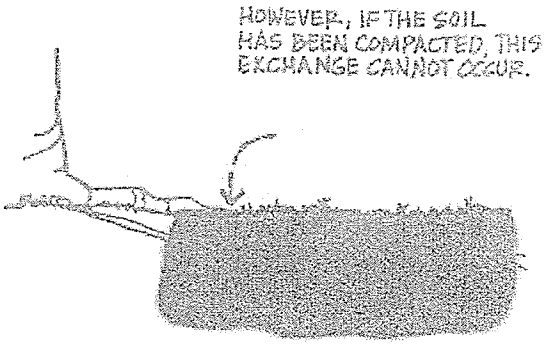
If paving material must be used, some recommended surfaces include brick paving with sand joints, or ground coverings such as wood chips (note the advantages of natural materials for providing nutrients under *mulching*).

SOIL COMPACTION



TRENCHING





MAINTENANCE

Watering

The key is prevention – do not over water. Improper watering is often overlooked as the cause of tree death because it can take years for the damage to show. Once the tree shows obvious signs of decline, it is often too late to correct the problem.

The seasonal weather pattern for this region is one of dry summers and winter rain. Oak trees are naturally drought tolerant and adapted to this cycle. If the tree is vigorous and thriving it should not require any additional water.

If the natural source of surface or underground water has been altered, some supplemental water may be necessary, but proceed with caution. The goal of any watering schedule for oak trees should be to supplement natural rainfall and it should occur only when the tree would normally receive moisture. This might be in the winter, if rains are unusually late, or in spring if rainfall has been below normal levels.

Over watering, especially during the summer months, causes a number of problems which can lead to decline and eventual death of the tree. It creates ideal conditions for attacks of Oak Root Fungus by allowing the fungus to breed all year. In addition, both evergreen and deciduous oaks grow vigorously in the spring and naturally go dormant in the summer. Extra water only encourages new tip growth which is subject to mildew. Oaks need this period of rest.

Newly planted oaks may need supplemental watering during their first few summers. After they become established water should be applied according to the previous guidelines.

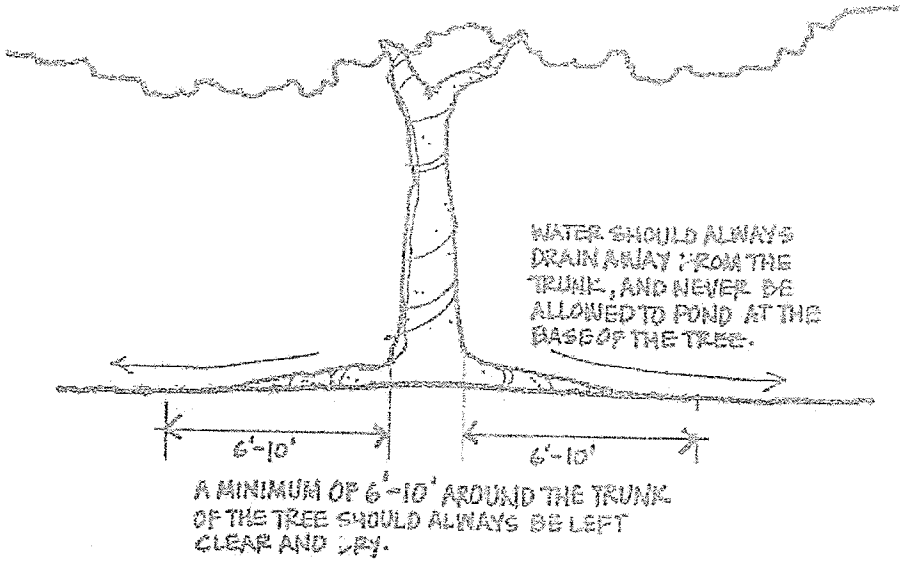
Pruning

For oak trees the periodic removal of dead wood during periods of tree dormancy should be the only pruning needed. Any cutting of green wood opens scars that could allow the entry of organisms or disease.

Before pruning obtain the advice of a certified arborist or other professional and consult the local city or county where the tree is located to find out what regulations apply. Pruning of both live and dead wood can sometimes require a permit.

Mulching

Leaf litter from the tree is the best mulch and should be allowed to remain on the ground within the protected zone. Crushed walnut shells or wood chips can be used, but the oak leaves that drop naturally provide the tree with a source of nutrients. Avoid the use of packaged or commercial oak leaf mulch which could contain Oak Root Fungus. Redwood chips should not be used due to certain chemicals present in the wood.



Disease and Pests

Trees that are stressed, especially because of improper watering practices, are prone to certain diseases and attacks by pests.

The most damaging of these diseases is the Oak Root Fungus *Armillaria mellea*. Occurring naturally in the soil, the fungus thrives under wet conditions and dies back in the summer when soils dry out. This is why summer watering of oaks can be a deadly practice. As noted in the watering guidelines, wet soil in the summer allows the fungus to grow all year. As the population grows, their natural food sources are depleted and they begin feeding on oak tree roots. The fungus does not require an open wound in the tree to gain entry.

Indications of the fungus include:

- die back of branches or tips.
- honey colored fungus at or near the root crown
- white fan-like fungus between wood and bark.
- the presence of black, shoestring-like growths in the soil.

Once the tree begins to show obvious signs of infection treatment is generally ineffective. The best treatment is to *avoid* the conditions that lead to Oak Root Fungus infections.

Pit Scale, Oak Moth, and other pests: any significant changes in leaf color, branch die back, presence of black sooty materials on leaves or other changes should be noted. Seek the advice of a professional forester, arborist, farm advisor or other expert before the application of any pesticides on an oak tree.

Planting Underneath Oaks

The natural leaf litter is by far the best ground cover within the protected zone. If plants must be placed, the following guidelines should be followed:

There should be no planting within a minimum 6 to 10 feet of the trunk.

Avoid plants that require any supplemental water once established

Choose plants suited for "dry shade." Those listed in the box below offer some good choices. To see some examples of how these plants have been used under oaks refer to the Additional Resources section on the following page.

PLANTS TO CONSIDER:

Plant Name	Description
Arctostaphylos densiflora 'Howard McMinn' Manzanita	3' high, 6' wide. Toughest of available forms Whitish-pink flowers.
Arctostaphylos edmundsii Little Sur Manzanita	1-2' high, 4-5' wide. Tolerant of full shade.
Arctostaphylos hookeri Monterey Carpet Manzanita	1-2' high, spreading to 12' wide by rooting branches. White to pink flowers.
Ceanothus griseus horizontalis Carmel Creeper	Less than 2 1/2' tall, low & creeping. Clusters of small blue flowers.
Heuchera spp. Coral Bells	2-4' mound. Flowers on an upright stem 2-3" high and spotted with red or pink.
Mahonia aquifolium compacta Oregon Grape	2-4' high, spreading by underground roots. Bright yellow flower clusters.
Ribes viburnifolium Evergreen or Catalina Currant	2-3' high, spreading to 12' wide. Flowers pink to red in small clusters.

NOTES:

Before deciding on plants, check a source such as the *Sunset Western Garden Book* to determine which plants will grow in your area.

When choosing shade tolerant plants, consider that the ground under the south side of the tree will get more sunlight while the northern side will tend to remain more deeply shaded.

ADDITIONAL RESOURCES and Places to Visit

Public Agencies

County of Los Angeles Fire Department
Prevention Bureau, Forestry Division
5823 Rickenbacker Road, Rm #123
Commerce, CA 90040-3027
(323) 890-4330
http://lacofd.org/forestry.htm

University of California
Integrated Hardwood Range Management Program
163 Mulford Hall, Berkeley, CA 94720-3114
http://danr.ucop.edu/ihrmp

Private Organizations

The Theodore Payne Foundation
10459 Tuxford Street
Sun Valley, CA 91352-2126
(818) 768-1802
www.theodorepayne.org

California Native Plant Society
1722 J Street, Suite 17
Sacramento, CA 95814-3033
(916) 447-2677
www.cnps.org

The California Oak Foundation
1212 Broadway, Suite 810
Oakland, CA 94612-1810
(510) 763-0282
www.californiaoaks.org

Arboretums and Botanic Gardens

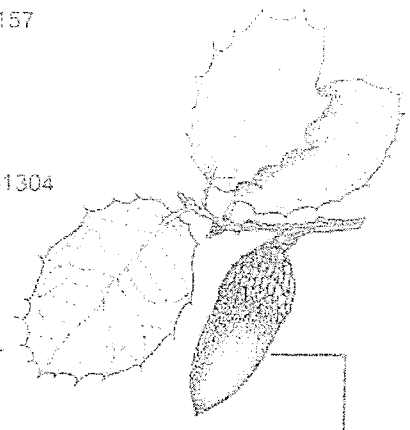
Los Angeles County Arboreta and Botanic Gardens
301 N. Baldwin Ave.
Arcadia, CA 91007-2697
(626) 821-3222
www.arboretum.org

Los Angeles County South Coast Botanic Garden
26300 Crenshaw Blvd.
Palos Verdes Peninsula, CA 90274-2515
(310) 544-6815
www.southcoastbotanicgarden.org

Los Angeles County Descanso Gardens
1418 Descanso Drive
La Canada-Flintridge, CA 91011-3102
(818) 949-4200
www.descansogardens.org

Rancho Santa Ana Botanic Garden
1500 North College
Claremont, CA 91711-3157
(909) 625-8767
www.rsabg.org

The Lummis Home
200 E. Avenue 43
Los Angeles, CA 90031-1304
(213) 222-0546



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Illustrated Guide to the Oaks of the Southern Californian Floristic Province. Fred M. Roberts. FM Roberts Publications. 1996.

Living Among the Oaks: A Management Guide for Landowners. University of California Integrated Range Management Program. 1995.

Oaks of California. Bruce M. Pavlik...[et al]. Cachuma Press & the California Oak Foundation. 1995.

Proceedings of the Fifth Symposium on Oak Woodlands: Oaks in California's Changing Landscape. GTR PSW-GTR-184. Forest Service, U.S. Department of Agriculture. 2001. Available from the University of California Integrated Hardwood Range Management Program.

Regenerating Rangeland Oaks in California. University of California Integrated Range Management Program. 2001.

County of Los Angeles Fire Department
Forestry Division

County of Los Angeles
Board of Supervisors

Gloria Molina, First District
Yvonne Brathwaite Burke, Second District
Zev Yaroslavsky, Third District
Don Knabe, Fourth District
Michael D. Antonovich, Fifth District

County of Los Angeles Fire Department

P. Michael Freeman, Fire Chief

Brush Clearance Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-2375

Camp 17
6555 Stephens Ranch Road
La Verne, CA 91750-1144
(909) 593-7147

Environmental Review Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5719

Fire Plan/Interpretive Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5783

Fuel Modification Unit
605 N. Angeleno Avenue
Azusa, CA 91702-2904
(626) 969-5205

Henninger Flats Forestry Unit
2260 Pinecrest Drive
Altadena, CA 91001-2123
(626) 794-0675

Lake Hughes Forestry Unit
42150 N. Lake Hughes Road
Lake Hughes, CA 93532-9706
(661) 724-1810

Malibu Forestry Unit
942 N. Las Virgenes Road
Calabasas, CA 91302-2137
(818) 222-1108

San Dimas Forestry Unit
1910 N. Sycamore Canyon Road
San Dimas, CA 91773-1220
(909) 599-4615

Saugus Forestry Unit
28760 N. Bouquet Canyon Road
Saugus, CA 91390-1220
(661) 296-8558

Vegetation Management Unit
12605 Osborne Street
Pacoima, CA 91331-2129
(818) 890-5720