

LOS ANGELES COUNTY DEPARTMENT OF REGIONAL PLANNING

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September 22, 2026

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

Dear Supervisors:

**PROJECT NO. PRJ2024-003038
VESTING TENTATIVE TRACT MAP NO. 84508 (RPPL2024004505)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL2024004946
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508
APPLICANT: HUNSAKER ASSOCIATES
PROJECT LOCATION: SOUTH OF STATE ROUTE 126 AND WEST OF INTERSTATE 5
APN NOS. 2826-002-022, 43 THROUGH 47; 2826-122-005, -010, -014, -016; 2826-123-008
WITHIN THE SANTA CLARITA VALLEY PLANNING AREA AND
NEWHALL ZONED DISTRICT
FIFTH SUPERVISORIAL DISTRICT (3-VOTES)**

SUBJECT

This item is an appeal of a decision of the Los Angeles County (County) Regional Planning Commission (Commission) to find that the Project is statutorily exempt from the California Environmental Quality Act (CEQA), and approve Project No. 2024-003038, known as the "Project" or "Homestead South." The Project proposes approximately 3,600 dwelling units with a variety of housing types, community services, amenities, open space, and infrastructure on approximately 1,700 acres. The Project includes 71,833,000 cubic yards of grading, impacts to 291 oak trees, updates to Magic Mountain Parkway and Long Canyon Road on the County Master Plan of Highways, and the set-aside and long-term maintenance of 362 affordable dwelling units at various income levels as well as reviews for signage and grading on slopes within the Newhall Ranch Specific Plan. The Commission approved the Project on July 29, 2026, with three votes for approval, no votes for against, and two Commissioners absent.

IT IS RECOMMENDED THAT THE BOARD AFTER THE PUBLIC HEARING,

1. Deny the appeals;
2. Uphold the Commission's findings that the Project qualifies for a Statutory Exemption pursuant to Government Code Section 65457(a) (Residential Exemption) and state and local CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan); and
3. Affirm and adopt the Commission's findings and conditions for the Project, with minor technical corrections to the findings and conditions included with this Board letter.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Project includes Vesting Tentative Tract Map No. 84508 to create a total of 835 lots with 3,617 dwelling units on 1,752 gross acres. This includes 566 single-family lots, 50 multi-family lots with 3,051 detached and attached residential condominiums, townhouses, and apartment dwelling units; three public school lots for an elementary, middle, and high school; one fire station lot; 156 open space lots and one Spineflower Preserve lot; two public parks; three private recreation lots; 23 private street lots; one utility corridor lot; one future State Route 126 (SR-126) right-of-way lot; and 27 public facility lots. A "street frontage waiver" is also requested for 18 lots, including Lot Nos. 55, 434, 459, 798, 801, and 818 through 830.

The Project includes several entitlements, including Conditional Use Permit (CUP) No. RPPL204004564, Oak Tree Permit (OTP) No. RPPL2024004513, Highway Realignment (HWY) No. RPPL004946, Administrative Housing Permit (AHP) No. RPPL2024004509, and Substantial Conformance Review (SCR) No. RPPL2024004508. The CUP is required to authorize one of four off-site water tanks within the R-1 (Single-Family Residential) Zone; onsite grading exceeding 100,000 cubic yards (cy); off-site grading on 76.2 acres; grading export exceeding 10,000 cy; and a haul route. Grading total is approximately 71.833 million cy and includes 36.478 million cy of cut, 29.175 million cy of fill, 6.19 million cy of export to VTTM No. 53108 and a utility corridor, and 1.123 million cy of shrinkage. An OTP is required for impacts to 291 total oak trees, authorizing the removal of 269 oak trees, including 100 heritage oak trees, and the encroachment into the protected zone of 22 oak trees, including four heritage oak trees. An HWY is required to authorize the extension, realignment, and expansion of Magic Mountain Parkway and Long Canyon Road, both Secondary Highways on the County Master Plan of Highways. An AHP is required to set aside and long-term maintenance of 362 affordable dwelling units (10 percent of the total number of dwelling units within Homestead South), including 199 units (55 percent of the affordable units) at the moderate income level (120 percent the Area Median Income or "AMI"), 90 units (25 percent of the affordable units) at the lower income level (80 percent AMI), and 73 units (20 percent of affordable units) at the very low income level (50 percent AMI). An SCR is required for the review of monument signs and

grading on slopes with an average grade of 25 percent or greater (grading and hillside management policies).

The County completed an initial review for the Project and determined that it qualifies for a Statutory Exemption pursuant to Government Code Section 65457(a) and CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan). As outlined within the hearing materials distributed on July 16, 2026, within Exhibit F Environmental Determination, the Project would not result in any new significant environmental impacts or a substantial increase in the severity of previously identified impacts, and that no subsequent or supplemental Environmental Impact Review (EIR) is required. None of the circumstances for supplemental CEQA review in Public Resources Code § 21166 are met. The Project is consistent with the Newhall Ranch Specific Plan (SP) and qualifies for the Statutory Exemption. The Project remains subject to the applicable mitigation measures and Project design features identified in the prior EIRs [Newhall SP EIR (SCH No. 95011015) and Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR (SCH No. 2000011025) (State-certified EIR)]. The applicable mitigation measures in the Newhall Ranch SP EIR still apply to the Project and they have been incorporated as project conditions.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

The Project promotes the County's vision for improving the overall value and quality of life in unincorporated areas by providing a variety of housing and economic opportunities, including a variety of rental and home ownership, including affordable housing; and implements the Newhall Ranch SSP by providing 3,167 new dwelling units, including a variety of housing types and 362 affordable dwelling units, together with public facilities, recreational amenities, infrastructure, and substantial permanent open space. The Project includes 566 single-family dwelling units and 3,051 multi-family dwelling units consisting of detached and attached residential condominiums, townhouses, and apartments. The Project also includes three public school sites, one fire station site, two public parks, three private recreation lots, and approximately 1,068.2 acres of open space, representing approximately 61 percent of the Project site.

The Project is consistent with the applicable land use designations, zoning, development standards, and implementation requirements of the Newhall Ranch SP. The Newhall Ranch SP was adopted by the County Board of Supervisors (Board) in 2003 and established the development plans, regulations, design guidelines, and implementation procedures applicable to development within the Newhall Ranch SP.

The Project will extend, realign, and expand two secondary highways, Magic Mountain Parkway and Long Canyon Road, providing connections to Interstate 5 (I-5) on east and SR-126 to the north. These roadways will provide connectivity to the Newhall Ranch SP villages currently under construction, provide emergency access to the Project, and facilitate internal circulation between residential areas and supporting uses, including public school sites, public parks and

the fire station. The Project will also improve pedestrian, bicycle, and trail access through the construction of sidewalks, mid-block pedestrian connections, and a trail system linking neighborhoods to public schools, public parks, recreational facilities, the Santa Clara River, and nearby existing and future communities. Trails will range from five to 12 feet in width and accommodate pedestrian, multi-use and Class I bicycle and Neighborhood Electric Vehicles (NEVs).

The Project is located within a Very High Fire Hazard Severity Zone (VHFHSZ) and has been designed with a roadway network, private driveways, and fire lanes that accommodate emergency access. The Commission found that the design, location, and access for the subdivision are consistent with applicable State Board of Forestry and Fire Protection regulations and that structural fire protection and fire suppression services will be available through the County Fire Department (Fire).

Implementation of Strategic Plan Goals

The Project promotes the County's vision for improving the overall value and quality of life in unincorporated areas. The Project will result in a residential development that would be Building and Fire Code-compliant and compatible with the surrounding Newhall Ranch SP villages. The Project supports the implementation of the following Goals and Strategies of the 2024-2030 County Strategic Plan:

North Start Priority 1: Make Investments That Transform Lives – Focus Area B Employment and Sustainable Wages, Strategies III and IV

The Project supports the County's goal to "support social mobility, economic and workforce development...with sustainable wages for County residents" and to "support small and large business growth to maintain job supply". The Project will develop 3,617 dwelling units and associated roads, utilities, public parks, public facilities, public school lots, and other infrastructure that will generate demand for construction and development-related employment and services, including contractors and other small and large businesses.

North Start Priority 1: Make Investments That Transform Lives – Focus Area C Housing and Homelessness, Strategies I

The Project supports the County's goals to "develop more affordable housing" and "sustain homeownership opportunities" by creating 3,617 new dwelling units, including 362 affordable set-aside units, including 199 units at the moderate-income level (120 percent of AMI), 90 units at the lower income level (80 percent AMI), and 73 units at the very low-income level (50 percent AMI). The 362 affordable units represent 10 percent of the Project's dwelling units and will be maintained as affordable rental units pursuant to the Newhall Ranch SP Affordable Housing Program and the AHP.

North Star Priority 2: Foster Vibrant and Resilient Communities – Focus Area D Sustainability, Strategies III

The Project supports the County's goal to "support thriving ecosystems, habitats, and biodiversity." The Project will continue to preserve the existing 67.4-acre Spineflower Preserve and create 156 open space lots totaling approximately 1,068.2 acres. The Spineflower Preserve and portions of the open space lots are within the Santa Clara River Significant Ecological Area (SEA), which contains biological resources representative of the wide-ranging biodiversity of the County. This SEA provides habitat linkages for wildlife species present within the County portion of the Santa Clara River and covers a wide variety of topographic features and habitat types, including parts of the watershed tributaries; and the Project's clustered development pattern allows hillsides, open space, the SEA, and sensitive habitat areas to be preserved while concentrating development with the areas designated for development by the Newhall Ranch SP. The Project will be developed outside of the SEA and will provide recreational and multi-use trail connections within and around the Project site, including along the SEA.

North Star Priority 2: Foster Vibrant and Resilient Communities – Focus Area F Community Connections

The Project supports the County's goal to "invest in our communities and create public spaces and programs that are welcoming, accessible, where all residents can easily build relationships, create social networks, feel connected, and can access opportunities." The Project will create a network of public and private community amenities, including three public school sites for an elementary school, middle school, and high school; two public parks; three private recreation lots; and an interconnected system of sidewalks and trails. These facilities will provide opportunities for recreation, education, and community interaction for Project residents and the surrounding community.

FISCAL IMPACT/FINANCING

The Project consists of 3,617 dwelling units, including 362 affordable rental units; and community-serving facilities, including two public parks, a fire station site, and three public school sites. The Project will connect to and extend existing public sewer, water, electrical, and roadway infrastructure located near the Project site.

The Applicant will be responsible for all applicable development, construction, infrastructure, improvement, and inspection costs associated with the Project, including required connections and upgrades to existing infrastructure. The County will not be responsible for the Project's development or construction costs. The Project will also generate applicable development-related fees, including library mitigation fees.

Operating Budget Impact

The Project includes the following community-serving public facilities necessary to support the residential development Project. The Project includes the following facilities with potential long-term operational considerations:

- **Public Parks:** The Applicant will design and construct of two parks and associated on- and off-site improvements in coordination with the County. The operation and maintenance of the parks will be funded through a Community Facilities District and a Park Development Agreement, which will be established prior to the County accepting title to the public parks. The new public parks will include amenities such as covered shade structures with picnic tables, charcoal barbecues, a full-court basketball court, bench seating, a practice soccer/open turf field, a 12-foot-wide walking path, trash enclosures, parking, and a restroom building and many other amenities. The public parks will also require off-site improvements, including utility connections, curbs and gutters, street paving, traffic control devices, and street trees, among other improvements.
- **Fire Station:** The Applicant will create a fire station lot, and a fire station will be constructed by the Applicant in coordination with Fire.
- **Public Schools:** The Project will create three new public-school sites for an elementary school, middle school, and high school.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

Commission Hearing Proceedings

A duly-noticed public hearing was held on July 29, 2026, before the Commission. The Commission heard presentations from LA County Planning staff (staff) and the Applicant's representative. The Commission heard testimony from 32 people in support of the Project and one person opposed to the Project. The Commission asked staff if the Project's proposed inclusion of 10 percent affordable units was established by the County's adoption of the Newhall Ranch SP in 2003, and staff confirmed that it was. The Commission asked the Applicant whether it could increase the number of affordable units from 10 percent to 20 percent and whether the affordable units were dispersed throughout the Project. The Applicant confirmed that they could not increase the percentage of affordable units and that the affordable units would be dispersed throughout the Project site.

The Commission asked about the Project's connectivity to mass transit. The Applicant stated that the Project includes mobility hubs and alternative modes of transportation, including electric bicycles and NEVs, and a transit pass program. The Commission also asked whether the Project requested deviations from what was approved in the Newhall Ranch SP, and staff confirmed that deviations were not requested and that minor changes were implemented to

improve emergency access in case of a fire. The Commission also confirmed with the Applicant that recent minor revisions to the Project Conditions were agreed upon.

After receiving public testimony and considering the Project and supporting materials, the Commission closed the public hearing, found the Project statutorily exempt from CEQA pursuant to Government Code Section 65457(a) and state and local CEQA Guidelines Section 15182, and approved the Project subject to the findings and conditions of approval.

Appeal of the Commission's Decision

On August 7, 2026, the County received two appeals of the Commission's approval of the Project and its finding that the Project qualifies for a Statutory Exemption from CEQA.

Supporters Alliance for Environmental Responsibility (SAFER) filed an appeal of the Commission's approval, challenging the County's determination that the Project qualifies for the residential exemption under Government Code Section 65457(a). SAFER claims that:

- 1) The exemption does not apply because the Project includes nonresidential components, including schools, a fire station, private recreational facilities, and public parks; and
- 2) The County's findings lack substantial evidence demonstrating that no event identified in Public Resources Code Section 21166 has occurred that would require additional environmental review. SAFER requests preparation of an initial study and additional CEQA review prior to approval of the Project.

Additionally, Santa Clarita Organization for Planning and the Environment (SCOPE), filed an appeal of the Commission's approval. SCOPE claims that the Project is not in substantial conformance with the Newhall Ranch SP and that additional environmental review is required due to changed circumstances and new information occurring since certification of the prior EIR. SCOPE raises the following concerns:

- 1) The Project is not in substantial conformance with the Newhall Ranch SP;
- 2) That the County has ignored mandates of CEQA and CEQA Guidelines by not providing environmental review of the Project;
- 3) A prior Notice of Preparation (NOP) stated that an EIR would be prepared for a previously proposed Homestead South Project, and SCOPE claims that the Newhall Ranch SP EIR and the State-certified EIR do not address the following:
 - a. findings and evacuation requirements for building in a VHFHSZ;
 - b. the Chiquita Canyon Landfill underground fire;
 - c. solid waste generated by the Project;
 - d. climate change impacts;

- e. cumulative impacts to utilities including water, sewage, and energy;
 - f. need for new greenhouse gas (GHG) modeling; and
 - g. new species listings under the California Endangered Species Act.
- 4) Failure to include a Plan Amendment to amend the County's Master Plan of Highways to reclassify the designation of Long Canyon Road;
 - 5) The Newhall Ranch SP's requirement to build a new water treatment facility on the first phase of this Project;
 - 6) Alleged deficiencies in a new Water Supply Assessment (WSA);
 - 7) Need for further review of groundwater pumping that may result in overdraft and impact public trust resources, including navigable surface waters and fisheries;

SCOPE concludes that these circumstances constitute substantial new information or changed conditions requiring preparation of a new EIR.

Response to Appellant Claims

Response to SAFER

The Project qualifies for a Statutory Exemption pursuant to Government Code Section 65457(a) and State and local CEQA Guidelines Section 15182 because the Project is a 3,617-unit residential development that implements and is consistent with the Newhall Ranch SP. The three public school lots, two public parks, private recreational facilities, fire station, infrastructure, and other ancillary facilities included in the Project are supporting facilities necessary to serve the residential development and are consistent with the land uses, development standards, and guidelines of the Newhall Ranch SP.

The Project site and development were analyzed in the previously certified Newhall Ranch SP EIR and the State-certified EIR. The current Project includes fewer residential units and eliminates commercial uses compared with the development previously analyzed. The County prepared a CEQA Environmental Checklist (Environmental Checklist) evaluating whether the Project would result in new significant environmental effects, substantially more severe effects, changed circumstances, or substantial new information requiring subsequent environmental review pursuant to Public Resources Code Section 21166 and CEQA Guidelines Section 15162. The analysis determined that none of these conditions have occurred and that a subsequent or supplemental EIR is not required. Applicable mitigation measures and project design features from the prior EIRs remain applicable to the Project.

Response to SCOPE

Newhall Ranch SP Consistency and Highway Realignment

The Project is consistent with the Newhall Ranch SP and the development previously analyzed for the Homestead South area. The Project proposes comparable land uses, fewer residential units, no commercial development, and a slightly smaller development footprint than previously analyzed. The proposed residential uses, supporting public facilities, roadways, trails, water and sewer infrastructure, drainage improvements, and other improvements are consistent with the Newhall Ranch SP and prior environmental analysis. The Project is also consistent with the applicable development standards of the Newhall Ranch SP, including requirements related to density, setbacks, signage, open space, recreational facilities, trails, and grading.

SCOPE also states that a Plan Amendment is required to amend the County's Master Plan of Highways to accommodate the proposed realignment of Long Canyon Road. However, Long Canyon Road is already classified as a Secondary Highway on the Master Plan of Highways Policy Map, Figure 7.3, of the Mobility Element of the General Plan. The Project does not propose to reclassify Long Canyon Road and therefore does not require a Plan Amendment for that purpose. The Project instead includes a Highway Realignment to extend, realign, and expand Long Canyon Road and Magic Mountain Parkway consistent with their Secondary Highway designations. The Interdepartmental Engineering Committee reviewed the proposed Highway Realignment on June 22, 2026, and found that it meets applicable roadway alignment standards and the general alignment of the County Master Plan of Highways.

SCOPE also references a 2014 NOP that stated that an EIR would be prepared for a prior Homestead South proposal. However, the 2014 NOP addressed a different mixed-use project that included commercial uses and other development characteristics that are not part of the current Project. That application was subsequently withdrawn. The current Project is a 3,617-unit residential development with no commercial uses. Accordingly, the 2014 NOP does not apply to the current Project.

CEQA Review and Changed Circumstances

The County prepared an Environmental Checklist to determine whether changes to the Project, changed circumstances, or new information would result in new significant environmental effects or a substantial increase in the severity of previously identified significant effects requiring additional environmental review. The Environmental Checklist evaluates, among other topics, wildfire and evacuation, solid waste, GHGs, utilities and service systems, water supply, and biological resources.

The analysis concluded that the Project would not result in new significant environmental impacts or a substantial increase in the severity of previously identified impacts and that no subsequent or supplemental EIR is required. Applicable mitigation measures and project design features from the prior EIRs remain applicable to the Project.

The Project will also implement the comprehensive Net Zero GHG Program previously analyzed in the State-certified EIR, including a Transportation Demand Management Program intended to reduce vehicle miles traveled and encourage alternative modes of transportation. The Net Zero GHG Program and its applicable mitigation measures are incorporated into the Project's conditions as the Mitigation Monitoring and Reporting Program (MMRP) and thus are enforceable by the County.

Water Supply, Wastewater, and Utilities

SCOPE raises concerns regarding the Project's water supply, wastewater treatment, utility infrastructure, and potential effects associated with groundwater pumping. These issues were evaluated as part of the prior environmental review and the Project's Environmental Checklist. A WSA was prepared by the Santa Clarita Valley Water Agency pursuant to SB 610 and concluded that adequate water supplies are available to serve the Project under normal, single-dry, and multiple-dry-year conditions, taking into account factors including drought, climate change, and groundwater contamination. The Project also requires less water than the development previously analyzed and therefore would not increase demand on local water or groundwater supplies compared with the previously analyzed project.

The Project's wastewater impacts were also evaluated through a wastewater generation report and sewer area study. The Project includes fewer dwelling units and eliminates commercial uses compared with the previously analyzed development; it is estimated to generate approximately 94,747 fewer gallons of wastewater per day. The Santa Clarita Valley Sanitation District has issued a will-serve letter demonstrating its ability to serve the Project. Wastewater from the Newhall Ranch SP area will continue to be treated at the Valencia Water Reclamation Plant until the Newhall Ranch Water Reclamation Plant is operational, as determined by the Sanitation Districts. The obligation to construct the Newhall Ranch Water Reclamation Plant prior to the 6,000th equivalent dwelling unit within the Newhall Ranch SP remains in effect.

The WSA also evaluates groundwater supplies and addresses groundwater conditions through its summary of the Santa Clara River Valley East Subbasin Groundwater Sustainability Plan. That plan includes monitoring and responsive measures, including reduced pumping if specified groundwater trigger levels are reached, to protect groundwater-dependent ecosystems and interconnected surface waters. The analysis concluded that pumping consistent with the basin operating plan would not deplete interconnected surface water or adversely affect groundwater-dependent ecosystems.

Environmental Resources and Hazards

SCOPE also raises concerns regarding wildfire and evacuation, the Chiquita Canyon Landfill, solid waste, climate change and GHG emissions, and newly listed species. These issues were evaluated in the Project's Environmental Checklist to determine whether changed

circumstances or new information would result in new or substantially more severe significant environmental impacts than those previously analyzed.

Wildfire and evacuation risks were evaluated in both prior EIRs and were further evaluated in the Project's Environmental Checklist, Fire Protection Plan, and Wildfire Evacuation Plan. The Project remains subject to previously adopted wildfire mitigation measures and current fire-safety standards and incorporates additional fire protection features, including fuel modification zones, emergency access, dedicated water supplies, and wildfire prevention and education measures. The analysis determined that changed regulatory requirements and current wildfire conditions would not result in new or substantially more severe significant impacts.

With respect to the Chiquita Canyon Landfill, the landfill was considered in the prior environmental analysis and the current Environmental Checklist. The Project is not located within 1,000 feet of the landfill, and the Environmental Checklist determined that current conditions at the landfill would not result in new or substantially more severe significant impacts related to proximity to the landfill compared with the previously analyzed Project.

The Project would generate less solid waste than the development previously analyzed because it includes fewer residential units and eliminates non-residential development. The Project remains subject to applicable solid waste diversion, recycling, and disposal requirements. Although the Chiquita Canyon Landfill stopped accepting solid waste on January 1, 2025, the County's solid waste planning documents identify adequate disposal capacity through the applicable planning period. Accordingly, the Environmental Checklist determined that closure of the Chiquita Canyon Landfill would not result in new or substantially more severe significant solid waste impacts.

The Environmental Checklist also considered changes in the regulatory status of special-status species occurring or potentially occurring in the Project area. Although certain Southern California mountain lion populations have since been listed as threatened under the California Endangered Species Act, the species was already treated as a regulated species in the prior environmental analysis, and applicable mitigation measures continue to apply. The analysis determined that the Project would not result in new or substantially more severe impacts to maintain lion or other special-status species.

Accordingly, the issues raised by SCOPE do not alter the County's determination that the Project is consistent with the Newhall Ranch SP or that no subsequent or supplemental EIR is required pursuant to Public Resources Code Section 21166.

Project Consistency and Applicable Housing Law

The Project is located within the Newhall Ranch SP, which was adopted by the Board in 2003 and is incorporated into County Code Chapter 22.406. The Newhall Ranch SP establishes the applicable land use designations, zoning regulations, development standards, design

guidelines, and implementation procedures for development within the Newhall Ranch SP area. The Project complies with the applicable zoning requirements and development standards of the Newhall Ranch SP.

The Project is not subject to the County's Inclusionary Housing Ordinance because it is located within an area subject to an affordable housing requirement established by a specific plan pursuant to County Code Section 22.121.030.A.3. Instead, the Project's 362 affordable dwelling units are provided pursuant to the Newhall Ranch SP Affordable Housing Program.

The State's Housing Accountability Act (HAA) limits a local government's ability to deny, downsize, or render infeasible housing development projects containing either affordable or market-rate units. It should be noted that the HAA applies to this Project. Two public meetings have been held for the Project, including the Interdepartmental Engineering Committee meeting on June 22, 2026, and the Commission public hearing on July 29, 2026.

ENVIRONMENTAL DOCUMENTATION

Staff determined, and the Commission found, that the Project qualified for a Statutory Exemption pursuant to Government Code Section 65457(a) (Residential Exemption) and state and local CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan).

The Project qualifies for the exemption as a residential subdivision that is consistent with and undertaken to implement a Specific Plan for which an EIR has been certified after January 1, 1980. The Project is within the Newhall Ranch SP, which was analyzed in two prior certified EIRs: the Newhall Ranch SP EIR (SCH No. 95011015) and the State-certified EIR (SCH No. 2000011025). Together, these EIRs analyzed the direct, indirect, and cumulative environmental impacts associated with buildout of the Newhall Ranch SP, including the Project site.

The Project would not result in any new significant environmental impacts or a substantial increase in the severity of previously identified impacts, as demonstrated in the Environmental Checklist for the Project, and no subsequent or supplemental EIR is required. The Project remains subject to the applicable mitigation measures and project design features identified in the prior EIRs.

In addition, the Project is required to implement the comprehensive Net Zero GHG Program previously analyzed in the State-certified EIR. As part of the Net Zero GHG Program, the Project will implement a Transportation Demand Management (TDM) Program to reduce vehicle miles traveled and encourage alternative modes of transportation by providing subsidies for e-bikes and NEVs, offering transit passes to residents, providing mobility hubs and ride-sharing opportunities, and implementing other TDM measures.

The environmental determination and supporting documentation, including the Environmental Checklist and appendices, are included with this Board Letter.

IMPACT ON CURRENT SERVICES (OR PROJECTS)

Approval of the Project is not anticipated to have negative impacts on current Projects and services, inclusive of all conditions of approval, mitigation measures, and payment of all requirement development fees.

For further information, please contact Alejandrina Baldwin of the Land Divisions Section at (213) 647-2462 or abaldwin@planning.lacounty.gov.

Respectfully submitted,

A handwritten signature in blue ink, appearing to read 'Amy J. Bodek', followed by a horizontal line.

Amy J. Bodek, AICP
Director of Regional Planning

AJB:DD:SMT:EGA:ACB:lm

Attachments:

1. Appellant Letter
2. Commission hearing documents, including Vesting Tentative and Exhibit Maps
3. Revised Findings and Conditions
4. Environmental Determination
5. Public Comments Received

c: Executive Office, Board of Supervisors
Assessor
Chief Executive Office
County Counsel
Public Works

NON-APPLICANT

Date 8/7/2026

Public Hearing/Zoning Section
Los Angeles County Board of Supervisors
Room 383, Kenneth Hahn
Hall of Administration
500 West Temple Street
Los Angeles, California 90012

PROJECT PRJ2024-003038-5
NO.:

APPLICANT: Hunsaker Associates/Newhall Land and Farming Company

LOCATION: South of State Route 126 ("SR-126") and west of Interstate 5 ("I-5"), Santa Clarita Valley (APNs: 2826-002-022, 43 thru 47; 2826-122-005, -010, -014, -016; 2826-123-008)

**Zoned
District:** 5

Related zoning matters:

CUP(s) or VARIANCE No. RPPL2023004316,

Change of Zone Case No.

Other ("VTTM") No. 84508 (RPPL2024004505) Oak Tree Permit No. RPPL 2024004513),
Highway Realignment No. RPPI 2024004946, Administrative Housing Permit No.
RPPL2024004509, Substantial Conformance Review No. RPPL2024004508

This is an appeal on the decision of the Regional Planning Commission in the subject case. This form is to be presented in person with a check or money order made payable to the "Board of Supervisors" (check or money order must be presented with personal identification), during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the above address. (Appeal fees subject to change). Contact the Zoning Section of the Board of Supervisors for information: (213) 974-1426.

This is to appeal: (Check one)

 The Denial of this request: **\$1,181***

 X The Approval of this request: **\$1,181***

***Except for Subdivision appeals: \$130.00 of this appeal amount is allocated to the Board of Supervisors' Hearing**

Briefly, explain the reason for the appeal (attach additional information if necessary):

Supporters Alliance for Environmental Responsibility ("SAFER") objects to the County's

decision to exempt the Project from environmental review under the California Environmental

Quality Act ("CEQA") based on Gov. Code § 65457(a) (Residential Exemption) for the reasons set forth in the attached letter dated July 27, 2026.

x

(Signed)



Appellant

Victoria Yundt

Print Name

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Oakland, CA 94612

City/Zip

(510)-836-4200

Day Time Telephone Number

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VIA EMAIL

July 27, 2026

Elvin Moon, Chair
Yolanda Duarte-White, Vice Chair
David Louie, Commissioner
Pam O'Connor, Commissioner
Michael Hastings, Commissioner
Los Angeles County Planning Commission
c/o Elida Luna, Commission Secretary
320 West Temple Street
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Alejandrina Baldwin, Project Planner
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Re: Comment on the Homestead South Village Project (PRJ2024-003038; VTTM No. 84508; CUP No. RPPL2024004564)

Dear Chair Moon, Honorable Commissioners, Ms. Luna, and Ms. Baldwin:

This comment is submitted on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the Homestead South Village Project (PRJ2024-003038; VTTM No. 84508; CUP No. RPPL2024004564) ("Project"). The Project involves a 3,617-unit, mixed-use residential development, including single and multi-family housing units, public parks, public schools, a fire station, private recreational facilities, and other ancillary facilities, on a 1,752-acre site currently consisting of vacant land and limited agricultural use, located south of State Route 126 and west of Interstate 5, within the Santa Clarita Valley Planning Area.

SAFER objects to the City's decision to exempt the Project from environmental review under the California Environmental Quality Act ("CEQA") based on Gov. Code § 65457(a) (Residential Exemption). That section provides as follows:

Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13

(commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

First, Government Code section 65457 does not apply to this Project at all because it includes elements that are not “residential.” “[T]o qualify for the section 65457 exemption, the project must be for residential development.” (*Concerned Dublin Citizens v. City of Dublin*, 214 Cal. App. 4th 1301, 1310 (2013).) “[A] residential development project under section 65457 is a project that contains ‘100% residential units or the usual incidents of residential units, such as yards, parks or other uses authorized as permitted uses within a residential zoning district.’” (*Concerned Dublin Citizens v. City of Dublin*, 214 Cal. App. 4th 1301, 1313.) This Project includes non-residential components including schools, fire station, private recreation facilities, “ancillary facilities,” and public parks. As such Section 65457 does not apply at all.

Second, The County’s findings lack substantial evidence that no event specified in Public Resources Code section 21166 has occurred. Therefore, SAFER requests that an initial study be conducted and a CEQA document be prepared to analyze and mitigate the Project’s environmental impacts. The Planning Commission should decline to approve the Project until proper CEQA review is completed.

SAFER reserves the right to supplement these comments during the administrative process. (*Galante Vineyards v. Monterey Peninsula Water Management Dist.* (1997) 60 Cal. App. 4th 1109, 1121.)

Please provide us with notice of any CEQA documents prepared for this Project and of any hearings concerning this matter. Thank you.

Sincerely,



Richard Drury
LOZEAU DRURY LLP

APPEAL FORM NON-APPLICANT

SUBDIVISION PROJECT APPEAL: YES ☒ NO ☐

ADMINISTRATIVE CALIFORNIA ENVIRONMENTAL
QUALITY ACT (CEQA) ONLY APPEAL: YES ☐ NO ☐

COASTAL DEVELOPMENT PERMIT APPEAL: YES ☐ NO ☐

DATE: 8-7-26

DEPARTMENT: Regional Planning Department

PROJECT NUMBER: RPJ 2024-003038

APPLICANT NAME: _____

PROJECT LOCATION: South of 126 West of T-S Santa Clarita
Valley Planning Area

ZONED DISTRICT: _____

Related Zoning Matters:

CONDITIONAL USE PERMIT (CUP) NUMBER(S): RPPJ 2024-004507
and all associated permits

VARIANCE NUMBER(S): _____

ZONE CHANGE NUMBER(S): ✓

This is an appeal of the decision of the Regional Planning Commission regarding the project above. This form is to be filed in person with a form of personal identification and a check or money order made payable to the "Board of Supervisors" during regular business hours of 8:00 a.m. to 5:00 p.m. prior to the appeal deadline at the address below. Appeal fees subject to change. Contact the Executive Office of the Board of Supervisors for information at (213) 974-1426.

This is to appeal: (Check one)

☐ The Denial of this Project: \$1,181*

☒ The Approval of this Project: \$1,181*

*Except for Subdivision appeals: \$130.00 of this appeal fee amount will be allocated to the Board of Supervisors' Hearing.

FILED
COUNTY OF LOS ANGELES
FILED

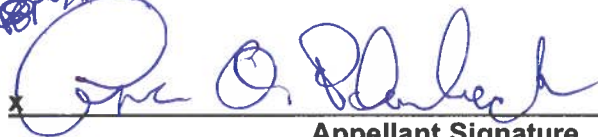
2026 AUG -1 P 2:24

APPEAL FORM NON-APPLICANT

Briefly, explain the reason for the appeal. Attach additional information if necessary.

Appealing Substantial Conformance Finding,
lack of environmental documents, highway
realignment and all associated approvals,
Please See attached written appeal

For: Santa Clarita Org. for Planning the
& Friends of the Santa Clara Environment (SCOPE)
River



Appellant Signature

Lynne Plambeck

Print Name

PO Box 182 Canyon Country CA 91386
PO Box 7713 Ventura CA 93006

Street Address

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661-255 6899

Day Time Telephone Number

execscope@earthlink.net

E-mail Address

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386
www.scope.org



Friends of the Santa Clara River
PO Box 7713 Ventura, California 90006 (805) 320-2265
fscr.org

**Appeal to the Board of Supervisors of the Homestead South, Project No.
PRJ2024-003038-(5) Vesting Tentative Tract Map No. 84508 (RPPL2024004505)
Specific Plan Substantial Conformance Review, and all associated permits**

SCOPE, Friends of the Santa Clara River and their respective members have commented extensively on Fivepoint's westside projects, including the Newhall Ranch Specific Plan, the Resource Management Plan and the previous NOP for the Homestead South EIR released On March 28, 2014. (We include this document, available on the County website, by reference¹) These current comments are timely filed via email on July 27, 2026

In a 2014 Notice of Preparation (NOP) for the Homestead Project, the County found that an EIR was required. (see page 11 of the 2014 NOP) Now, 12 years later and many changed circumstances, the LA County Planning Dept. found that an EIR is no longer needed in spite of many changed circumstances and increased development projects far beyond what the 2012 General Plan anticipated due to state-mandated densification. For the Reasons stated below, we do not agree that:

1. this project is in substantial conformance with the Newhall Ranch Specific Plan
2. that the County can ignore the mandates of CEQA and the CEQA guidelines by not requiring environmental review for this project
3. the planning department mis-advised the planning commission to that affect.

An EIR is Required

According to this 2014 NOP:

¹ <https://case.planning.lacounty.gov/case/view/tr060678>

"A project EIR will be prepared for the Homestead South project that tiers from the Specific Plan Program EIR and, thereby, focuses on those potential impacts not previously addressed in the Specific Plan EIR." (Page 3, NOP)

Among the items that were not previously addressed and must be addressed in an EIR for this project are:

1. New findings and evacuation requirements when building in a Very High Severity Fire Hazard Zone
2. The Chiquita Canyon Landfill underground fire which has now spread to 90 acres and is affecting the health and air quality in the vicinity of the project. The Homestead tract is located directly across the Santa Clara River from this burning landfill. See more information on this issue at the Joint Agency Task Force website.²
3. Revised discussion of solid waste generated by this project, since the Chiquita Canyon Landfill is now closed
4. A Climate change/impact section, since this discussion is now required under CEQA and was not required in the 2003 Specific Plan EIR. Although Climate may have been discussed in the State level EIR, that document did not provide an opportunity for the County to require their own enforceable mitigation requirements to address this impact.
5. New cumulative impacts to utilities including water, sewage and energy.
6. New species listings on the CA Endangered Species list.

Environmental Process Issues

No Recent Scoping Meeting - Although the County released a Notice of Preparation (NOP) held a Scoping Meeting to hear public concerns in 2014, no such meeting or Revised NOP was conducted (to our knowledge) for the current Planning Commission approval of Substantial Conformance. This prevented the Commission and the public from hearing concerns that are relevant to your decision-making and might have been addressed before the project reached the Commission.

Under CEQA guidelines a scoping meeting must be held for a project of regional or areawide significance (Guidelines §§ 15082, 15083). This project meets the description of such a project as outlined in the CEQA Guidelines³. A Notice of Preparation and a scoping meeting should have been provided.

² <https://www.epa.gov/ca/chiquita-canyon-landfill> Documents included by reference.

³ (a) Projects meeting the criteria in this section shall be deemed to be of statewide, regional, or areawide significance.

(2) A project has the potential for causing significant effects on the environment extending beyond the city or county in which the project would be located. Examples of the effects include generating significant amounts of traffic or interfering with the attainment or maintenance of state or national air quality standards. Projects subject to this subdivision include:

(A) A proposed residential development of more than 500 dwelling units.

The Homestead South area was included as part of the Newhall Ranch Specific Plan approved in 2003 and the River Management Plan for Newhall Ranch, a joint State and Federal document focused on river management approved in 2011. The later document was required due to the size of the area affected; this all impacts were required to be reviewed in order to comply with Clean Water Act requirements. While we agree that this vast overview analysis serves well to address cumulative impacts for the massive amount of development proposed, it does not serve at all as an adequate disclosure of project level impacts or as a means of determining and requiring County mitigation requirements.

Tiering on the Resource Management Plan-We believe that reliance on the 15-year-old Resource Management Plan for information on climate change/GHG emissions, aesthetics, traffic and any other omitted area is inappropriate. The Resource Management Plan was an overview document produced for a federal and state river alteration approval, and should not be substituted for the detailed project level study that provides public disclosure and ensures the development of mitigation measures that will be enforced by the County. According to CEQA, mitigation measures must be "fully enforceable through permit conditions, agreements, or other measures" so "that feasible mitigation measures will actually be implemented as a condition of development." (*Federation of Hillside & Canyon Ass'ns v. City of Los Angeles* (2000) 83 Cal.App.4th 1252, 1261 ((quoting Pub. Res. Code § 21081.6(b)).)

The FEIR/EIS for the River Management Plan on which these project-tiering requests are made, was completed in 2010, 16 years ago, and those documents relied on data that was even older than that. An additional focused state/federal document was prepared and circulated and approved in 2017 to address the direction of CA Supreme Court which set the EIR/EIS aside for its failure to follow CA law and to address and mitigate for the GH Gas emissions and climate heating. Since that time many changes have occurred that were not previously predicted. These included year after year of record-breaking temperature⁴

(B) A proposed shopping center or business establishment employing more than 1,000 persons or encompassing more than 500,000 square feet of floor space.

(C) A proposed commercial office building employing more than 1,000 persons or encompassing more than 250,000 square feet of floor space.

(4) A project for which an EIR and not a negative declaration was prepared which would be located in and would substantially impact the following areas of critical environmental sensitivity:

(B) The Santa Monica Mountains Zone as defined by Section 33105 of the Public Resources Code.

(5) A project which would substantially affect sensitive wildlife habitats including but not limited to riparian lands, wetlands, bays, estuaries, marshes, and habitats for endangered, rare and threatened species as defined by Section 15380 of this Chapter.

⁴ **Climate Change: Global Temperature**

By Rebecca Lindsey AND LuAnn Dahlman Reviewed By Jessica Blunden Published January 18, 2024

increases, reduced rainfall for groundwater recharge-water supply and massive wildfires caused by drought and dried vegetation. While we appreciate the additional detailed information provided in this EIR, we still assert that the County must be able to enforce all mitigation measures in all CEQA review areas, and provide additional mitigation to address these new facts. Accurate up to date data must be provided which cannot be accomplished by tiering on an old document.

Failure to include a Plan Amendment - to amend the County's Plan of Highways to reclassify the designation of Long Canyon Road.

Utilities - Sewer

The Specific Plan included the building of a new water treatment facility on the first phase of this project. An undisclosed agreement made at that time (2002) with the Sanitation District, (Exhibit 1) diverted effluent from the first 6000 units to the existing Valencia Treatment Plant. The previous approvals on Mission Village and Landmark Village fully comprise this unit limit. The agreement also required the developer to pay for the installation of reverse osmosis facilities to ensure that the previously approved water permit limit of 100 mcl level chloride would continue to be required. The 6000-unit limit has already been met with the approval of the Landmark and Mission Village tracts. An EIR should address this issue, including how the treatment plant will be built and funded to provide for effluent from this tract and disclosing any off-site Improvements that will be required.

Condition 4.11-8 of the Specific Plan required Newhall to pay for the cost of water expansion and treating the wastewater effluent. A financial feasibility analysis should be required in order to comply with this condition of approval. We request that your Commission be provided with this information. Approval of this tract should not occur, nor building permits be issued until this sanitation plant can be built and funded by the developer as required by the DMS and the Specific Plan.

Utilities - Water Supply

We understand that a new Water Supply Assessment (WSA) has been prepared for this project. However, we believe that there are many inaccuracies in that document. While the WSA does disclose the water supply agreement between Newhall Land/Five Points and Santa Clarita Water and clarifies that additional water for their developments would not be made available from Newhall's

Earth's temperature has risen by an average of 0.11° Fahrenheit (0.06° Celsius) per decade since 1850, or about 2° F in total. The rate of warming since 1982 is more than three times as fast: 0.36° F (0.20° C) per decade. 2023 was the warmest year since global records began in 1850 by a wide margin. It was 2.12 °F (1.18 °C) above the 20th-century average of 57.0°F (13.9°C). It was 2.43 °F (1.35 °C) above the pre-industrial average (1850-1900). The 10 warmest years in the historical record have all occurred in the past decade (2014-2023).

Nickel Water Acquisition (currently stored in Kern County) until the last tract map of Newhall Ranch has been approved and all litigation settled. (see page 3-24 WSA). It does not make it clear to the decision makers that this water is not legally available to serve Homestead at this time. The WSA suggests use of the "C Wells that are subject to contamination by the landfill fire and have not been confirm to meet the water quality stands required in the 200 Specific Plan Settlement Agreement between Friends of the Santa Clara River, SCOPE and Newhall.

Further, Newhall, now FivePoint agreed that farming acreage would be retired in order to supply Newhall Ranch's first two tracts, Landmark and Mission Village. (see water section of the Specific Plan, 2003). While many homes In Mission Village have been built, occupied and are now receiving water, no farmland seems to have been retired per the requirements of the Newhall Ranch Specific Plan⁵. Because of these anomalies and to ensure adequate water supply for existing and future residents, this approval cannot be found in Substantial Conformance with the Specific Plan. At any rate, this Ag water is not available to Homestead in any agreement.

Further Ground Water Pumping may result in overdraft. This is not in conformance with the Specific Plan

As one of the plaintiff's in the litigation over the original 1999 Newhall Ranch Specific Plan, we have not forgotten that a major reason that document was set aside by the Court in 2000 was that it predicted a 10-foot drop in ground water levels, meaning downstream users and environmental needs would be receiving substantially less water. Now the Ground Water Sustainability plan predicts an even greater water level drop to accommodate future development⁶. This was not disclosed or contemplated in the Resource Management Plan nor this WSA. This is obviously changed information and must be addressed in a new EIR.

Also, many Santa Carita Valley Water Agency wells have been impacted with a new pollutant, PFAS, causing the water agency to remove from service around 45% of its wells⁷ to ensure public health until such time that expensive well head

⁵ included by reference and in County files

⁶ ***"But the Groundwater Management Plan, Santa Clara River Valley Groundwater Basin, East Subbasin, Los Angeles County, California (Basin Operating Plan) described in Section 6 contemplates groundwater levels lower than historical levels during dry years, to accommodate future buildout, conjunctive use operating strategies, and climate change (LSCE, 2003). (emphasis added) (p. 8-4)***

.....groundwater pumping may temporarily cause groundwater level declines of up to 150 feet in the future. (page 9-15)

⁷ <https://yourscvwater.com/sites/default/files/SCVWA/your-water/pfas/SCV-Water-PFAS-Fact-Sheet-May-2024.pdf> ***"Under the current response levels set in 2020, 28 of the 45 active agency wells were removed from service. This accounted for approximately 45% of the Agency's groundwater supply and 31% of the total water used in our service area in 2022. Since 2020, four wells are back in service with treatment systems to remove PFAS. These wells restored approximately 11% of the supply and***

treatment facilities can be funded and built. In a 2004 2nd appellate Decision, the Court found that polluted water cannot be relied upon as a supply.⁸ It is therefore imperative that a Water Supply Assessment be provided for these two projects along with the requisite will-serve letters.

Saugus Formation Well Contamination and Well Production - Inaccurate representation in Water Supply Drought Scenario Tables and Appendix O

Ammonium Perchlorate and PFAS contamination - The Water Quality section, located in Section 6.1.4.6, makes no mention of the number of non-producing wells, the reduction or loss of ground water production due to contamination, or when those wells will be returned to service. As stated on the Agency's website, on the PFAS fact sheet "Under the current response levels set in 2020, 28 of the 45 active agency wells were removed from service. This accounted for approximately 45% of the Agency's groundwater supply and 31% of the total water used in our service area in 2022. Since 2020, four wells are back in service with treatment systems to remove PFAS. These wells restored approximately 11% of the supply and additional groundwater treatment facilities are scheduled to be back online at the rate of one per year for the next 5-7 years⁹."

Representation of Units of Measurement should be consistent and understandable.

However, Appendix O not only confuses the public by inexplicably switching to gallons per minute, but also only displays well capacity instead of actual production capability. This makes a huge difference in supply availability. First, this is due to the fact that, simply, if the water isn't there to be pumped, it doesn't matter how large the pump capacity is, the production won't be at capacity. This phenomenon can be viewed in the well production reports available on the Agency website and included here by reference. In many cases, well production reports show wells with no production or severely reduced production. Again, these well production reports are posted on the Agency website. We include by reference the latest monthly well report.

Second, wellhead treatment facilities reduce the well production capacity due to the treatment process. Again, this phenomenon can be viewed in the well level reports, but is not reflected in the figures in Appendix O.

The WSA depends on the capability of Saugus aquifer production to get us through State Water drought cutbacks. However, there is no engineering study to show that this water will be available.

additional groundwater treatment facilities are scheduled to be back online at the rate of one per year for the next 5-7 years."

⁸ *Friends of the Santa Clara River v. Castaic Lake Water Agency* 123 Cal.App.4th 1 (Cal. Ct. App. 2004) 9 Cal. Rptr. 3d 625

⁹ Santa Clarita Valley Water Agency PFAS Fact Sheet

<https://yourscvwater.com/sites/default/files/SCVWA/your-water/pfas/SCV-Water-PFAS-Fact-Sheet-May-2024.pdf>

According to the WSA Saugus pumping ranges between 7,500 and 15,000 AFY. Planned dry-year pumping from the Saugus Formation ranges between 15,000 and 25,000 AFY during a drought year and can increase to between 21,000 and 35,000AF. These amounts are entirely hypothetical. The agency is well aware that at the moment, several Saugus wells are closed due to ammonium perchlorate treatment and other wells have reduced production due to constraints of the well head treatment system. There is insufficient well capacity now (and will be for several years into the future) and no engineering study on aquifer pumping that indicates 35,000 AFY can be withdrawn from the Saugus aquifer in a drought or water emergency, nor are there wells drilled that can supply this amount of water, therefore 35,000 AF seems to be an amount pulled out of thin air. There is only modeling. Modeling has been wrong in the past. In this case, an error would affect the health and well-being of the entire community.

SCOPE joined the Friends of the Santa Clara River (FSCR) in litigating the approval of the 2000 CLWA UWMP over the failure to disclose the unavailability of this water. The published appellate court decision finding against the Castaic Lake Water Agency (CLWA), SCV Water Agency's legacy agency, required that the Agency show a timeline of when the water would be available.¹⁰ We therefore ask that SCVWA abide by the outcome of that decision for this plan. All tables in this plan should show the reduction in available supplies due to closed wells and the timeline to get them back in production.

The WSA gives no clear picture of the number of wells (both Saugus and Alluvial wells) which are currently not producing due to contamination or the reduction in water production. There is also no chart showing time lines of when and how much production will be returned or when new added wells would reach the production capability of the reported drought production protection (35,000AF for the Saugus aquifer and 40,000AF from the alluvium)

Also, the alluvial and Saugus aquifers are interconnected as indicated by the Ground Water Sustainability Plan. Over pumping the Saugus aquifer to this extent would affect the alluvial aquifer and thus, negatively affect the water dependent eco-systems it contains, contrary to SIGMA law. There is no discussion of this limiting factor.

Droughts are the limiting factor to water supply. Capacity to weather a drought while still providing basic indoor needs to residents is imperative. This WSA fails to provide accurate information about the capabilities of our local ground water to provide supply in a near term drought. That is a disservice to the public and our decisionmakers.

Obligation to Address the Public Trust - Since the Ground Water Sustainability Plan predicts a major drop in ground water levels due in part to future demands

¹⁰ F043273, (Cal. App. 5th Dist., 09/22/2004)

from huge projects such as this as well as climate change, we believe the County and the developer are obligated to consider and disclose how such projects will affect the public trust resources, including navigable surface waters and fisheries. Groundwater hydrologically connected to surface waters is also subject to the Public Trust Doctrine to the extent that groundwater extractions or diversions affect or may affect public trust uses (*Environmental Law Foundation v. State Water Resources Control Board* (2018), 26 Cal. App. 5th 844; *National Audubon Society v. Superior Court* (1983), 33 Cal. 3d 419).

Evaluation of water supply impacts should consider potential impacts to and appropriate protections for interconnected surface waters and their tributaries, and interconnected surface waters that support fisheries, including the level of groundwater contribution to those waters. Public Trust Doctrine considerations should carefully evaluate and protect environmental beneficial uses and users of groundwater, including fish and wildlife and their habitats, groundwater dependent ecosystems, and interconnected surface waters.

In a 2008 appellate ruling *CA Water Impact Network v. Newhall County Water District*, the Court found that Water Supply Assessments (and in this case, a lack thereof) cannot be litigated separately, but only as a part of a CEQA challenge.¹¹

Inclusion of GHG/Climate Change Analysis

A new GHG analysis, should have been prepared instead relying on the Resource Management Plan. We believe that the impacts to climate change from auto-oriented projects such as Homestead South and the proposed commercial additions have substantially changed since the previous EIR, including increased emissions, occurrences of wildfire and reduced precipitation. While this document updates the traffic study and air quality sections which relate to GHG, it fails to update or even provide a GHG section. Air pollution including GHG such as NOX and other pollutants from new sources such as delivery truck traffic that have become a substantial source of emissions, should be analyzed and mitigated.

An EIR should calculate the impact of the loss of oak trees on greenhouse gas emissions. It is a scientific fact that oaks absorb a significant amount of CO₂ from the atmosphere and re-process it into oxygen. An EIR should make these calculations and disclose the impacts. Mitigation for this loss should be replacement of the same capacity of trees needed for an equal amount of CO₂ absorption.

As part of the GHG section, an EIR should include an analysis and inclusion of the mitigation report describing the outcomes for the existing GHG mitigation requirements for the approved Mission tract. This information is necessary so

¹¹ 161 Cal.App.4th 1464 (Cal. Ct. App. 2008)75 Cal. Rptr. 3d 393

that the public and the decision makers may evaluate whether the proposed mitigation from this previously approved project is in actuality producing reduced climate emissions. Base line assumptions such as the assumption that only 27% of residents will commute out of the Valley for work, and the percentage of EV use, may need to be reevaluated regarding air pollution and GHG emissions to comply with new attainment goals.

A new EIR must be prepared for review and comment whenever significant new information becomes known to the lead agency. Under such circumstances the lead agency is specifically required to re-notice the environmental review document to the public and all responsible agencies, and is required to obtain comments from the same, before certifying the document's impacts, its alternatives analyses, and any mitigation measures. (*See id.*; *see also*, Cal Pub. Res. Code § 21153.) A lead agency's decision not to include a required section of an EIR must be supported by substantial evidence. (CEQA Guidelines § 15088.5(e).)

"Significant new information" includes any information regarding changes in the environmental setting of the project under review. (CEQA Guidelines § 15088.5(a).) It also includes information or data that has been added to the EIR and is considered "significant" because it deviates from that which was presented in the document on which it is being tiered, depriving the public from a meaningful opportunity to comment upon a significant environmental effect of the project, or a feasible way to mitigate or avoid such an effect at the time of circulation of the draft. (*Id.*)

Some examples of when a lead agency may not rely on tiering an EIR:

- (1) When the new information shows a new, substantial environmental impact resulting either from the project or from a mitigation measure;
- (2) When the new information shows a substantial increase in the severity of an environmental impact
- (3) When the new information shows a feasible alternative or mitigation measure that clearly would lessen the environmental impacts of a project and the project proponent declines to adopt the mitigation measure;

Utilities – Waste Service

A section must be provided that includes information regarding the availability of landfill space at Chiquita Canyon Landfill, which was closed by the operator on January 1st 2025. FivePoint is aware of the ongoing heating event, and release of leachate into the air and water¹² and Regional Water Quality Control Board's



¹² <https://calepa.ca.gov/chiquita-canyon-response/>

denial of the landfill's expansion into Cell B which occurred well before the release of the of these documents.¹³

Solid waste has now become an emergency in the Santa Clarita Valley with Antelope Valley and Sunshine Canyon landfills stating they cannot take in more waste. This problem and mitigation to address it must be disclosed in an EIR.

The heating/burning event at the landfill has now been going on for three years. Nearby residents in Val Verde and Castaic are suffering major health issues from this event which has caused the release of increased odors and irritating pollutants. They have suffered from asthma and an increased rate of cancer. This information should have been disclosed in an EIR and a study conducted as to whether residents in the Homestead area will be exposed to noxious fumes from the landfill.

Oaks

The 2014 NOP found the impact to oaks and the oak woodlands on the project to be a significant impact, though it is hard to know since as previously stated, it is not clear how many oaks are being removed. The proponent proposed to bring

¹³ **Denial of request:** On Sept. 25, 2024, to protect groundwater under the landfill in Castaic, the Los Angeles Regional Water Quality Control Board reaffirmed its June decision denying Chiquita Canyon LLC's request to place waste in Cell 8B. The board determined that information submitted by the landfill operator was inadequate to address impacts from the ongoing development of individual cells within the landfill.

Notice of Violation: On June 27, 2024, the board issued a Notice of Violation to the landfill operator for alleged violations of the investigative order issued on March 20, 2024, including the failure to submit certain technical reports and monitoring and reporting data. The notice directs the landfill to submit the late and missing information to establish compliance.

Notice of Violation: On April 9, 2024, the Los Angeles Regional Water Quality Control Board issued a Notice of Violation to the landfill operator after investigating multiple complaints from citizens. The notice documents violations of the company's industrial stormwater permit, including unauthorized discharges. Videos and pictures from citizen complaints show water being pumped from the south detention basin into a local waterway that flows into the Santa Clara River. Violations for failing to fully complete the Stormwater Pollution Prevention Plan were also cited. The notice directs the landfill operators to cease the unauthorized discharges, undertake corrective measures and, by May 9, 2024, submit a written response identifying those actions.

Notice of Violation: On March 28, 2024, the board issued a Notice of Violation to the landfill operator for failing to comply with its industrial stormwater permit. The notice documents violations observed by staff during Jan. 29 and Feb. 20 inspections, along with those identified through sampling data submitted by the landfill. The notice directs the landfill operator to take immediate action to correct the alleged permit noncompliance, including the installation of additional best management practices.

Investigative Order: On March 20, 2024, the Los Angeles board issued an investigative order requiring the landfill operator to submit technical reports and additional monitoring and reporting. The order also required the landfill operator to install additional groundwater monitoring wells and conduct sampling of all discharges into the sedimentation basin.

this significant impact to a less than significant level by providing a new, enhanced, and/or restored valley oak/grass area(s) that seems to be located off site, although it is unclear whether that is still the plan.

That is the performance criteria established in the Oak Resource Management Plan. It cites examples of successful completion of each woodland creation or enhancement site as 1) it must not involve any irrigation, planting, or re-seeding for a minimum of three years; 2) oak trees must be within 5 percent of the plan target density for surviving, healthy oak trees; 3) and non-native grass cover must not exceed the target amount of woodland non-native grass cover. While this may be sufficient mitigation for a significant impact, one cannot know that because no such plan has been completed, nor have any specific sites been identified. This precludes the public from reviewing and commenting on the adequacy of such a plan. We therefore urge the County not to approve this project without a completed Oak Resource Plan included in an EIR that the public has had the opportunity to review. We remind the County of recent proposed projects that would have severely impacted another Valley Oak resource area, SEA 64, had not strong mitigation and conditions, including dedicated open space, been put in place at the time of the project approval.

Also, the previous 2014 NOP stated that the plan shall be subject to the requirements of County of Los Angeles Oak Tree Ordinance ("CLAOTO") and shall address impacts to oak resources, including oak trees of the sizes regulated under CLAOTO. Because loss of oaks on this project was determined to be significant by the NOP, merely following the replacement requirements of the ordinance would not be sufficient mitigation. The oak ordinance also requires that the applicant provide the burden of proof as to why he must cut the oaks. That burden of proof was not disclosed and has not been met here, as an alternative providing avoidance was not included in these documents.

In fact, California state law requires additional mitigation for loss of the oak woodlands in this project. Section 21083.4 of the CA Resources Code states that:

" (b) As part of the determination made pursuant to Section 21080.1, a county shall determine whether a project within its jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment. If a county determines that there may be a significant effect to oak woodlands, the county shall require one or more of the following oak woodlands mitigation alternatives to mitigate the significant effect of the conversion of oak woodlands:

- (1) Conserve oak woodlands, through the use of conservation easements.*
- (2) (A) Plant an appropriate number of trees, including maintaining plantings and replacing dead or diseased trees.*

(B) The requirement to maintain trees pursuant to this paragraph terminates seven years after the trees are planted...etc."

Since the 2014 NOP determined that this project would have a significant impact to oak woodlands, this similar project must also have a significant impact. A deferred oak resource plan, if that is what is proposed, is not adequate mitigation to meet state law.

Biological Resources

Since the release of the NOP in 2014, the Southern California mountain lion and the Southwestern Pond Turtle have both been listed under the CA Endangered Species Act due to the increasing loss of the numbers and diminishing habitat. This constitutes a significant change since the Specific Plan EIR and River Management Plan were released. Mitigation for impacts to these species in the River Management Plan are not sufficient to address this new status. A current EIR is needed to discuss these impacts.

In 2017, a settlement agreement was reached between some of the Parties that litigated the River Management Plan EIR. This settlement included additions and firm conservation areas for the endangered San Fernando Valley Spineflower. An EIR is needed to ensure their inclusion in the tract map planning.

Conclusion

We believe that the 2003 Specific Plan EIR and Resource Plan, are not current enough or sufficient to address project level impacts for the above stated reasons, i.e. they are based on outdated or inapplicable studies and data. Significant new information will substantially change the analyses of the Project's impacts, alternatives and required mitigation, so these areas must be covered in a new document. (*Laurel Heights Improvement Assn. v. Regents of Univ. of Cal.* (1993) 6 Cal.4th 1112, 1132 (*Laurel Heights*).)

Further, this collection of documents is confusing and does not meet the CEQA informational requirements. As in *San Joaquin Raptor Rescue Center v. County of Merced* (2007) [149 Cal.App.4th 645, 659](#), "[t]he decision makers and general public should not be forced to sift through obscure minutiae or appendices in order to ferret out the fundamental baseline assumptions that are being used for purposes of the environmental analysis."

We believe a new EIR should include updated studies on CO2 emissions and other GHG gases and water supply that include an evaluation of a significant ground water level drop, and other safety hazards (such as a study regarding the safety of building on or near existing oil wells with a disclosure of County requirements and how they will be monitored and enforced) should have been included in this new document in order for it to be informative and impacts properly mitigated.

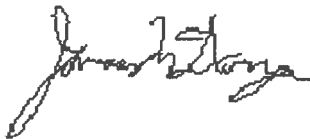
We do not concur that the Climate/GHG chapter may be excluded.

We do not concur that the project is in substantial conformance with the specific plan due to non-compliance with sewer plant requirements and water quality issues, and because Long Canyon Road and other traffic requirements are not included in the Specific Plan and require a Plan Amendment.

The outcome of this proposal is very important to the communities of the Santa Clara River corridor because of its many impacts on the Santa Clara River, schools, the increased wildfire danger, traffic and Green House Gases and water capacity, not to mention the loss of native oaks. These issues all make it a serious concern to residents in the SCV and River Corridor.



President, SCOPE



James M. Danza, MS, AICP
Chair, Friends of the Santa Clara River

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**

This Agreement is made and entered into this 9th day of January, 2002, by and between **County Sanitation Districts Nos. 26 and 32 of Los Angeles County** (collectively **Districts** and individually **District No. 26** or **District No. 32**, respectively), special districts organized and existing pursuant to the County Sanitation District Act, California Health and Safety Code Sections 4700 et seq., and **The Newhall Land and Farming Company (NLFC)**, a California limited partnership.

RECITALS

1. NLFC owns land in unincorporated Los Angeles County adjacent to and west of the Districts and is proposing to construct a new development pursuant to the Newhall Ranch Specific Plan.
2. NLFC is currently planning, designing, and engineering the wastewater conveyance, treatment and disposal systems to serve the Newhall Ranch Specific Plan development.
3. A site for a new wastewater treatment plant within the proposed development area is identified in the Newhall Ranch Specific Plan.
4. NLFC has proposed the formation of a new county sanitation district to provide wastewater management services for the Newhall Ranch Specific Plan area pursuant to the County Sanitation District Act of 1923 and the Cortese-Knox-Hertzberg Reorganization Act of 2000.
5. The Districts currently provide wastewater management services for areas immediately adjacent to the Newhall Ranch Specific Plan area.
6. The Districts, together with all of the other County Sanitation Districts of Los Angeles County, are signatory to the "Amended Joint Administration Agreement," effective July 1, 1980, (JAA) providing for the joint management, administration and staffing of the signatory districts.

7. The Districts are signatory to the "Joint Powers Agreement for a Regional Sewerage System in the Santa Clarita Valley," effective May 8, 1984, (SCVJSSA), which provides for the joint operation of the wastewater management facilities within the Districts.

8. There are benefits in coordinating the wastewater management services between the Districts and the areas that would be served by a new county sanitation district. To this end, NLFC and the Districts have previously entered into a Reimbursement Agreement to cover the expenses for joint planning of wastewater management facilities.

9. It is desirable to prepare a plan for coordinated wastewater management facilities prior to the formation of the new county sanitation district. This plan will serve as a "road map" for the formation of the new county sanitation district and its subsequent operation.

10. The anticipated total flow originating from within the boundaries of the new county sanitation district is 6.9 million gallons per day (mgd).

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained, the parties hereto agree as follows:

I. FORMATION AND GOVERNING AGREEMENTS

A. NLFC shall request that the Los Angeles County Board of Supervisors petition the Local Agency Formation Commission (LAFCO) to:

1. approve the formation of a new county sanitation district; and
2. use the terms of this Agreement as a guide for the preparation of the conditions of formation for the new county sanitation district; and
3. require, as conditions of the formation, that the new county sanitation district make formal application to the Districts:
 - a. to become signatory to the JAA, and

- b. to enter into an agreement substantially similar to the existing SCVJSSA regarding the ownership and operation of wastewater management facilities in the Santa Clarita Valley.

NLFC shall be responsible for preparing and submitting any necessary documents requested by the Board of Supervisors to complete the petition for formation. The Districts shall provide assistance and information to LAFCO and NLFC as requested.

- B. The agreement specified in Section I.A.3.b shall be functionally the same as the existing SCVJSSA attached as Exhibit A hereto, except that it shall contain the following modifications:

1. All existing and future treatment and disposal facilities and all existing and future conveyance facilities that carry wastewater from more than one District shall be jointly owned by all of the parties signatory to the modified SCVJSSA. These jointly owned facilities shall be referred to as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The rights to use these facilities shall be on a first-come, first-serve basis, except as provided below:
 - a. The new county sanitation district, at its own cost and expense, shall have the right to build and use up to 6.9 mgd of capacity at the site identified in the Newhall Ranch Specific Plan for the proposed Newhall Ranch Water Reclamation Plant (NRWRP).
 - b. The new county sanitation district shall have limited rights to use capacity at the Valencia Water Reclamation Plant (VWRP), pursuant to Section II.
2. The cost of operating the jointly owned facilities shall be apportioned to each party on the basis of the number of sewage units, as that term is defined in the JAA, attributable to that party's use of the wastewater management facilities. Any costs not attributable to jointly owned facilities shall be the sole responsibility of the party that caused those costs to be incurred.
3. The decision to expand the capacity of the NRWRP shall only require the approval of one party to the modified SCVJSSA until the new county

sanitation district uses 6.9 mgd of capacity in the SCVJSS. After the new county sanitation district uses 6.9 mgd of capacity in the SCVJSS, the decision to expand the capacity of the NRWRP shall require majority approval.

II. INITIAL CONNECTION OF DISCHARGERS IN THE NEW COUNTY SANITATION DISTRICT

A. NLFC shall be allowed to connect parcels located within the new county sanitation district to the SCVJSSA with a discharge of up to 3,000 capacity units, upon compliance with all of the following conditions:

1. The new county sanitation district is formed.
2. The new county sanitation district becomes a party to both the JAA and modified SCVJSSA with the consent of the other parties thereto.
3. The new county sanitation district has enacted appropriate connection fee ordinances providing for the new county sanitation district to pay into the SCVJSS Capital Improvement Fund the same amount for each discharger within the new county sanitation district that District No. 32 would have paid into the SCVJSS Capital Improvement Fund if that discharger had been located within District No. 32.
4. The new county sanitation district and NLFC have executed an agreement pertaining to the initial management expenses pursuant to Section VIII.
5. NLFC conveys title to 21.5 acres of land to the new county sanitation district for siting the NRWRP.

B. In addition to the 3,000 capacity units allowed in Section II.A, NLFC shall be allowed to connect additional parcels with a discharge of up to 3,000 capacity units provided that:

1. The conditions of Section II.A are fulfilled.

2. An NPDES permit has been obtained for the initial 2 mgd stage of the NRWRP, pursuant to the terms of Section III of this Agreement.

III. NEWHALL RANCH WATER RECLAMATION PLANT

- A. NLFC will design and obtain necessary permits from the Regional Water Quality Control Board for, and fund construction of, the initial 2 mgd stage of the NRWRP, including any necessary agreements or facilities for effluent disposal.
- B. The initial 2 mgd stage of the NRWRP will be designed and permitted to have an effluent disposal system independent of the existing Districts' facilities, discharging either directly to the river or other permitted place of discharge or reuse. When the initial 2 mgd stage of the NRWRP is designed and permitted, a plan will be put in place to guarantee the discharge of up to 6.9 mgd of effluent to be disposed or reused in a manner similar to the first 2 mgd. This plan will be subject to the review and approval of the Districts' Chief Engineer and General Manager (Chief Engineer). This plan will include an agreement with the reclaimed water purveying agency to take effluent from the NRWRP. The Districts will allow, under terms agreeable to the Districts, available reclaimed water from the VWRP to be taken by a reclaimed water purveying agency for use on Newhall Ranch.
- C. Upon completion of the construction of the initial 2 mgd stage of the NRWRP and a successful demonstration of its operation, the NRWRP shall become a jointly owned facility of the Districts and the new county sanitation district, and the Districts and the new county sanitation district will assume ownership of and responsibility for the operation and maintenance of the NRWRP and for future expansions of the NRWRP.
- D. NLFC agrees to compensate the SCVJSS for any costs incurred by the SCVJSS to make the initial 2 mgd stage of the NRWRP compliant with any of the permits required for the operation and maintenance thereof if, upon initial start up and operation, it is unable to meet its permit conditions or requirements. The SCVJSS shall be responsible for bringing the NRWRP into compliance with any future changes to permit conditions or requirements.

IV. MANAGEMENT OF THE SANTA CLARITA VALLEY JOINT SEWERAGE SYSTEM

- A. Upon acceptance of the initial 2 mgd stage of the NRWRP by the SCVJSS, the Chief Engineer shall have the right to divert flow from the Districts to the NRWRP as he deems necessary for the proper and economic operation of the NRWRP and the SCVJSS as a whole.
- B. Upon the initial 2 mgd stage of the NRWRP becoming a SCVJSS facility, the SCVJSS shall be responsible for future expansions of the NRWRP except that the new county sanitation district will retain its right to construct up to 6.9 mgd of capacity at the NRWRP site at its own cost and expense pursuant to Section 1.B. The SCVJSS shall be relieved of this responsibility to construct additional capacity for the use of the new county sanitation district if insufficient disposal capacity exists for the proposed NRWRP expansion.

V. CONVEYANCE FACILITIES

- A. NLFC will design, fund, and construct a sewer system to collect and convey all of the wastewater to be generated within the new county sanitation district to the proposed NRWRP.
- B. NLFC will design, fund, and construct all sewers, pumping plants, or force mains required to convey any flow generated within the new county sanitation district that will be treated at the VWRP.
- C. The Chief Engineer will identify those sewers, pumping plants, and force mains that will be owned and operated by the new county sanitation district or the SCVJSS during the review of the design for the sewer system. Sewers that will be owned by the new county sanitation district or the SCVJSS will be designated trunk sewers. Generally, an individual district or the SCVJSS will assume ownership of and operation and maintenance responsibilities for any sewers 18 inches in diameter and larger. The design of all sewers, pumping plants, and force mains to be owned by the new county sanitation district or the SCVJSS shall be subject to the design review and approval of the Chief Engineer.

- D. NLFC will be responsible for operation and maintenance of the local sewers, pumping plants, and force mains, or transfer these responsibilities to another party willing to assume that responsibility.
- E. If, during the design review, the Chief Engineer determines that the trunk sewers, pumping plants, or force mains should be increased in size for uses other than those in the new county sanitation district, then NLFC shall construct these facilities with the increased capacity specified by the Chief Engineer, subject to the reimbursement provisions, below.

VI. REIMBURSEMENT

- A. NLFC shall be reimbursed for its costs for the design, permitting, and construction of the initial 2 mgd stage of the NRWRP and the conveyance system.
 - 1. NLFC's reimbursable costs for the initial 2 mgd stage of the NRWRP shall be determined as follows:
 - a. The costs for the construction shall be based on the amount approved by Chief Engineer.
 - b. The costs for the design and planning (including permitting) shall be based on the amount of the construction contract and the allowance factors utilized under the State Revolving Fund (SRF) loan program.
 - c. The costs for the site improvements shall be based upon the difference between the cost of the site improvements for all 21.5 acres and the cost to improve the site to accommodate a 6.9 mgd treatment facility.
 - 2. The costs for the conveyance facilities related to upsizing requested by the Chief Engineer shall be based on the difference between the actual cost of the conveyance facilities as designed and constructed, and the Chief Engineer's determination of the estimated cost for design and construction of the conveyance facilities if upsizing had not been requested by the Chief Engineer.

3. The costs for the conveyance system not related to upsizing shall be based upon the difference between the actual cost of the conveyance system designed and constructed, excluding the cost of upsizing, as calculated in accordance with Section VI.A.2, and the Chief Engineer's determination of the estimated cost to design and construct a conveyance system to serve the initial stages of the Newhall Ranch Specific Plan development. The size of the conveyance system required to support the initial stages of the Newhall Ranch Specific Plan Development shall be determined by the parties hereto, including the new county sanitation district if already formed, following the completion of design.
4. The reimbursement of costs and expenses related to the construction of the initial 2 mgd stage of the NRWRP shall be in the form of:
 - a. A cash payment equivalent to the amount of the connection fees paid for up to 3,000 capacity units connected pursuant to Section II.B during construction of the initial 2 mgd stage of the NRWRP. This payment shall be made at the time the NRWRP becomes a jointly owned facility of the new county sanitation district and the Districts pursuant to Section III.C.
 - b. Credits to be applied against connection fees imposed by the new county sanitation district on connections made after the NRWRP becomes a jointly owned facility of the new county sanitation district and the Districts pursuant to Section III.C.

For purposes of this Section, no credit or reimbursement shall be given for costs that were financed pursuant to Section VII of this Agreement.

5. The reimbursement for costs related to upsizing of the conveyance system requested by the Chief Engineer shall be, at the option of NLFC, in the form of either a credit to be applied against future connection fees imposed by the new county sanitation district or a cash payment.
6. The reimbursement for costs for conveyance facilities for the new county sanitation district not related to upsizing requested by the Chief Engineer

shall be in the form of a credit to be applied against future connection fees imposed by the new county sanitation district.

VII. STATE REVOLVING FUND LOANS

NLFC and the Districts agree to cooperate and use their best efforts to obtain low interest State Revolving Fund (SRF) loans to fund construction of the initial 2 mgd stage of the NRWTP. NLFC shall guarantee repayment of debt service if the connection fee revenue in the new county sanitation district is insufficient to meet the annual debt repayment.

VIII. INITIAL MANAGEMENT COSTS FOR THE NEW COUNTY SANITATION DISTRICT

NLFC agrees to pay the new county sanitation district for all costs related to operation of the new county sanitation district until the new county sanitation district begins collecting user fees adequate to fund its ongoing obligations. Terms for this agreement, including reimbursement, will be delineated in an agreement between NLFC and the new county sanitation district following its formation.

IX. CHLORIDE CONTROL MEASURES

A. NLFC shall support the efforts of both the new county sanitation district and the Districts (i) to implement ordinances regarding the control of chlorides; (ii) to defend the ordinances regulating chlorides against any legal or political challenges; and (iii) to implement or change chloride related legislation or regulatory requirements. As part of its assistance, NLFC shall not unreasonably withhold approval for the Districts to utilize lands owned by NLFC for a chloride threshold evaluation study.

B. NLFC will use its best efforts to assist in providing information to residential and commercial properties in the new sanitation district concerning regulations and issues pertaining to the control of chlorides.

X. FAILURE TO IMPLEMENT/COMPLY

A. If, following formation of the new county sanitation district, the new county sanitation district fails to make formal application to become signatory to the JAA, or refuses to sign the JAA, this Agreement shall terminate, except that NLFC shall

continue to be responsible for any cost or expense incurred by the Districts pursuant to the terms of the Reimbursement Agreement. If any of the other County Sanitation Districts of Los Angeles County refuse to allow the new county sanitation district to become a party to the JAA, this Agreement shall terminate, except that NLFC shall continue to be responsible for any cost or expense incurred by the Districts pursuant to the terms of the Reimbursement Agreement and the Districts shall continue to be responsible for reimbursing NLFC for any cost or expense incurred on behalf of the Districts pursuant to Section V.E of this Agreement.

- B. If, following the formation of the new county sanitation district, the new county sanitation district fails to request that the Districts enter into an agreement substantially similar to the SCVJSSA or refuses to sign such an agreement, this Agreement shall terminate, except that NLFC shall continue to be responsible for any cost or expense incurred by the Districts pursuant to the terms of the Reimbursement Agreement. If the Districts refuse to enter into such an agreement with the new county sanitation district, this Agreement shall terminate, except that NLFC shall continue to be responsible for any cost or expense incurred by the Districts pursuant to the terms of the Reimbursement Agreement and Districts shall continue to be responsible for reimbursing NLFC for any upsizing cost or expense incurred on behalf of the Districts pursuant to Section V.E of this Agreement.
- C. If NLFC fails to obtain an NPDES permit pursuant to the terms of Sections II and III of this Agreement, then NLFC shall pay to the Districts the full amount of the fees required to annex to District No. 32 any parcels that have been connected pursuant to Section II, and this Agreement shall terminate except that the Districts shall retain title to any lands transferred pursuant to Section II.

XI. EXCLUSIVE REMEDY

The parties to this agreement understand and agree that if the Districts or the SCVJSSA are unable, for reasons beyond their control, to construct further stages of the NRWRP, NLFC's sole and exclusive remedy is to construct or request the new county sanitation district to construct any needed capacity for the Newhall Ranch Specific Plan development at the NRWRP.

XII. ASSIGNMENT

Any of the parties may assign their interests in this Agreement to a third party with the approval of the other parties. This approval shall not be unreasonably withheld. NLFC hereby consents and approves any assignment by the Districts to any of the other County Sanitation Districts of Los Angeles County.

XIII. INDEMNIFICATION

- A. NLFC agrees that neither the Districts, nor any of their officers, directors, or employees shall be liable for any costs or expenses arising out of NLFC's performance of its duties under the terms of this Agreement including, but not limited to, the formation of the new county sanitation district, the transfer of property related to the siting of the NRWRP, and the design and permitting of the initial 2 mgd stage of the NRWRP. NLFC shall fully indemnify and hold the Districts harmless from any and all claims, actions, liabilities, costs or expenses arising out of NLFC's performance of this Agreement, including reasonable attorneys fees, losses and/or liabilities incurred by the Districts as a result thereof.
- B. NLFC agrees that neither the Districts, nor the SCVJSSA, nor any of their officers, directors, or employees shall have any liability to NLFC or its successors or assigns or otherwise have any responsibility to NLFC if, after assuming ownership and operation of the NRWRP, the SCVJSS is unable, for reasons beyond its immediate control, to construct further expansions of the NRWRP. NLFC shall hold the Districts and the SCVJSS harmless from any and all costs, expenses, and/or losses resulting from NLFC's inability to develop its holdings within the new county sanitation district under such conditions.
- C. The Districts agree that neither NLFC, nor any of its officers, directors, or employees shall be responsible for any claims, liability, demands or actions arising out of the operation of the NRWRP once the SCVJSS has assumed ownership. It is also understood and agreed that the Districts shall fully indemnify and hold NLFC harmless from any and all costs or expenses incurred, including reasonable attorneys fees, losses and/or liability attributable to any such claims resulting from the Districts' actions unless otherwise provided for in this Agreement.

XIV. MISCELLANEOUS

- A. Entire Agreement. This Agreement (i) contains, and is intended as, a complete statement of all the terms of the arrangements of the parties with respect to the matters provided for herein; (ii) supersedes any previous agreements, written or oral, and understandings among the parties with regard to those matters; and (iii) cannot be changed or terminated orally. Notwithstanding the foregoing, the parties acknowledge that the provisions of any other valid mutual written agreements shall remain in full force and effect.
- B. Waiver. Any party may waive compliance by the other party with respect to any provisions of this Agreement. No waiver of any provision shall be construed as a waiver of any other provision. No waiver shall be construed as an ongoing waiver with respect to subsequent events unless it expressly so provides. Any waiver must be in writing, signed by the waiving party and recite the provisions being waived.
- C. Binding Effect. Subject to the terms and conditions elsewhere in this Agreement, this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns. Except for rights created pursuant to the indemnity provisions of this Agreement, nothing in this Agreement shall create or be deemed to create any third party beneficiary rights of any person or entity not a party to this Agreement.
- D. Duplicate Originals. This Agreement shall be executed in duplicate originals.
- E. Further Assurances. Upon request by any party, the parties covenant, at any time and from time to time, to cooperate reasonably with each other and take all such further actions, including without limitation the execution and filing of additional instruments or documents, as may be reasonably necessary to carry out the intent, purposes and terms of this Agreement. Such cooperation shall be exercised in good faith with respect to any additional instruments or documents that may be necessary to carry out the intent, purposes, and terms of this Agreement, and any such additional instruments or documents shall be reviewed on their own merits, and not as a basis for the introduction of unrelated matters, nor require any additional consideration.

- F. Applicable Law. This Agreement shall be construed in accordance with the laws of the State of California. Venue for any proceeding shall be the Superior Court of Los Angeles County.
- G. Incorporation of Recitals. The Recitals to this Agreement are incorporated herein by this reference and are acknowledged by the parties to be true and correct.
- H. Action By The Chief Engineer. Except as otherwise provided in this Agreement, the Chief Engineer shall have the authority to take all actions on behalf of the Districts in connection with any approvals or actions required of or by the Districts under this Agreement.
- I. No Joint Venture. This Agreement does not constitute and shall not be construed as constituting a partnership or joint venture between the Districts and NLFC in any matter whatsoever.
- J. Construction/Interpretation. The parties to this Agreement acknowledge that they have been represented by counsel in respect of the negotiation and drafting of this Agreement, and that no term, covenant or condition of this Agreement shall be construed or interpreted by reference to the extent to which either party participated in the drafting of the Agreement, or any party thereof.
- K. Attorneys' Fees. In any action or proceeding arising under this Agreement, or to enforce the provisions of this Agreement, the parties shall bear their own attorneys' fees and costs.
- L. Amendments in Writing/Cooperation. This Agreement may be amended or modified, but only in writing, duly executed by the parties to this Agreement. The parties shall cooperate in good faith with respect to any amendment or modification proposed in order to clarify the intent and application of this Agreement, and shall treat any such proposal on its own merits, and not as a basis for the introduction of unrelated matters.
- M. Time of Essence. Time is of the essence in the performance of the provisions of this Agreement.

N. Notices. All notices, requests, demands, or other communications under this Agreement shall be in writing (except for any emergency notice, which must be followed by written notice as soon as reasonably possible but in no event more than twenty-four (24) hours from the oral notice) and sent to the addressees of each party. Notice will be sufficiently given for all purposes as follows:

PERSONAL DELIVERY: When personally delivered to the recipient. Notice is effective on delivery.

FIRST-CLASS MAIL: When mailed first-class to the last address of the recipient known to the party giving notice. Notice is effective five mail delivery days after it is deposited in a United States Postal Service office or mailbox.

CERTIFIED MAIL: When mailed certified mail, return receipt requested. Notice is effective on receipt, if a return receipt confirms delivery.

OVERNIGHT DELIVERY: When delivery by an overnight delivery service such as Federal Express, charged prepaid or charged to the sender's account. Notice is effective on delivery, if delivery is confirmed by the delivery service.

FACSIMILE DELIVERY: When transmitted by facsimile to a party's fax number, a written notice shall be contemporaneously sent by personal delivery, first-class mail, certified mail or overnight delivery. A facsimile notice is effective if received within the hours of 8:00 a.m. to 4:00 p.m. (local time of the recipient) during the business day and a transmission report is generated reflecting the accurate transmission of this facsimile. If a facsimile is received at any other time, it shall be deemed received the next business day. A "business day" shall be Monday through Friday except for any holiday recognized by the Districts.

Addresses for purpose of giving notice are as follows:

DISTRICTS: Mr. James F. Stahl
Chief Engineer and General Manager
County Sanitation Districts of Los Angeles County
1955 Workman Mill Road
Whittier, CA 90601-1400
Post Office Box 4998
Whittier, CA 90607-4998
Facsimile No.: (562) 695-8660

COPY TO: B. Richard Marsh, Esq.
Daniel V. Hyde, Esq.
Lewis, D'Amato, Brisbois & Bisgaard LLP
221 North Figueroa Street, Suite 1200
Los Angeles, CA 90012
Facsimile No.: (213) 250-7900

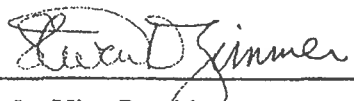
NLFC: Steven Zimmer
Vice President
The Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, CA 91355
Facsimile No.: (661) 288-1052

IN WITNESS HEREOF, THE NEWHALL LAND AND FARMING COMPANY AND COUNTY SANITATION DISTRICTS NOS. 26 AND 32 OF LOS ANGELES COUNTY hereby cause this Agreement to be executed and agree to be bound by the terms and conditions set forth herein.

**THE NEWHALL LAND AND FARMING
COMPANY (A CALIFORNIA LIMITED
PARTNERSHIP)**

By: Newhall Management Limited Partnership, a
California limited partnership, Its Managing
General Partner

By: Newhall Management Corporation, a
California corporation, Its Managing
General Partner

By: 
Its Vice President

By: 
Its Assistant Secretary

ATTEST:

COUNTY SANITATION DISTRICT NO. 26 OF
LOS ANGELES COUNTY

By: M. Alma Horvath
Secretary

By: Johnne Darcy
Chairperson, Board of Directors

JAN 09 2002

APPROVED AS TO FORM:

LEWIS, D'AMATO, BRISBOIS & BISGAARD, LLP

By: Daniel M. Hyde
District Counsel

ATTEST:

COUNTY SANITATION DISTRICT NO. 32 OF
LOS ANGELES COUNTY

By: M. Alma Horvath
Secretary

By: Johnne Darcy
Chairperson, Board of Directors

JAN 09 2002

APPROVED AS TO FORM:

LEWIS, D'AMATO, BRISBOIS & BISGAARD, LLP

By: Daniel M. Hyde
District Counsel

APPENDIX A

Joint Powers Agreement for a Regional Sewerage System
in the Santa Clarita Valley

JOINT POWERS AGREEMENT
FOR A REGIONAL SEWERAGE SYSTEM
IN THE SANTA CLARITA VALLEY

THIS AGREEMENT is made and entered into this 8th day of May, 1984 by and between

COUNTY SANITATION DISTRICT NO. 26 OF LOS ANGELES COUNTY, hereinafter referred to as "DISTRICT NO. 26", and

COUNTY SANITATION DISTRICT NO. 32 OF LOS ANGELES COUNTY, hereinafter referred to as "DISTRICT NO. 32".

WITNESSETH

WHEREAS, pursuant to the provisions of the County Sanitation District Act of 1923 (Chapter 3, Part 3, Division 5, of the Health and Safety Code of the State of California), DISTRICT NO. 26 and DISTRICT NO. 32, hereinafter referred to collectively as the "Districts", have heretofore acquired necessary lands and rights-of-way and have carried out the construction of a sewage collection and treatment system to serve certain areas in the Santa Clarita Valley; and

WHEREAS, the Districts and their potential areas for annexation and expansion lie in the same drainage basin; and

WHEREAS, the projected wastewater flow from future development in the drainage basin exceeds the existing capacity of the treatment plants in both Districts; and

WHEREAS, the nature of the land adjacent to the Saugus Water Reclamation Plant (District No. 26) limits the area available for construction of expanded treatment works; and

WHEREAS, the Valencia Water Reclamation Plant (District No. 32) site has suitable land adequate in size for the construction of a regional treatment plant that would meet the needs of both Districts; and

WHEREAS, the wastewater flows attributable to both Districts can be managed most efficiently and economically through the creation and operation of a regional sewerage system; and

WHEREAS, the Districts entered into an Interim Joint Sewage Disposal Agreement dated April 24, 1979, which provided for the short-term disposal needs of both Districts and provided for the preparation of a facilities plan to assist in the development of a long-term regional wastewater treatment and disposal plan; and

WHEREAS, the Districts prepared a facilities plan dated April 1980, setting forth the long-term needs and solutions for the provision of adequate wastewater conveyance, treatment, and disposal facilities for both Districts; and

WHEREAS, it is the intent of the Districts to jointly finance, construct, and operate the regional conveyance, treatment, and disposal facilities necessary to provide for the long-term needs of the Districts;

NOW, THEREFORE, it is hereby agreed as follows:

1. DEFINITIONS

As used in this Agreement, the following terms shall have the meanings herein set forth:

a. Capital Improvement Fund

A separate fund for which any monies deposited therein and any interest derived thereon are to be used exclusively for payment of capital facilities, either local sewerage facilities or Santa Clarita Valley Joint Sewerage System facilities, as hereinafter defined.

b. Capital Costs

All expenditures made for the acquisition of or addition to fixed assets and all allocations to a fund for such purposes.

c. Chief Engineer

The Chief Engineer and General Manager of District No. 26 and District 32 or his duly authorized deputy or agent.

d. Connection Fee Ordinance(s)

Connection fee ordinance(s) shall refer to the "Connection Fee Ordinance for County Sanitation District No. 26 of Los Angeles County" adopted January 12, 1984 and as thereafter amended; and to the "Connection Fee Ordinance for County Sanitation District No. 32 of Los Angeles County", adopted January 12, 1984 and as thereafter amended.

e. Local Costs

Costs expended for the acquisition, construction, repair, replacement, reconstruction, and operation and maintenance of local sewerage facilities, as hereinafter defined.

f. Local Sewerage Facilities

Those sewer lines or portions thereof, pumping plants, and other sewerage facilities utilized solely by one District, and which serve to benefit only that District, and which have not been defined as part of the Santa Clarita Valley Joint Sewerage System, as hereinafter defined.

g. Joint Costs

Costs expended for the acquisition, construction, repair, replacement, reconstruction, and operation and maintenance of the Santa Clarita Valley Joint Sewerage System, as hereinafter defined.

h. Operation and Maintenance

The operation and maintenance of, and the repair, replacement, and upkeep of all sewerage facilities inclusive of all expenses incidental thereto.

i. Santa Clarita Valley Joint Sewerage System

The system of wastewater collection, treatment, and disposal facilities that provides a benefit to more than one District, which will initially consist of the facilities defined in Exhibit I; and as those facilities may from time to time be modified or expanded.

j. Service Charge Ordinance(s)

Service Charge Ordinance(s) shall refer to the "1983 Service Charge Ordinance of County Sanitation District No. 26", adopted April 12, 1983, and as thereafter amended; and to the "1983 Service Charge Ordinance of County Sanitation District No. 32", adopted April 12, 1983, and as thereafter amended.

k. Sewage Unit

The average daily quantity of sewage flow and strength from a single family home measured in terms of flow, chemical oxygen demand, and suspended solids as defined in the Service Charge Ordinance.

l. Surcharge Revenue

The revenue derived from the Wastewater Treatment Surcharge Program as provided in the Wastewater Ordinance, as hereinafter defined.

m. Wastewater Ordinance

An ordinance providing for the administration of an industrial wastewater control system, for regulating sewer construction or use, for the imposition of a permit requirement for industrial wastewater dischargers, for the prohibition or pretreatment of industrial wastewaters, for the imposition of fees and charges for the distribution of revenue and for other methods of controlling and regulating the discharge of wastewaters, adopted April 1, 1972, as amended July 1, 1980 and as thereafter amended.

2. ESTABLISHMENT OF AND JOINT PARTICIPATION IN A REGIONAL SEWERAGE SYSTEM

The parties hereto shall participate jointly according to proportions hereinafter specified in the acquisition, construction, ownership, mainte-

nance, and operation of the system of main trunk sewers, pumping plants, treatment plants, and sanitation works herein referred to as the "Santa Clarita Valley Joint Sewerage System" including the parts heretofore acquired or which may hereafter be acquired and/or constructed; and to pay for such ownership, maintenance, and operation in the manner hereinafter specified.

District No. 26 and District No. 32, together with other County Sanitation Districts of Los Angeles County, entered into an Amended Joint Administration Agreement on July 1, 1980, providing for a single and centralized administrative organization. District No. 26 and District No. 32 agree that this Joint Powers Agreement shall be administered and executed pursuant to the provisions of said Amended Joint Administration Agreement.

All contracts for construction of Santa Clarita Valley Joint Sewerage System facilities shall be awarded and administered by the District in which the facilities will be located. However, no such contract shall be awarded without the approval of both Districts.

3. CAPITAL IMPROVEMENT FUND

Each District shall establish a capital improvement fund, hereinafter referred to as the "Local Capital Improvement Fund", which shall be solely owned and maintained by that District. The Districts shall also establish a capital improvement fund, hereinafter referred to as the "Joint Capital Improvement Fund," which shall be jointly owned and maintained by both Districts.

All connection fees, as provided for in the connection fee ordinances, shall be apportioned into local and joint shares. The allocation percentages for the local and joint shares shall be determined annually by the Chief Engineer and shall be based upon the percentages of the connection fee which are attributable to local and joint costs, respectively. The local share shall be deposited into the Local Capital Improvement Fund of the District which collected the funds and the joint share shall be deposited into the Joint Capital Improvement Fund. All interest shall remain with the capital improvement fund from which it was derived.

Any monies on deposit in the existing local capital improvement funds at the execution of this Agreement shall likewise be apportioned between the local and joint capital improvement funds established by this Agreement. The allocation percentages for this procedure shall be the same as those in effect at the time of execution of this Agreement.

No monies shall be withdrawn from the Joint Capital Improvement Fund without the approval of both Districts.

4. ALLOCATION OF COSTS ATTRIBUTABLE TO THE SANTA CLARITA VALLEY JOINT SEWERAGE SYSTEM

a. Operation and Maintenance

All costs for operations and maintenance which are attributable to the Santa Clarita Valley Joint Sewerage System shall be apportioned

to each District in the ratio that the number of sewage units originating from each District bears to the aggregate number of sewage units in both Districts. The Chief Engineer and General Manager shall determine annually the total number of sewage units attributable to each District.

b. Original Capital Construction

Each District agrees that certain facilities, described in Exhibit 2 hereof, would have been constructed irrespective of this Agreement. Both Districts agree to construct those same facilities and allocate costs for such facilities not funded through the Joint Capital Improvement Fund as set forth in Exhibit 2.

c. Expansion Capital

All capital costs for projects which increase the capacity of the Santa Clarita Valley Joint Sewerage System but do not provide a greater level of treatment or disposal shall be financed through the use of the Joint Capital Improvement Fund to the extent possible. If the cost of such a project exceeds the resources available in the Joint Capital Improvement Fund, the remaining cost shall be apportioned to each District in the ratio that the number of sewage units attributable to each District bears to the aggregate number of sewage units in both Districts.

d. Upgrade Capital

All capital costs for projects which provide a greater level of treatment or disposal but do not increase the capacity of the Santa Clarita Valley Joint Sewerage System shall be apportioned to each District in the ratio that the number of sewage units attributable to each District bears to the aggregate number of sewage units in both Districts. If the capacity of the Santa Clarita Valley Joint Sewerage System exceeds the requirements of both Districts at the time a contract for an upgrade capital project is awarded, the costs associated with the excess capacity shall be financed through the use of the Joint Capital Improvement Fund to the extent possible.

5. LOCAL SEWERAGE FACILITIES

All costs associated with local sewerage facilities shall be the responsibility of the District for whose benefit such costs are incurred, and shall not be allocated in any manner to the other District.

6. ALLOCATION OF REVENUES

a. Grants

All monies received as grants to be expended for capital projects associated with the Santa Clarita Valley Joint Sewerage System shall be apportioned to each District in the same ratio that the cost of

said projects is apportioned to each District as provided for in Article 4 hereof.

b. Joint Contract Revenue

All revenue which is derived from a Joint Contract for the disposal of sewage, brine, or industrial wastewater originating from outside of the Districts' boundaries, as hereinafter defined, shall be apportioned into joint and local shares based upon the ratio of the local and joint costs to the total costs incurred due to said contract. The allocation percentages shall be determined annually by the Chief Engineer. The local share of said revenue shall be given to the District which has incurred local costs in conjunction with the execution of said contract. The joint share shall be apportioned to each District according to the ratio of its obligation to pay for the operation and maintenance costs of the system as provided in Article 4 hereof.

c. Other Joint Revenues

All revenue received from the sale of sludge, effluent, surplus energy or other by-products or which otherwise arises out of the ownership or operation of any Santa Clarita Valley Joint Sewerage System facility shall be apportioned to each District according to the ratio of its obligation to pay for operation and maintenance cost of the system as provided for in Article 4 hereof.

d. Local Revenue

All other revenue including, but not limited to, ad valorem taxes, surcharge revenue derived pursuant to the Wastewater Ordinance, service charges, annexation fees, investment income, payments from local contracts as hereinafter defined, and local capital improvement fund monies shall remain with the District from which it originates.

7. DISPOSAL OF SEWAGE ORIGINATING OUTSIDE DISTRICTS

Each District undertakes and agrees that it will not permit or knowingly countenance the use of the Santa Clarita Valley Joint Sewerage System, directly or indirectly, for the disposal of sewage, brine, or industrial wastes originating outside of its territorial limits except in the manner, to the extent, and on the conditions agreed upon by both Districts. In the event, however, that the anticipated sewage units from said outside source do not exceed one-half of one percent (.5%) of the aggregate number of sewage units originating from both Districts, such agreement by both Districts shall not be required. Any disposal contract for which agreement is not required shall be considered a local contract and the sewage units received from such a contract shall be regarded as having originated from the District with which the contract is made for the purpose of determining the total number of sewage units attributable to that District.

Any disposal contract heretofore or hereafter entered into, for which the actual or anticipated sewage units exceeds one-half of one percent (0.5%)

of the aggregate number of sewage units originating from both Districts shall be considered a joint contract. The sewage units attributable to a joint contract shall be apportioned to each District in the ratio that the number of sewage units originating in each District bears to the aggregate number of sewage units originating in both Districts.

8. TITLE TO REAL PROPERTY

Fee title to real property required for the Santa Clarita Valley Joint Sewerage System for the use and benefit of both Districts shall be acquired by, and in the name of, the District in which the said real property is located, whether such acquisition is by purchase, condemnation, gift, or otherwise.

9. SETTLEMENT OF DISPUTE OR CONTROVERSY

Should any dispute or controversy arise in connection with the books, records, or accounts of either District pertaining to the Santa Clarita Valley Joint Sewerage System or in connection with the acquisition, construction, maintenance, operation, repair, reconstruction, or enlargement of the Santa Clarita Valley Joint Sewerage System, or in connection with any of the affairs or operation thereof, the Boards of Directors of the Districts shall appoint a mutually agreed upon arbitrator, and the determination of said arbitrator shall be binding and conclusive.

10. WITHDRAWAL

This Agreement and the Santa Clarita Valley Joint Sewerage System provided hereby shall continue in effect so long as it shall be in the interest of both Districts. If at any time it should cease to be in the interest of either District to continue as a party to this Agreement, and its Board of Directors shall so find and declare by resolution, it may withdraw herefrom and terminate its obligation hereunder after sixty (60) days notice in writing of its intention to do so, and by the full and complete discharge of all its debts and obligations hereunder for which it shall be or become liable up to the date of its withdrawal.

Disposition of all assets of the Santa Clarita Valley Joint Sewerage System shall be in proportion to the number of sewage units attributable to each District on the date of withdrawal.

11. EFFECTIVE DATE

This Agreement shall become effective on July 1, 1984.

12. TERMINATION OF PRIOR AGREEMENT

It is mutually agreed that, upon the effective date of this Agreement; the Interim Joint Sewage Disposal Agreement, dated April 24, 1979, shall terminate and be of no further force and effect but the parties to such Agreement shall nevertheless pay and discharge all obligations previously accrued thereunder.

IN WITNESS WHEREOF, the parties have executed this Agreement the date and year, above set forth.

COUNTY SANITATION DISTRICT NO. 26
OF LOS ANGELES COUNTY

ATTEST:

By

Secretary

By

Chairman

COUNTY SANITATION DISTRICT NO. 32
OF LOS ANGELES COUNTY

ATTEST:

By

Secretary

By

Chairman

APPROVED AS TO FORM:

KNAPP, GROSSMAN & MARSH

By

B. Richard Marsh, Counsel
for County Sanitation Districts
of Los Angeles County

EXHIBIT 1

The following facilities shall be defined as being part of the Santa Clarita Valley Joint Sewerage System:

- (1) Saugus Water Reclamation Plant
- (2) Valencia Water Reclamation Plant
- (3) District 26 Interceptor
- (4) District 32 Main, Sections 1 and 2
- (5) Saugus Water Reclamation Plant Waste Activated
Sludge Force Main

EXHIBIT 2

Per Article 4b of this Agreement, the facilities to be constructed are as follows:

Saugus Water Reclamation Plant (WRP) Filtration and Chlorination Facilities (Existing plant to be upgraded to advanced treatment):

- Primary sedimentation tank
- Return sludge pumps
- Waste activated sludge pump
- Filters with filter feed and backwash pump stations
- Filter waste backwash recovery tanks
- Chlorine contact tank
- Chlorination/dechlorination systems
- Alum/Polymer systems and appurtenances
- Standby power
- High pressure effluent system
- Office/lab addition

Saugus WRP Waste Activated Sludge Force Main (will convey waste activated sludge to the Valencia WRP):

An approximately 14,900 L.F. force main

Valencia WRP Stage III Expansion (3.0 mgd expansion of plant capacity to receive additional flow):

- Influent pumps and metering
- Primary sedimentation tanks
- Aeration tank
- Final clarifier
- Return activated sludge pumps
- Waste activated sludge pumps
- Filters with filter feed pump station
- Waste backwash decant tank
- Chlorination/dechlorination equipment
- Maintenance building
- Effluent discharge line with meter
- High pressure effluent and non-potable water systems

Saugus/Valencia Solids Processing Facilities (construction of sludge digestion and dewatering facilities to handle solids from both District 26 and District 32):

- Dissolved air flotation thickener
- Anaerobic digesters
- Digester cleaning decant facility with submersible pump
- Digested sludge holding tanks
- Frame plate filter press and appurtenances

EXHIBIT 2 (cont.)

Filtrate equalization tank
 Energy recovery system
 Truck Maintenance Facility
 Sludge Hauling Trucks

The Districts further agree to allocate the costs of these facilities according to the following percentages:

<u>FACILITY</u>	<u>DISTRICT NO. 26 PERCENTAGE</u>	<u>DISTRICT NO. 32 PERCENTAGE</u>
Saugus WRP Filtration and Chlorination Facilities	100%	0%
Saugus WRP Activated Sludge Force Main	100%	0%
Valencia WRP Stage III Expansion (2.0 mgd which is grant fundable)	100%	0%
Valencia WRP Stage III Expansion (1.0 mgd which is not grant fundable)	55%	45%
Anaerobic Digesters at Valencia WRP (7.0 mgd which is grant fundable)	100%	0%
Anaerobic Digesters at Valencia WRP (1.0 mgd which is not grant fundable)	55%	45%
Solids Processing Facility (excluding anaerobic digesters)	60%	40%
Draft Tubes for Existing Valencia WRP Digesters	0%	100%

ATTACHMENT 2 ([LINK](#))

Commission hearing documents, including Vesting Tentative Map and Exhibit Maps

1. [StaffAnalysis HomesteadSouth 7-16-26 st.pdf](#),
2. [Exhibit A Vesting Tentative Exhibit Maps HomesteadSouth 7-16-26.pdf](#),
3. [Exhibit B ProjectSummary HomesteadSouth 7-16-26.pdf](#),
4. [Exhibit C Draft Findings Title21 HomesteadSouth 7-16-26.pdf](#),
5. [Exhibit C Draft Findings Title22 HomesteadSouth 7-16-26.pdf](#),
6. [Exhibit D Draft Conditions Title21 Attachments HomesteadSouth 7-16-26.pdf](#),
7. [Exhibit D Draft Conditions Title22 HomesteadSouth 7-16-26.pdf](#),
8. [Exhibit D Draft Conditions Title21 7-16-26.pdf](#),
9. [Exhibit E Applicant BOPs HomesteadSouth 7-16-26.pdf](#),
10. [Exhibit F EnvDocumentation HomesteadSouth 7-16-26.pdf](#),
11. [Exhibit F EnvDocumentation no appendices attachment HomesteadSouth 7-16-26.pdf](#),
12. [Exhibit G Informational Maps HomesteadSouth 7-16-26.pdf](#),
13. [Exhibit H Photos HomesteadSouth 7-16-26.pdf](#),
14. [Exhibit I Oak Tree Report r1.pdf](#),
15. [Exhibit J Public Correspondence HomesteadSouth 7-16-26.pdf](#),
16. [Exhibit K Applicant Planning Notebook HomesteadSouth 7-16-26.pdf](#),
17. [Exhibit L Project Data Table HomesteadSouth 7-16-26.pdf](#),
18. [Apx A MMRP.pdf](#),
19. [Apx B SatisfiedNATable.pdf](#),
20. [Apx C OakTreeRpt r1.pdf](#),
21. [Apx C1 OakTreePermitLetter.pdf](#),
22. [Apx D AQ-GHG-EnergyAnalysis.pdf](#),
23. [Apx E PhaseI CulturalRpt.pdf](#),
24. [Apx F GeotechRpt.pdf](#),
25. [Apx G ESA.pdf](#),
26. [Apx F1 GeotechReviewSht.pdf](#),
27. [Apx F2 RTCCycle1.pdf](#),
28. [Apx F3 UpdatedGeotechReviewSht.pdf](#),
29. [Apx F4 RTC-Cycle2.pdf](#),
30. [Apx F5 GeotechReviewSht 111225.pdf](#),
31. [Apx F6 RTCCycle3.pdf](#),
32. [Apx F7 GeotechReviewShtUpdated 032526.pdf](#),
33. [Apx H HydrologyStudy.pdf](#),
34. [Apx I InfiltrationLID.pdf](#),
35. [Apx I1 GeoReviewShtLID.pdf](#),
36. [Apx I2 ResponseCountyComments.pdf](#),
37. [Apx I3 GeoReviewSht2LID.pdf](#),
38. [Apx J WaterQualityMemo.pdf](#),
39. [Apx K TrafficConsistencyMemo.pdf](#),
40. [Apx L TransplImpactAnalysis.pdf](#),

41. [Apx L1 RTC-LACounty.pdf](#),
42. [Apx M EvacuationFramework.pdf](#),
43. [Apx N WaterDemandFactors.pdf](#),
44. [Apx O WaterDemandProjs.pdf](#),
45. [Apx P WaterSupplyImpactEval.pdf](#),
46. [Apx Q WSA.pdf](#),
47. [Apx Q1 BoardResolution.pdf](#),
48. [Apx Q2 TransLetter.pdf](#),
49. [Apx R WastewaterGenEstimates.pdf](#),
50. [Apx R1 WillServeLetter.pdf](#),
51. [Apx S SewerAreaStudy.pdf](#),
52. [Apx T WildfireMemo.pdf](#),
53. [Apx U WildfireFuelModPlan.pdf](#),
54. [Supplemental Memo 7-23-26](#),
55. [Exhibit A Supplemental Correspondence.pdf](#),
56. [Supplemental Memo 7-28-26 TR84508 Homestead South RPC 7-29-2026.pdf](#),
57. [Exhibit A Supplemental-Findings Title21and22.pdf](#),
58. [Exhibit B Supplemental Conditions Title21and22.pdf](#),
59. [Exhibit C Supplemental LACDA Revised Clearance Letter July 27 2026.pdf](#),
60. [Exhibit D Supplemental PW Revised Conditions Letter 7-27-26.pdf](#),
61. [Exhibit E Supplemental Additional Correspondence Received as of 7-28-2026.pdf](#),
62. [HomesteadSouth RPC 7-29-2026 Approval Combined](#),
63. [HEaring Notice](#),
64. [Hearing Notice \(Spanish\)](#),
65. [Hearing Notice \(Chinese\)](#),
66. [Project Summary \(Spanish\)](#),
67. [Project Summary \(Chinese\)](#)

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2024-003038
VESTING TENTATIVE TRACT ("VTTM") MAP NO. 84508 (RPPL2024004505)

RECITALS

1. **HEARING DATES.** The Los Angeles County ("County") Regional Planning Commission ("Commission") conducted a duly-noticed public hearing on July 29, 2026, in the matter of Project No. **PRJ2024-003038**, consisting of Vesting Tentative Tract Map No. 84508 (RPPL2024004505) ("VTTM84508"). VTTM84508 was considered together with Conditional Use Permit No. RPPL2024004564 ("CUP"), Oak Tree Permit No. RPPL2024004513 ("OTP"), Highway Realignment No. RPPL2024004946 ("HWY"), Administrative Housing Permit No. RPPL2024004509 ("AHP"), and Substantial Conformance Review No. RPPL2024004508 ("SCR"). The VTTM, CUP, OTP, HWY, AHP, and SCR are referred to collectively as the "Project."
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on July 29, 2026, before the Commission. The Commission heard presentations from LA County Planning staff ("staff") and the Applicant's representative, Alex Herrell. The Commission also heard testimony from 32 people in support of the Project and one person opposed to the Project. The Commission asked staff if the Project's proposed inclusion of 10 percent affordable units was established by the County's adoption of the Newhall Ranch Specific Plan in 2003, and staff confirm that it was. The Commission also asked the applicant to increase the number of affordable units that are being proposed from 10 percent to 20 percent of the Project's proposed dwelling units, and asked the Applicant to confirm that the locations of the affordable units are dispersed throughout the Project site. The applicant stated that they cannot increase the number of affordable housing units and confirmed that the proposed affordable units are dispersed within the Project site. The Commission then asked about the Project's connectivity to mass transit. The Applicant stated that the Project includes transit hubs intended to connect the Project with transit and that the Project includes alternative modes of transportation (such as electric bicycles) and a transit pass program. The Commission confirmed with staff if the Project requested deviations from what was approved in the Newhall Ranch Specific Plan and confirmed with the applicant that recent minor revisions to the Project conditions were agreed upon. There being no further testimony, the Commission closed the public hearing and approved the Project.
3. **ENTITLEMENT REQUESTED.** The Subdivider, The Newhall Land and Farming Company, a subsidiary of Five Point Holdings, LLC ("Subdivider"), requests VTTM84508 to subdivide a 1,752-gross-acre site to create a total of 835 lots with 3,617 dwelling units within the Newhall Ranch Specific Plan ("Newhall SP"). This includes 566 single-family lots, 50 multi-family lots

with 3,051 detached and attached residential condominiums, townhouses and apartment dwelling units; three public school lots for an elementary, middle, and high school; one fire station lot; 156 open space lots and one Spineflower Preserve lot; one rail reservation lot; two public parks; three private recreation lots; 23 private street lots; one utility corridor lot; one future State Route 126 ("SR-126") right-of-way lot; 27 public facility lots; and public streets. This is pursuant to County Code Chapters 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps). A "street frontage waiver" is also requested for 18 lots, including Lot Nos. 55, 434, 459, 798, 801, and 818 through 830, pursuant to County Code Section 21.24.040 (Modifications to access and frontage requirements).

4. **RELATED ENTITLEMENT.** The CUP is a related request to authorize one of the four off-site water tanks within the R-1 (Single-Family Residential) zone pursuant to County Code 22.18.030 (Land Use Regulations for Zones R-A, R-1, R-2, R-3, R-4, and R-5); onsite grading exceeding 100,000 cubic yards ("cy"); off-site grading on 76.2 acres; grading export exceeding 10,000 cy; and a haul route, pursuant to County Code Section 22.140.240 (Grading Projects). Grading total is approximately 71.833 million cy and includes 36.478 million cy of cut, 29.175 million cy of fill, 6.18 million cy of export to Vesting Tentative Tract Map No. 53108 ("Landmark Village project") and to a utility corridor, and 1.123 million cy of shrinkage.
5. **RELATED ENTITLEMENT.** The OTP is a related request for impacts to 291 oak trees. This includes the removal of 269 oak trees, including 100 heritage trees, and the encroachment into the protected zone of 22 oak trees, including four heritage trees, pursuant to County Code Sections 22.174.060 (Findings) and 22.174.090 (Effective Date of Decision). The OTP will require that 1,338 mitigation oak trees be planted and/or payment into the County's Oak Forest Special Fund.
6. **RELATED ENTITLEMENT.** The HWY is a related request to authorize the extension, realignment and expansion of Magic Mountain Parkway and Long Canyon Road, both existing Secondary Highways on the County Master Plan of Highways.
7. **RELATED ENTITLEMENT.** The AHP is a related request for the set aside and long-term maintenance of 362 affordable dwelling units (10 percent of the total number of dwelling units within Homestead South), including 199 units (55 percent of the affordable units) at the moderate income level (120 percent the Area Median Income or "AMI"), 90 units (25 percent of the affordable units) at the lower income level (80 percent AMI), and 73 units (20 percent of affordable units) at the very low income level (50 percent AMI), implemented pursuant to the Affordable Housing Program within Chapter 22.406 (Newhall SP) Section 3.10 (Affordable Housing Program) and County Code Section 22.166.040 (AHP).
8. **RELATED ENTITLEMENT.** The SCR is a related request for the review of monument signs and subdivisions with grading on slopes with an average 25 percent or greater (grading and hillside management policies) pursuant to Chapter 22.406 (Newhall SP) Section 5.2.2

(Implementation Procedures – Substantial Conformance), including conformance with Section 4.2 (General Guidelines).

9. **PREVIOUS ENTITLEMENTS.** The Newhall SP was approved by the County Board of Supervisors (“Board”) in 2003 and is incorporated into Chapter 22.406 (Newhall SP) of the County Code. The Newhall SP establishes development plans, regulations, design guidelines, and implementation programs designed to produce a project consistent with the goals, objectives, and policies of the County General Plan and 1990 Santa Clarita Valley Area Plan. The Newhall SP established zoning regulations and review procedures that development and subdivision plans within the Newhall SP Project Site must comply with.
10. **ENTITLEMENTS REQUESTOR.** Unless otherwise apparent from the context, Subdivider or successor in interest (“Subdivider”) shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
11. **VESTING DATE.** Pursuant to Government Code Section 65866, the County and Subdivider agree to a vesting date of April 8, 2024. Accordingly, the Project is generally subject to the applicable rules, regulations, and official policies that were in effect as of April 8, 2024, except as otherwise noted within these findings.
12. **LOCATION.** The Project is located south of SR-126 and west of Interstate 5 (“I-5”) within the Newhall Zoned District and Santa Clarita Valley Planning Area (“Project Site”). The Project Site is located within designated Very High Fire Hazard Severity Zone (“VHFHSZ”) and Local Responsibility Area or State Responsibility Area.
13. **PREVIOUS ENTITLEMENTS.** The Newhall SP was approved by the Board in 2003 and is incorporated into the County Code Chapter 22.406 (Newhall SP). The Newhall SP establishes development plans, regulations, design guidelines, and implementation programs designed to produce a project consistent with the goals, objectives, and policies of the County General Plan and 1990 Santa Clarita Valley Area Plan. The Newhall SP established zoning regulations and review procedures that development and subdivision plans within the Newhall SP Project Site must comply with. The Project also includes a Spineflower preserve that is covered by the Resource Management and Development Plan/Spineflower Conservation Plan approved by the U.S. Army Corp of Engineers and California Department of Fish and Wildlife (“CDFW”); and also covered by the CDFW Section 1605 Master Streambed Alteration Agreement, CDFW Multi-Species Section 2081 Incidental Take Permit, CDFW San Fernando Spineflower Section 2081 Incidental Take Permit, U.S. Army Corp of Engineers Clean Water Act Section 404 Permit and U.S. Fish and Wildlife Service Endangered Species Act, Section 7 Biological Opinion, and Los Angeles Regional Water Quality Control Board, and Section 401 Water Quality Certification and Waste Discharge Requirements, and other regulatory agency approvals.
14. **LAND USE DESIGNATION.** The Project Site is designated as Specific Plan (“SP”) and is located within the Newhall SP, a component of the General Plan. The Project is within the Newhall SP land use categories of L (Low Density), LM (Low-Medium Density), M (Medium Density), H

(High Density), C (Commercial), OA (Open Area), RC (River Corridor), and CDFG (Spineflower Conservation Easements). The Project also has the following Overlays for Potential Locations of: NP (Neighborhood Park), ES (Elementary School), and FS (Fire Station).

15. ZONING. The Project Site is located in the Newhall Zoned District, is currently zoned SSP and within the Newhall SP.

16. SURROUNDING LAND USES AND ZONING.

LOCATION	NEWHALL SP LAND USE POLICY	ZONING	EXISTING USES
NORTH	MU (Mixed Use), BP (Business Park), C, E (Estate Residential), L, LM, M, H	SP	Agricultural, vacant
EAST	L, LM, M, OA, RC, C, MU	SP	Agricultural, vacant
SOUTH	LM, M, OA, L, E	SP	Mission Village mixed residential community (under development), vacant
WEST	E, L, LM, M, MU, OA, RC, BP	SP	Agricultural, vacant

17. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The Project Site is 1,752 gross (1,676.8 net) acres in size and consists of 11 legal lots within the Newhall SP area. The Project Site is irregular in shape with sloping and steep topography in some areas and includes agricultural crops, has abandoned oil wells or otherwise undeveloped with access roads throughout.

The Santa Clara River Significant Ecological Area (“SEA”) 20, previously referred to as SEA 23, runs from east to west along the northern portion of the Project Site. A narrow finger-like portion (about an average 500 feet wide by 4,266 feet wide) of SEA 20 runs from north to south in between Planning Areas MW-1 through MW-15 (identified in the Tentative and Exhibit Maps), and includes a 67.4-acre Spineflower Preserve.

B. Site Access and Internal Circulation

Access into the Project Site, from the north is by Long Canyon Road, through a new 119-foot-wide bridge, that goes over SEA 20 and connects the Project to SR-126. Long Canyon Road is an existing Secondary Highway on the County Master Plan of Highways that will range from 133 to 155 feet in width, and expanded to include six lanes with a raised median, turn pockets, landscaped areas, meandering sidewalk, a Class I bike/neighborhood electric vehicles (“NEV”) pathway, and a design speed of 60 miles per hour. Access from the west is from the adjacent Mission Village community, through the extension of Magic Mountain Parkway to Long Canyon Road, a Secondary Highway, will

be 127 feet wide, and include a raised median, turn pockets, landscaping, a meandering sidewalk, a Class I bike/NEV pathway, and a design speed of 55 miles per hour.

Internal circulation includes a complete network of streets with sidewalks and separate pedestrian pathways, supplemented by a trail system featuring community trails within landscaped corridors along Magic Mountain Parkway and Long Canyon Road, local and recreation trails, and a connection to the Regional River Trail—thereby providing direct pedestrian access to neighborhoods and project amenities along both public frontages and privately maintained drives/fire lanes. Interior streets include private driveways and fire lanes. Waivers of street frontage are requested for 18 lots: Lot Nos. 55, 434, 459, 798, 801, and 818 through 830.

Also, pedestrian pathways throughout the Project include five-foot-wide sidewalks with mid-block connections between streets and near cul-de-sacs to connect to public schools, parks and recreational facilities, and trails. A trail system connects residents to neighborhood schools, along the Santa Clara River and recently approved and future residential communities. Trails range from five feet to 12 feet wide and include pedestrian, multi-use, and Class 1 bike/NEV uses.

C. Vesting Tentative Tract Map and Exhibit Map

VTTM No. 84508 and Exhibit Map, dated March 25, 2026 (“Tentative and Exhibit Maps”), depict the Project Site of 1,752 gross acres developed into a total of 835 lots with 3,617 total dwelling units. The number and area of the proposed lots are shown in **Table 1: Lot Table (Land Uses, Units & Acreage)** below.

Table 1: Lot Table (Land Uses, Units, Gross Acreage)

Land Use	Lot(s)	Units	Approx. Acres
Single Family	566	566	116.4
Multi-family	50	3,051	218.1
Open Space	156		970.1
Spineflower Preserve	1		67.4
Utility Corridor	1		9.0
Rail Reservation	1		4.0
Future SR-126 Right-of-way	1		1.2
Public Facility	27		106.2
Public Parks	2		10.9
Private Recreation	3		5.6
Fire Station	1		1.3
Schools	3		84.1
Private Streets	23		25.7
Public Streets			132.0

Land Use	Lot(s)	Units	Approx. Acres
Off-Site Grading/Water Tanks			76.2
Total:	8345	3,617	1,828.2

The Project includes a total of 616 residential lots composed of 566 single-family lots and 50 multi-family lots. The multi-family lots will include a total of 3,051 dwelling units within 1,013 buildings. These will be designed as attached and detached units, including residential condominiums, townhouses and apartment dwelling units, and will either be for sale or rent to be determined prior to final map. **Table 2: Minimum Setbacks and Heights for Each Planning Area** below depicts the minimum setbacks and maximum heights for each Planning area identified on the Tentative and Exhibit Maps. The maximum heights range from 35 to 55 feet, and the setbacks range from zero to 30 feet.

Table 2: Minimum Setbacks and Heights for Each Newhall SP Categories

Planning Area	Minimum Front Yard (feet) (ft)	Minimum Side Yard (ft)	Minimum Rear Yard (ft)	Maximum Height (ft)
Estate	30 ft	15 ft	30 ft	35 ft
Low Residential	18 ft	5 ft	20 ft	35 ft
Low – Medium Residential	18ft	5 ft (detached) 0 ft (attached)	10 ft	35 ft
Medium Residential	18 ft (detached) 10 ft (attached)	5 ft (detached) 0 ft (attached)	10 ft	45 ft
High Residential	10 ft	0 ft	10 ft	55 ft

D. Affordable Housing

A total of 362 dwelling units would be designated as affordable for-rent units located within the proposed apartment buildings and townhouses, dispersed within the following three Planning Areas identified in the Tentative and Exhibit Maps: 154 units in Planning Area LCN-1A, 130 units in Planning Area LCN-1B, and the remaining 77 units in Planning Area MW-1B.

E. Parking

The Project will provide a total of 8,039 parking spaces, including 6,831 parking spaces for residential and residential guests, and recreational facilities. The residential parking spaces are designed with garages, carports, and uncovered parking areas. Accessible parking spaces will be provided as required by California Building Code Title 24 and designed at two percent of the total dwelling unit spaces and guest parking spaces are

provided on each multi-family residential lot. Both short-term and long-term bicycle parking locations will be established during the build out and will be based on regulations within County Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), such as one short-term space for every 10 dwelling units and one long-term space for every two dwelling units, per lot.

F. Project Signage - Monument Signs.

The Project includes seven monument signs to be located throughout the Project Site and include one 15-foot-high monument wall on Long Canyon Road by “K” Street and six 10-foot-high monument walls, one at each of the following intersections: the Bridge and Long Canyon Roads; “BB” Street and Long Canyon Road; “CC” Street and Magic Mountain Parkway; “N” Street and Magic Mountain Parkway; “O” Street and Magic Mountain Parkway; and “GG” Street and “JJ” Street.

G. Condominium Project

Pursuant to the Subdivision Map Act, residential condominium units may be leased or sold. Renters of residential condominium units may not receive sufficient notification when an owner decides to sell the units. In order to provide renters with proper notification, notification is required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

H. Oak Trees

There are 678 oak trees, including 172 heritage oak trees, within the Project Site. The Project will result in impacts to 291 oak trees. This includes the removal of 269 oak trees, of which 100 are heritage oak trees, and encroachment into the protected zone of 22 oak trees, of which four are heritage oak trees. Both the removals and encroachments are due to the oak trees being within and adjacent to the grading footprint. The OTP will require that 1,338 mitigation oak trees be planted on site or payment into the County’s Oak Forest Special Fund at the County Forester’s discretion only if planting on-site is infeasible.

I. Tree Planting

Aside from the oak tree mitigation trees, the Project includes planting of approximately 6,642 other trees including 3,085 on-site trees, based on one front yard tree for every 25 feet of street frontage and 3,556 street trees based on 88,935 linear feet.

J. Project Grading

Grading total of approximately 71.833 million cy includes 36.478 million cy of cut, 29.175 million of fill, 6.18 million cy of export, and 1.123 million cy of shrinkage. Areas that will be graded include the residential lots, street network system, and infrastructure, including installation of a sanitary sewer system and pump stations, potable and reclaimed water systems, and drainage improvements. An estimated 6.18 million cy of earthwork will be exported to the approved nearby Landmark Village project and a nearby

utility corridor. An approximately 1.123 million cy of earthwork is estimated to be lost due to soils shrinkage during compaction. Off-site grading area of approximately 76.2 gross acres are for off-site water tanks. Retaining walls higher than six feet in height are also depicted on the Retaining Wall Exhibit dated April 24, 2026, and include 24-foot-tall retaining walls along Long Canyon Road and retaining walls ranging from seven to 15 feet high along Long Canyon Road and "K" Street.

K. Phasing

The Project is proposed through two steps. The first step is through the recordation of 27 large lots, and the second step is through the recordation of five phases with a variation of residential lots, public streets, infrastructure, and open space lots. VTTM No. 84508 and Exhibit "A"/Exhibit Map, dated March 26, 2026, includes a phasing map depicting the location of each lot and the order it will be recorded.

18. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") Staff determined that the Project qualifies for as a Statutory Exemption pursuant to Government Code Section 65457(a) ("Residential Exemption") and CEQA Guidelines Section 15182 (Projects Pursuant to a SP). The Project qualifies for this statutory exemption because it is a residential subdivision consistent with and undertaken to implement the Newhall SP, for which two prior Environmental Impact Reports ("EIRs") were certified after January 1, 1980. Development of the Project Site was previously analyzed in the certified Newhall SP EIR (SCH No. 95011015) and the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR (SCH No. 2000011025) ("State-Certified EIR"), which analyzed the direct, indirect, and cumulative environmental impacts associated with the buildout of the Newhall SP, including the Project Site. The Project is consistent with the land use designations, zoning, and objective development standards of the Newhall SP, and no SP amendment or zone change is required. Further, the Project is required to comply with applicable mitigation measures from the Newhall SP EIR and the State-certified EIR. No substantial changes or new information have been proposed, pursuant to Section 21166 of the Public Resources Code, and no additional environmental review is required. Therefore, the Project qualifies for the Statutory Exemption under Government Code Section 65457(a).

19. COMMUNITY OUTREACH. To date there has not been community outreach.

20. PUBLIC COMMENTS. Prior to the publication of the report to the Commission, the Department of Regional Planning ("LA County Planning") staff received two emails requesting Project Notices and environmental documentation regarding the Project.

21. AGENCY RECOMMENDATIONS.

A. Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire Department ("Fire"), Department of

Parks and Recreation, and Department of Public Health: Recommended clearance to public hearing with conditions of Vesting Tentative Tract Map and Exhibit Map dated March 25, 2026.

- B. County Interdepartmental Engineering Committee (“IEC”) approved the Highway Realignment Exhibit Map P-285 on June 22, 2026.

22. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public hearing), 21.16.075 (Posting), and 22.222.160 (Notification Radius) of the County Code, Staff properly notified the community of the public hearing. This included mailings, newspaper The Signal publication. On June 18, 2026, Staff mailed a total of 34 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site. This mailing also included 27 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

23. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Newhall SP and the General Plan because the Project’s proposed land uses are consistent with the Newhall SP land uses overlays that are intended for residential, public schools, public parks and recreational facilities, uses which this Project proposes. The Commission further finds that the Project promotes orderly development through the implementation of the Newhall SP that has long been a master planned development. The Project is consistent with the Newhall SP land use plan. The densities are aligned with the planning area densities and proposed uses, and are supported through the development of water, sewer, and circulation infrastructure while continuing to provide large areas of open space and preserve the Santa Clara River and a Spineflower Preserve.
24. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:

General Plan – Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEAs.

The Project is part of the Newhall SP, which includes development plans, including a land use plan, mobility plan and recreation and open space area plan, that coordinates the orderly development of residential communities and preserving large areas of open space preventing a sprawl development design. The Project will provide 3,617 dwelling units on about 334.5 acres while also providing about ~~1,037.5~~ 1,068.2 acres of open space, including a Spineflower Preserve. The Project’s development of new street network will purposely connect to other residential and commercial villages within the Newhall SP.

General Plan – Policy S 4.1: Prohibit new subdivisions in VHFHSZs unless: (1) the new subdivision is generally surrounded by existing or entitled development or is located in an existing approved SP plan or is within the boundaries of a communities facility district adopted by the County prior to January 1, 2022, including any improvement areas and future annexation areas identified in the County resolution approving such district; (2) the County determines there is sufficient secondary egress; and (3) the County determines the adjoining major highways and street networks are sufficient for evacuation as well as safe access for emergency responders under a range of emergency scenarios, as determined by the County. Discourage new subdivisions in all other FHSZs.

The Project is located within the Board-approved Newhall SP, which has been planned for residential development and is contiguous to other Newhall SP villages, including Mission Village (under development). Access into and out of the development will connect to Magic Mountain Parkway.

General Plan – Policy S 4.2 New subdivisions shall provide adequate evacuation and emergency vehicle access to and from the subdivision on streets or street systems that are evaluated for their traffic access or flow limitations, including but not limited to weight or vertical clearance limitations, dead-end, one-way, or single lane conditions.

The Project will be accessed from the east by new public and private streets, including Magic Mountain Parkway, a Secondary Highway on the County Master Plan of Highways designed up to 127 feet in width, and Long Canyon Road from the north, a new Major Highway designed up to 155 feet in width. The residential and multi-family lots will be accessed from new public and private streets with sufficient width to accommodate vehicle traffic and emergency vehicles. Also, the Project will provide a new Fire Station lot to support the need of future fire protection. The Wildfire Technical Memorandum and Fire Protection Plan (within the Project Environmental Checklist Appendix) concluded that the Project's roadway network is designed as an extension of the Newhall SP mobility plan and circulation framework that serves the safety needs of the Project by providing adequate emergency access and evacuation routes.

General Plan – Goal LU 9: Land use patterns and community infrastructure and promote health and wellness.

The Project will implement a land use pattern and develop community infrastructure that promotes health and wellness. The Project includes 3,617 dwelling units within planning areas, sited in clusters, with connecting pedestrian pathways and connecting to trails, bike and NEV lanes to encourage active movement throughout the development. The Project will also provide various recreational opportunities, including a trail system along the Santa Clara River SEA and a Spineflower Preserve, connecting to a public park and private recreational facilities.

The Commission also finds that the Project is consistent with the following policies of the Newhall SP:

Land Use Planning Objective 1: Create a major new community with interrelated Villages that allows for residential, commercial and industrial development, while preserving significant natural resources, important landforms and open areas.

The Project creates a major new community that is connected to interrelated villages that allows for the residential component of a residential/commercial/industrial development, while preserving significant natural resources, important landforms and open areas. The Project is a residential community of the Newhall SP that will provide 3,617 residential units with associated parks, public facilities and open space that interrelate with the other planned villages within the Newhall SP including Mission Village that is under development and contains residential, commercial, and public uses. The Project will also preserve the Santa Clara River SEA and a Spineflower Preserve through the recordation of open space lots that create large open space landforms that connect between the Newhall SP villages and in between residential communities.

Land Use Planning Objective 2: Avoid leapfrog development and accommodate projected regional growth in a location adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers.

The Project avoids leapfrog development through the implementation of the Newhall SP that accommodates projected growth adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers consistent with the framework established by the Newhall SP and the ongoing development of Mission Village. The Project Site is located within the approved Newhall SP, which has long been planned for residential development. The Project is contiguous to entitled Newhall SP villages, including Mission Village, which is under construction with thousands of residents already living within the development. The Project is served by existing infrastructure, major circulation routes (including I-5 and SR-126) and other existing and planned infrastructure, enabling orderly, service efficient growth proximate to regional job centers.

Land Use Planning Objective 3: Cluster development within the site to preserve regionally significant natural resource areas, sensitive habitat, and major landforms.

The Project clusters residential development on areas designated for development by the Newhall SP which applied a master-planned approach to minimize regional impacts to sensitive resources while maximizing the preservation of regionally significant natural resources areas, sensitive habitat and major landforms, including a dedicated Spineflower Preserve and the preservation of oak trees. The Newhall SP includes extensive areas of

open space that preserve regionally significant natural resource areas, sensitive habitat, and major landforms, and the Project is consistent with the Newhall SP's land use designations to cluster development in appropriate locations.

Land Use Planning Objective 4: Provide development and transitional land use patterns which do not conflict with surrounding communities and land uses.

The Project provides development and transitional land use patterns, which do not conflict with surrounding communities and uses. The proposed Project Site has long been planned for residential development under the SP, which applied a cohesive planning framework to the SP area and surrounding communities and land uses. The Project's development pattern, including its residential communities, public facilities, and open space is consistent with the nearby Board-approved Mission Village and Landmark Village projects, also located within the SP, as well as the Subdivider's other proposed villages surrounding the SP. The SP supports the long-term development of the area in a cohesive manner, and the Project is consistent with the Newhall SP land use designations and development standards.

Land Use Planning Objective 5: Arrange land uses to reduce vehicle miles traveled and energy consumption.

The Project arranges land uses to reduce vehicle miles traveled and energy consumption. The Project's neighborhood layout connects directly to the Newhall SP's street and trail networks and designates dwelling units near parks and future services, shortening trips and encouraging walking and bicycling. The Project will implement a Transportation Demand Management ("TDM") Program to reduce vehicle miles traveled and encourage alternative modes of transit and is the same TDM Program being implemented at the adjacent Mission Village (under development). The TDM Program reduces vehicle miles traveled and energy consumption by encouraging alternative modes of transit through a variety of programs, including the use of e-bikes and NEV's, a school bus program, and bus vouchers for residents. The Project has also been planned with energy efficiency in mind. The Project will implement State-Certified EIR's Greenhouse Gas ("GHG") mitigation measures to reduce the Project's GHG emissions to net zero, as approved by the California Air Resources Board. The net-zero GHG program requires the Project to design residential and non-residential buildings to achieve Net Zero Energy standards and to implement extensive on-site and off-site zero-emission vehicle charging infrastructure, among other mitigation measures.

Land Use Planning Objective 6: Provide a complementary and supportive array of land uses which will enable development of a community with homes, shopping, employment, schools, recreation, cultural and worship facilities, public services, and open areas.

The Project provides a complementary and supportive array of land uses by contributing dwelling units, parks, trails, schools, and open space designed within the Newhall SP village area. The Project is near existing and planned mixed use centers, employment, public facilities and other community-serving uses. The Project is consistent with the Newhall SP, which applied a comprehensive planning framework to support a mix of land uses, including homes, shopping, employment, schools, recreation, cultural and worship facilities, public services, and open areas within the SP area.

Land Use Planning Objective 10: Designate sites for needed public facilities such as schools, fire stations, libraries, water reclamation plant and parks.

The Project provides needed public facilities, including neighborhood parks and trail connections and is integrated with the Newhall SP's siting of schools, fire protection, and utility facilities serving the area. Public facilities provided by the Project include three school lots and a fire station lot.

Mobility Objective 1: Design a mobility system which includes alternatives to automobile use.

The Project supports a mobility system that includes alternatives to automobile use. As noted above, the Project Site has been planned for residential development under the Newhall SP, which applied a master planning framework to providing mobility options, including pedestrian and bicycle options to serve as alternatives to automobiles. The Project will implement a TDM Program to reduce vehicle miles traveled and encourage alternative modes of transit, which is the same TDM Program being implemented at the adjacent Mission Village (under development). The TDM Program facilitates pedestrian activities, the use of e-bikes and NEVs, a school bus program, and vouchers for busing and alternative modes of transit. The Project implements a system of multi-use trails (including the regional river trail), sidewalks, Class I bike route/trails, and NEV pathways integrated with the SP's Master Trails Plan to promote alternatives to automobile use.

Mobility Objective 3: "Facilitate public transit by reserving right-of-way for future MetroLink line, space for a park-and-ride and/or MetroLink station, and by providing bus pull-ins along highways.

The Project facilitates public transit through the inclusion of reserved right-of-way for a future Metrolink line adjacent to SR-126 and bus pullouts along highways. As noted above, the Project Site has been planned for residential development under the SP, which applied a master planning framework to locating development areas and preserving open space and habitat while providing a range of recreational, hiking, and pedestrian opportunities. The Project is consistent with the Newhall SP's land use and zoning designations as well as its mobility objectives.

Mobility Objective 5: Establish a diverse system of pedestrian and bicycle trails, segregated from vehicle traffic, to serve as an alternative to automobile use.

The Project contributes to a diverse system of pedestrian and bicycle trails to serve as an alternative to automobile use. As noted above, the Project Site has long been planned for residential development under the SP, which applied a master planning framework to providing mobility options, including pedestrian and bicycle options to serve as alternatives to automobiles. The Project will implement a TDM Program to reduce vehicle miles traveled and encourage alternative modes of transit, which is the same TDM Program being implemented at the adjacent Mission Village (under development). The TDM Program facilitates pedestrian activities, the use of e-bikes and NEV, a school bus program, and vouchers for busing and alternative modes of transit. The Homestead South Project builds out local and community trail segments that connect to regional trails and parks.

Parks, Recreation, and Open Area Objective 2: Provide for the recreational use of open areas compatible with protection of significant natural resources.

The Homestead South Project facilitates the recreational use of open areas compatible with protection of significant natural resources. Various trail and park improvements within the Homestead South Project are designed to balance public access with habitat protection measures. The Project Site has long been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space and habitat while providing a range of recreational, hiking, and pedestrian opportunities. The Project is consistent with the Newhall SP's land use and zoning designations as well as open space and recreational requirements. The Newhall SP includes extensive areas of open space that preserve regionally significant natural resource areas, sensitive habitat, and major landforms.

Parks, Recreation, and Open Area Objective 6: Provide an extensive system of pedestrian, bicycle and hiking trails within the Villages and hiking trails in the SMAs and Open Area.

The Project includes pedestrian, bicycle and trail improvements that would connect to regional systems in the nearby Board-approved Mission Village and Landmark Village projects, also located within the Newhall SP, as well as the Subdivider's other proposed villages surrounding the Newhall SP. The Project's trail segments and linkages to village and regional systems are consistent with Newhall SP's Master Trails Plan. As noted above, the Project Site has long been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space and habitat while providing a range of recreational, hiking, and pedestrian opportunities. The Project is consistent with the Newhall SP's land use and zoning designations, as well as open space and recreational requirements. The Newhall SP includes extensive areas of open space that preserve regionally significant natural resource areas, sensitive habitat, and major landforms.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

25. **PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the SP zoning classification as the Newhall SP, including the development standards contained in County Code Chapter 22.406 (Newhall SP) Table 3.4-1 (Site Development Standards Matrix) and the permitted uses described in Table 3.4-2 (Permitted Uses Matrix), including applicable lot area standards.
26. **LOT AREA AND WIDTH.** The Commission finds that the Project is consistent with the land use and zoning standards contained in County Code Chapter 22.406 (Newhall SP) Table 3.4-2 (Permitted Use Matrix), including applicable lot area standards that range from 2,500 to 20,000 square feet.
27. **MINIMUM FRONTAGE.** The Commission finds that the Project is consistent with the frontage standards identified in County Code Chapter 22.406 (Newhall SP) Table 3.4-1 (Site Development Standards Matrix) of a minimum 40 feet or more, except where locations require a waiver of frontage and as requested by the lot frontage waiver pursuant to County Code Section 21.24.040 (Modifications to access and frontage requirements). There are 18 lots that require a street frontage waiver including Lot Nos. 55, 434, 459, 798, 801, and 818 through 830. The street frontage waiver is necessary for the Project to implement a compact clustered development pattern; to account for topographic conditions; and to preserve hillsides, waterways, and sensitive habitats, while also being consistent with the Newhall SP. This design includes the use of private driveways and fire lanes. The modification of street frontage for 18 lots does not affect the design, access to residential units, or development pattern.
28. **REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.406 (Newhall SP) Section 4.3 (Site Planning). Front yard setbacks range from 10 to 30 feet; side yard setbacks range from zero to 15 feet, the rear yard setbacks range from 10 to 30 feet.
29. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.406 (Newhall SP) Section 4.3 (Site Planning). The maximum heights range up to 35 to 55 feet maximum.
30. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.406 (Newhall SP) Section 4.3 (Site Planning), including the 10 feet between building separation setback and distance standards identified within Table 3.4-1 (Site Development Standards Matrix).
31. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.406 (Newhall SP) Section 4.5 (Fencing).

32. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.406 (Newhall SP) Section 3.7 (Parking Regulations). The Project will provide a total of 8,039 parking spaces for residential units and residential guests, and recreational facilities which allows a minimum of two spaces per unit if required; and accessible parking spaces at two percent of the total dwelling unit spaces.
33. **SIGNAGE.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.406 (Newhall SP) Section 3.6 (Sign Regulations). The Project will have seven monument signs located throughout the Project Site and include one 15-foot-high monument wall on Long Canyon Road by “K” street and six 10-foot-high monument walls, each of the following intersections: the Bridge and Long Canyon Roads; “BB” Street and Long Canyon Road; “CC” Street and Magic Mountain Parkway; “N” Street and Magic Mountain Parkway; “O” Street and Magic Mountain Parkway; and “GG” Street and “JJ” Street.
34. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.406 (Newhall SP) Section 4.2 (General Guidelines). Grading, including off-site grading and export of earthwork, is necessary for the development of sanitary sewer systems and pump stations, potable and reclaimed water systems, and the street network system.
35. **CONDOMINIUM DEVELOPMENTS.** The Commission finds that the Project is consistent with the standard identified in County Code Section 21.16.015 (Building Location and Access Restrictions—Exhibit Map). The Project meets the Exhibit Map requirements for the location and dimensions of all structures, buildings, yards, walls, fences, vehicle parking and loading facilities, the vehicular, bicycle, and pedestrian access to the proposed structures, buildings, and parking and loading facilities, and the location and design of pedestrian roadway crossings, shall be verified prior to building permit issuance.
36. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the Project is not subject to or located within any existing planning area standards district.
37. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Project is not subject to or located within any existing community standards district.
38. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Homestead South Project is not located within a rural outdoor lighting district nor subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District).
39. **RESIDENTIAL DESIGN.** The Commission finds that the Project is not subject to the standards identified in County Code Section 22.140.520 (Residential Design Standards) (“RDSO”) because the Project is located within the Newhall SP and the Project preliminary application was filed and vested on April 8, 2024, prior to the adoption of the RDSO on September 10, 2024.

40. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and County Code Section 21.32.160 (Street Tree Planting) and will require approximately 6,642 trees, including 3,085 on-site trees, based on one front yard tree for every 25 feet of street frontage and 3,556 street trees based on 88,935 linear street feet.
41. **IMPROVEMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). The Subdivider will improve, or agree to improve, all land dedicated or to be dedicated on a final map or parcel map, or by separate instrument, for roads and easements, and all private roads and private easements laid out on a final map or parcel map, with those improvements, including sanitary sewers, needed for the general use of the lot owners in the division of land and for neighborhood traffic and drainage. On-site infrastructure improvements includes a network of pedestrian pathways, trails, bike trails, private and public streets with storm drains and water quality features, flood protection (including buried bank stabilization), potable and recycled water systems (including water tanks, recycled water systems, water mains and appurtenant structures, pressure reducing valves), sanitary sewer and dry utility systems (such as gas, electricity, telecommunications, cable television). A storm drainage and water quality system is depicted throughout the Project Site that includes storm drains, and water quality lines that drain and treat stormwater from on-site development and roadways, debris basins, and water quality basins. The Homestead South Project will have eight total water tanks (five potable and three recycled), four of which are off-site. Offsite recycled water for the site will originate from the Santa Clarita Valley Sanitation District and will be stored in on-site and off-site tanks for distribution to the recycled water system for on-site landscape irrigation.
42. **INCLUSIONARY HOUSING.** The Commission finds that the Project is not subject to the IHO pursuant to County Code Section 22.121.030.A.3 (Inclusionary Housing) because the Project is located within the Newhall SP, which includes its own affordable housing program. The Project however includes 362 affordable rental units out of the 3,617 total units (10 percent of the Project) in accordance with the Newhall SP affordable housing program.
43. **AFFORDABLE HOUSING REPLACEMENT.** The Commission finds that the Project is not subject to rental replacement units because there are no existing rental units on the subject property (nor are there any units proposed for demolition) and furthermore the Project is exempt due to the existing VHFHSZ located on the Project Site pursuant to County Code Section 22.119.040.F (Exemptions).
44. **PUBLIC ART.** The Commission finds that the Project will submit an Art Plan to the County Department of Arts and Culture for the approval of a cultural facility or structure or art installation into the Project Site or pay an in-lieu fee pursuant to County Code Chapter 22.2249 (Public Art in Private Development Program).

VESTING TENTATIVE TRACT MAP SPECIFIC FINDINGS

45. This map has been submitted as a Vesting Tentative Tract Map. As such, it is subject to the provisions of Chapter 21.38 (Vesting Tentative Map) of the County Code.
46. **The Commission finds that the map is consistent with the goals and policies of the General Plan.** The Newhall SP accounted for balancing the needs for housing and public service needs of residents and fiscal and environmental resources. The Project Site has long been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space in suitable areas and consistent with the General Plan. The Project is consistent with the Newhall SP and the applicable development standards. The Project provides 3,617 dwelling units, including 362 affordable units (10 percent); protects and preserves about 1,068.2 acres including a Spineflower Preserve; provides onsite public parks, school sites, a fire station lot, and backbone roads, trails, water (potable and recycled, including tanks), sewer, drainage, and other utilities; locates development adjacent to the Mission Village project under development; and utilizes existing roadway infrastructure to maintain continuity among development areas. In addition to providing critical new housing (including affordable housing), the Project is required to implement the comprehensive Net Zero GHG program previously analyzed in the State-Certified EIR to ensure that the Project will not result in a net increase in GHG emissions. As part of the Net Zero GHG Program, the Project will implement an extensive TDM Program to reduce vehicle miles traveled and encourage alternative modes of transit by providing subsidies for e-bikes and NEVs, offering transit passes to residents, providing mobility hubs and ride-sharing opportunities, and other TDM measures.
47. **The Commission finds that the design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.** The design of the proposed subdivision is consistent with the Newhall SP, which was approved by the Board as consistent with the General Plan. As detailed in these findings, the Project is consistent with the Newhall SP, which implements the General Plan within the Newhall SP area, and its objectives, which are consistent with the General Plan goals and policies. The Project Site has long been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space in suitable areas and consistent with the General Plan. The Project facilitates sufficient access to and through the Project site and takes advantage of existing roadway improvements which provide continuity among existing development and the proposed Project. The Project will provide a substantial amount of new housing units (including affordable housing units) which are needed to help address the State's housing crisis. Furthermore, the Project will implement open space in the form of recreation (public and private parks) and a Spineflower Preserve. In addition to providing critical new housing (including affordable housing), the Project is required to implement the comprehensive Net Zero GHG program previously analyzed in the State-Certified EIR to ensure that the Project will not result in a net increase in GHG emissions. As

part of the Net Zero GHG Program, the Project will implement an extensive TDM Program to reduce vehicle miles traveled and encourage alternative modes of transit by providing subsidies for e-bikes and NEVs, offering transit passes to residents, providing mobility hubs and ride-sharing opportunities, and other TDM measures. Accordingly, the Project is consistent with the goals and policies of the General Plan.

48. **The Commission finds that the site is physically suitable for this type of development.** The design of the Project is consistent with the Newhall SP which was approved by the Board and accounted for the physical location of specific land uses. The Project Site has been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space in suitable areas and consistent with the General Plan. The Newhall SP accounted for residential land uses in physically suitable locations and the Project is consistent with the residential land use designations applicable to the Project Site. The site is physically suitable for the development because of its size and location near existing development and major roadway improvements, including the adjacent Mission Village project, which is under development. The Project is consistent with the land use and zoning standards in the Newhall SP, including the objective development standards contained in Table 3.4-1 (Site Development Standards Matrix) in the Newhall SP. VTTM84508 and Exhibit Map demonstrate that the Project Site is physically suitable for the proposed development while complying with applicable setbacks and other required development standards, fire codes, building codes, infrastructure easements, and related building requirements. Accordingly, the Homestead South Project site is physically suitable for the type of development.
49. **The Commission finds that the site is physically suitable for the proposed density of development.** The Project is consistent with the land use designations and uses allowed by the Newhall SP. The Project Site has been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space in suitable areas and consistent with the General Plan. VTTM84508 and Exhibit Map demonstrate that the site is physically suitable for the proposed development while complying with applicable setbacks and other required development standards, fire codes, building codes, infrastructure easements, and related building requirements. Densities proposed by Project are consistent with those identified in the Newhall SP. The subdivision site is physically suitable for the proposed density of the site and designing sufficient ingress and egress (including emergency access) to accommodate 3,617 dwellings, 1,068.2 acres of open space, two public parks totaling 10.9 acres, three private recreation lots totaling 5.6 acres, one fire station lot and three school lots, as documented in VTTM84508 and Exhibit Map. Accordingly, the Project Site is physically suitable for the proposed density of development.
50. **The Commission finds the design of the subdivision, or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.** The design of the Project and its improvements are not likely to

cause substantial environmental damage because the Project is consistent with the Board-approved Newhall SP, which planned for residential uses at particular appropriate locations while preserving substantial areas of open space to protect, preserve, and enhance biological resources. The Project Site has long been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space in suitable areas and consistent with the General Plan. The Project is consistent with the Newhall SP, including its open space requirements, and the Project includes a Spineflower Preserve. The Prior EIRs (Newhall SP EIR and State-Certified EIR) included a comprehensive analysis of biological resources, determining that impacts to biological resources would be less than significant with mitigation. The applicable mitigation measures from the Prior EIRs, as identified in the Project's Mitigation Monitoring and Reporting Program, will be binding on the Project and enforced by the County. As demonstrated in the CEQA Environmental Checklist for the Project, the Project does not result in any new or substantially more significant environmental impacts compared to the analysis in the Prior EIRs.

- 51. The Commission finds that the design of the subdivision or type of improvements is not likely to cause serious public health problems.** The Project design provides improvements that are not likely to cause serious health problems because the Project is consistent with the Board-approved Newhall SP, which planned for residential uses at particular appropriate locations while accounting for onsite and off-site land uses. The Project Site has been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space in suitable areas and consistent with the General Plan. Development of the Project Site was extensively analyzed in the Prior EIRs and the mitigation measures identified in the Project Mitigation Monitoring and Reporting Program will be binding on the Project and enforced by the County. As demonstrated in the CEQA Environmental Checklist for the Project, the Project does not result in any new or substantially more significant environmental impacts compared to the analysis in the Prior EIRs.

Construction of the project, including the grading phase, will be subject to mitigation measures and conditions of approval to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the "tier" of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, County Public Works Building and Safety inspectors, and the project's soils engineer will ensure that grading is completed in accordance with applicable County standards and conditions of approval for soil stability and erosion control, which will protect against the Project causing serious public health problems of persons residing or working in nearby communities. Accordingly, the Project development will not cause serious public health problems.

52. **The Commission finds that the design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of the property within the proposed subdivision.** The Project design provides improvements that will not conflict with any easements, as all applicable easements (existing or future) have been reviewed through the subdivision process and were not found to conflict. The Project Site has been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space in suitable areas and consistent with the General Plan.

ENVIRONMENTAL FINDINGS

53. The Commission finds that the Project qualifies for as a Statutory Exemption pursuant to Government Code Section 65457(a) ("Residential Exemption") and CEQA Guidelines Section 15182 (Projects Pursuant to a SP). The Project qualifies for this statutory exemption because it is a residential subdivision consistent with and undertaken to implement the Newhall SP, for which two prior EIRs were certified after January 1, 1980. Development of the Project Site was previously analyzed in the certified Newhall SP EIR (SCH No. 95011015) and the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR (SCH No. 2000011025) ("State-Certified EIR"), which analyzed the direct, indirect, and cumulative environmental impacts associated with the buildout of the Newhall SP, including the Project Site. The Project is consistent with the land use designations, zoning, and objective development standards of the Newhall SP, and no SP amendment or zone change is required. Further, the Project is required to comply with applicable mitigation measures from the Newhall SP EIR and the State-certified EIR. No substantial changes or new information have been proposed, pursuant to Section 21166 of the Public Resources Code, and no additional environmental review is required. Therefore, the Project qualifies for the Statutory Exemption under Government Code Section 65457(a).

SUPPLEMENTAL FINDINGS

54. **The Commission finds that the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and are supported by the MND, if applicable, and the Administrative Record for this Project.** The Commission further finds that the Project is located within a VHFHSZ and State Responsibility Area ("SRA"). As such, the Subdivider is required to comply with applicable fire and building codes meant to create a wildfire-resistant development, including the implementation of defensible space, fire-ignition construction and building materials, and home/structure hardening. Furthermore, the Commission finds that a conceptual fuel modification plan was reviewed and approved by County Fire's Fuel Modification Division prior to recommendation of approval of VTTM84508. The Commission also finds that final fuel modification plans will require approval from County Fire prior to the issuance of building permits. The Commission further finds that upon occupancy, the County Fire Forestry Division will conduct annual inspections

for compliance with brush clearance regulations per the County's Fire Code. As a master-planned community designed with state-of-the-art fire reduction features, the Project will implement or benefit from, among other fire-reduction measures, fire-hardened homes built to most stringent fire codes, 200-foot protective fuel buffers around the community, close proximity to existing and planned fire stations that provide appropriate fire response coverage consistent with County Fire standards, adequate water supplies and pressure for firefighting, wide streets and multiple access points for evacuation and first-responder access, fire-resistant landscaping, sprinklers in residential units, undergrounded project utilities, and long-term funding and maintenance of fire prevention measures. Together, this holistic approach to wildfire resilience creates multiple overlapping layers of protection, reducing ignition potential, slowing fire spread, and enabling fast, coordinated response. In addition, the Commission finds that the Homestead South Project would provide emergency vehicle access in addition to the private driveway and fire lanes within the development.

Also, the Commission finds that the Project is consistent with Safety Element, Policy S 4.1, which prohibits new subdivisions in VHFHSZs unless: (1) the new subdivision is generally surrounded by existing or entitled development or is located in an existing approved SP or is within the boundaries of a communities facility district adopted by the County prior to January 1, 2022, including any improvement areas and future annexation areas identified in the County resolution approving such district; (2) the County determines there is sufficient secondary egress; and (3) the County determines the adjoining major highways and street networks are sufficient for evacuation as well as safe access for emergency responders under a range of emergency scenarios, as determined by the County. The Project is located within and surrounded by the entitled Newhall SP as well as "within the boundaries of a communities facility district adopted by the County prior to January 1, 2022, including any improvement areas and future annexation areas identified in the County resolution approving such district." The Project provides sufficient secondary egress in accordance with County Code requirements and based on County Fire's review of the Project's application and design, and adjoining major highways and street networks are sufficient for evacuation and safe access for emergency responders under a range of scenarios because the Project is consistent with the Newhall SP and the Santa Clarita Valley Area Plan transportation and circulation framework, which took into account evacuation and safe access during emergency conditions, as described in the Environmental Checklist. The development proposed for the Project Site is consistent with the Newhall SP, which accounts for the long-term planned development of the area in an orderly manner. For all of these reasons, and as documented in the CEQA Environmental Checklist, the Project would ensure that land uses have adequate setbacks, fuel modification areas, and emergency access routes, and the design, location of, and access to each lot of the subdivision, and the subdivision as a whole, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code.

- 55. The Commission finds that structural fire protection and suppression services will be available for the subdivision through County Fire.** The Commission finds that VTTM84508

and Exhibit Map were reviewed and approved by County Fire. The Commission further finds that the Subdivider would pay the County Fire Facility Fee, which constitutes full mitigation for development impacts associated with the need for additional fire protection services or facilities, including funding and dedicated land for the fire station. Multiple existing and planned County Fire stations are available to serve the Project Site consistent with County Fire's applicable response time targets. As a master-planned community designed with state-of-the-art fire reduction features, the Project will implement or benefit from, among other fire-reduction measures, fire-hardened homes built to most stringent fire codes, 200-foot protective fuel buffers around the community, close proximity to existing and planned fire stations that provide appropriate fire response coverage consistent with County Fire standards, adequate water supplies and pressure for firefighting, wide streets and multiple access points for evacuation and first-responder access, fire-resistant landscaping, sprinklers in residential units, undergrounded project utilities, and long-term funding and maintenance of fire prevention measures. Together, this holistic approach to wildfire resilience creates multiple overlapping layers of protection, reducing ignition potential, slowing fire spread, and enabling fast, coordinated response. In addition, the Commission finds that the Project would provide emergency vehicle access in addition to the private driveway and fire lanes within the development. For all of these reasons, and as documented in the CEQA Environmental Checklist, the structural fire protection and suppression services will be available for the subdivision through County Fire.

ADMINISTRATIVE FINDINGS

56. HOUSING ACCOUNTABILITY ACT. The Commission finds that the Project is considered a housing development that is consistent with the General Plan and Zoning and would not have a specific adverse impact upon public health or safety as described in the tentative map, and environmental findings.

57. PUBLIC MEETINGS. The Commission finds that pursuant to SB330, the number of publicly held meetings since January 1, 2020, do not exceed the five-meeting limit. Two meetings occurred on the following:

- Regional Planning Commission Hearing held on July 29, 2026.
- County IEC public meeting held on June 22, 2026.

58. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION FINDS AND CONCLUDES THAT:

- A. The map is consistent with the goals and policies of the General Plan.
- B. The design or improvement of the proposed subdivision is consistent with the goals and policies of the General Plan.
- C. The site is physically suitable for this type of development since the Project complies with all development standards of the SP zoning.
- D. The site is physically suitable for the proposed density of development since the Project is consistent with the General Plan, within the maximum allowable density, and complies with all development standards of the prescribed SP zoning.
- E. The design of the subdivision or the proposed improvements are not likely to cause substantial environmental damage or substantially and avoidably injure fish or wildlife or their habitat.
- F. The design of the subdivision or type of improvements is not likely to cause serious public health problems since sewage disposal, storm drainage, fire protection, and geologic and soils factors.
- G. The design or the type of improvements will not conflict with easements, acquired by the public at large, for access through or use of property within the proposed subdivision.
- H. It is necessary to provide tenant protections where the subdivider opts to lease all of the units rather than sell the units as is allowed under the Subdivision Map Act.
- I. A covenant and agreement is needed to ensure potential tenants are provided 180 days written notice of intention to sell units prior to termination of tenancy due to the sale of the condominium unit.
- J. A waiver of public street frontage is necessary to preserve hillsides, open space, water ways, and sensitive habitats (topographic conditions) through a clustered design that uses private driveways and fire lanes. The modification of street frontage for 18 lots does not affect the design, access to residential units, or development pattern.
- K. The design, location of, and access to each lot of the subdivision, and the subdivision as a whole, subject to the Project Permit conditions, are consistent with applicable regulations adopted by the State Board of Forestry and Fire Protection, pursuant to sections 4290 and 4291 of the Public Resources Code, and the Administrative Record for this Project.

- L. The structural fire protection and fire suppression services will be available for the subdivision through the County Fire.

THEREFORE, THE REGIONAL PLANNING COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15162, Statutory Exemption pursuant to Government Code Section 65457(a); and CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan).
2. Approves **VTTM NO. 84508 (RPPL2024004505)**, subject to the attached conditions.

ACTION DATE: July 29, 2026

VOTE: 3:0:0:2

JH:EG:ACB

8/11/2026

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
FINDINGS OF THE REGIONAL PLANNING COMMISSION
AND ORDER
PROJECT NO. PRJ2024-003038
CONDITIONAL USE PERMIT (“CUP”) NO. RPPL2024004564
OAK TREE PERMIT (“OTP”) NO. RPPL2024004513
HIGHWAY REALIGNMENT (“HWY”) NO. RPPL2024004946
ADMINISTRATIVE HOUSING PERMIT (“AHP”) NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW (“SCR”) NO. RPPL2024004508

RECITALS

1. **HEARING DATE(S).** The Los Angeles County (“County”) Regional Planning Commission (“Commission”) conducted a duly-noticed public hearing on July 29, 2026, in the matter of Project No. PRJ2024-003038, consisting of Conditional Use Permit No. RPPL2024004564 (“CUP”), Oak Tree Permit No. RPPL2024004513 (“OTP”), Highway Realignment No. RPPL2024004946 (“HWY”), Administrative Housing Permit No. RPPL2024004509 (“AHP”), and Substantial Conformance Review No. RPPL2024004508 (“SCR”). CUP, OTP, HWY, AHP, and SCR were considered together with Vesting Tentative Tract Map (“VTTM”) No. 84508 (RPPL2024004505). The CUP, OTP, HWY, AHP, SCR, and VTTM are referred to collectively as the “Project”.
2. **HEARING PROCEEDINGS.** A duly noticed public hearing was held on July 29, 2026, before the Commission. The Commission heard presentations from LA County Planning staff (“staff”) and the Applicant’s representative, Alex Herrell. The Commission also heard testimony from 32 people in support of the Project and one person opposed to the Project. The Commission asked staff if the Project’s proposed inclusion of 10 percent affordable units was established by the County’s adoption of the Newhall Ranch Specific Plan in 2003, and staff confirm that it was. The Commission also asked the applicant to increase the number of affordable units that are being proposed from 10 percent to 20 percent of the Project’s proposed dwelling units, and asked the Applicant to confirm that the locations of the affordable units are dispersed throughout the Project site. The applicant stated that they cannot increase the number of affordable housing units and confirmed that the proposed affordable units are dispersed within the Project site. The Commission then asked about the Project’s connectivity to mass transit. The Applicant stated that the Project includes transit hubs intended to connect the Project with transit and that the Project includes alternative modes of transportation (such as electric bicycles) and a transit pass program. The Commission confirmed with staff if the Project requested deviations from what was approved in the Newhall Ranch Specific Plan and confirmed with the applicant that recent minor revisions to the Project conditions were agreed upon. There being no further testimony, the Commission closed the public hearing and approved the Project.

3. **REQUESTED ENTITLEMENT.** The Permittee, The Newhall Land and Farming Company a subsidiary of Five Point Holdings, LLC (“Permittee”), requests a CUP to authorize one of four off-site water tanks within the R-1 (Single-Family Residential) Zone pursuant to County Code 22.18.030 (Land Use Regulations for Zones -R-A, R-1, R-2, R-3, R-4, and R-5); onsite grading exceeding 100,000 cubic yards (“cy”); off-site grading and grading export exceeding 10,000 cy; a haul route, pursuant to County Code Section 22.140.240 (Grading Projects). Grading total is approximately 71.833 million cy and includes 36.478 million cy of cut, 29.175 million cy of fill, 6.18 million cy of export to VTTM No. 53108 and a utility corridor, and 1.123 million cy of shrinkage.
4. **REQUESTED ENTITLEMENT.** The OTP is a request for impacts to 291 oak trees. This includes the removal of 269 oak trees, including 100 heritage trees, and the encroachment into the protected zone of 22 oak trees, including four heritage trees, pursuant to County Code Sections 22.174.060 (Findings) and 22.174.090 (Effective Date of Decision). The OTP will require that 1,338 mitigation oak trees be planted and/or payment into the County’s Oak Forest Special Fund.
5. **REQUESTED ENTITLEMENT.** The HWY is a request to authorize the extension, realignment and expansion of Magic Mountain Parkway and Long Canyon Road, both of which are Secondary Highways on the County Master Plan of Highways.
6. **REQUESTED ENTITLEMENT.** The AHP is a request for the set aside and long-term maintenance of 362 affordable dwelling units (10 percent of the total number of dwelling units within Homestead South), including 199 units (55 percent of the affordable units) at the moderate-income level (120 percent the Area Median Income or “AMI”), 90 units (25 percent of the affordable units) at the lower income level (80 percent AMI), and 73 units (20 percent of affordable units) at the very low-income level (50 percent AMI), implemented pursuant to the Affordable Housing Program within Chapter 22.406 [Newhall Ranch Specific Plan (“Newhall SP”)] Section 3.10 (Affordable Housing Program) and County Code Section 22.166.040 (AHP).
7. **REQUESTED ENTITLEMENT.** The SCR is a request for the review of monument signs, subdivisions with grading on slopes with an average 25 percent or greater (grading and hillside management policies), and pursuant to Newhall SP Section 5.2.2 (Implementation Procedures – Substantial Conformance), including conformance with the Newhall SP Section 4.2 (General Guidelines).
8. **RELATED ENTITLEMENT.** VTTM No. 84508 is a related request to subdivide a 1,752-gross-acre site to create a total of 835 lots with 3,617 dwelling units within the Newhall SP. This includes

566 single-family lots, 50 multi-family lots with 3,051 detached and attached residential condominiums, townhouses and apartment dwelling units; three public school lots for an elementary, middle, and high school; one fire station lot; 156 open space lots and one Spineflower Preserve lot; two public parks; three private recreation lots; one rail reservation lot; 23 private street lots; one utility corridor lot; one future State Route 126 ("SR-126") right-of-way lot; 27 public facility lots; and public streets. This is pursuant to County Code Chapter 21.38 (Vesting Tentative Map) and 21.40 (Tentative Maps). A "street frontage waiver" is also requested for 18 lots, including Lot Nos. 55, 434, 459, 798, 801, and 818 through 830, pursuant to County Code Section 21.24.040 (Modifications to access and frontage requirements).

9. **LOCATION.** The Project is located south of SR-126 and west of Interstate 5 ("I-5") within the Santa Clarita Valley Planning Area ("Project Site"). The Project Site is located within designated Very High Fire Hazard Severity Zone ("VHFHSZ") and Local Responsibility Area or State Responsibility Area.
10. **PREVIOUS ENTITLEMENTS.** The Newhall SP was approved by the Los Angeles County Board of Supervisors ("Board") in 2003 and is incorporated into Chapter 22.406 (Newhall SP) of the County Code (Title 22) within Chapter 22.406 (Newhall SP). The Newhall SP establishes development plans, regulations, design guidelines, and implementation programs designed to produce a project consistent with the goals, objectives, and policies of the County General Plan and 1990 Santa Clarita Valley Area Plan. The Newhall SP established zoning regulations and review procedures that development and subdivision plans within the Newhall SP Project Site must comply with. The Project is also includes a Spineflower Preserve that is covered by the Resource Management and Development Plan/Spineflower Conservation Plan approved by the U.S. Army Corp of Engineers and California Department of Fish and Wildlife ("CDFW"); and also covered by the CDFW Section 1605 Master Streambed Alteration Agreement, CDFW Multi-Species Section 2081 Incidental Take Permit, CDFW San Fernando Spineflower Section 2081 Incidental Take Permit, U.S. Army Corp of Engineers Clean Water Act Section 404 Permit and U.S. Fish and Wildlife Service Endangered Species Act, Section 7 Biological Opinion, and Los Angeles Regional Water Quality Control Board, and Section 401 Water Quality Certification and Waste Discharge Requirements, and other regulatory agency approvals.
11. **LAND USE DESIGNATION.** The Project Site is designated as Specific Plan ("SP") and is located within the Newhall SP, a component of the General Plan. The Project is within the Newhall SP land use categories of: L (Low Density), LM (Low-Medium Density), M (Medium Density), H (High Density), C (Commercial), OA (Open Area), RC (River Corridor), and CDFG (Spineflower Conservation Easements). The Project also has the following Overlays for Potential Locations of: NP (Neighborhood Park), ES (Elementary School), and FS (Fire Station).

12. **ZONING.** The Project Site is within the Newhall Zoned District, and currently zoned SP and within the Newhall SP.

13. **SURROUNDING LAND USES AND ZONING**

LOCATION	NEWHALL SP LAND USE POLICY	ZONING	EXISTING USES
NORTH	MU (Mixed Use), BP (Business Park), C, E (Estate Residential), L, LM, M, H	SP	Agricultural vacant
EAST	L, LM, M, OA, RC, C, MU	SP	Agricultural, vacant
SOUTH	LM, M, OA, L, E	SP	Mission Village mixed residential community (under development), vacant
WEST	E, L, LM, M, MU, OA, RC, BP	SP	Agricultural, vacant

14. **PROJECT AND SITE PLAN DESCRIPTION.**

A. Existing Site Conditions

The Project Site is 1,752 gross (1,676.8 net) acres in size and consists of 11 legal lots within the Newhall SP area. The Project Site is irregular in shape with sloping and steep topography in some areas and includes agricultural crops, has abandoned oil wells or otherwise undeveloped with access roads throughout.

The Santa Clara River Significant Ecological Area ("SEA") 20, previously referred to as SEA 23, runs from east to west along the northern portion of the Project Site. A narrow finger-like portion (about an average 500-foot-wide by 4,266 feet wide) of SEA 20 runs from north to south in between Planning Areas MW-1 through MW-15 (identified in the Tentative Map and Exhibit Maps), and includes a 67.4-acre Spineflower Preserve.

B. Site Access and Internal Circulation

Access into the Project Site, from the north is by Long Canyon Road, through a new 119-foot-wide bridge, that goes over SEA 20 and connects the Project to SR-126. Long Canyon Road is an existing Secondary Highway on the County Master Plan of Highways that will range from 133 to 155 feet in width, expanded to include six lanes with a raised median,

turn pockets, landscaped areas, meandering sidewalk, a Class I bike/neighborhood electric vehicles (“NEV”) pathway, and a design speed of 60 miles per hour. Access from the west is from the adjacent Mission Village community, through the extension of Magic Mountain Parkway to Long Canyon Road, a Secondary Highway, will be 127 feet wide, and include a raised median, turn pockets, landscaping, a meandering sidewalk, a Class I bike/NEV pathway, and a design speed of 55 miles per hour.

Internal circulation includes a complete network of streets with sidewalks and separate pedestrian pathways, supplemented by a trail system featuring community trails within landscaped corridors along Magic Mountain Parkway and Long Canyon Road, local and recreation trails, and a connection to the Regional River Trail—thereby providing direct pedestrian access to neighborhoods and project amenities along both public frontages and privately maintained drives/fire lanes. Interior streets include private driveways and fire lanes. Waivers of street frontage are requested for 18 lots; Lot Nos. 55, 434, 459, 798, 801, and 818 through 830.

Also, pedestrian pathways throughout the Project include five-foot-wide sidewalks with mid-block connections between streets and near cul-de-sacs to connect to public schools, parks and recreational facilities, and trails. A trail system connects residents to neighborhood schools, along the Santa Clara River and recently approved and future residential communities. Trails range from five to 12 feet wide and include pedestrian, multi-use, and Class 1 bike/NEV uses.

C. Vesting Tentative Tract Map and Exhibit Map

VTTM No. 84508 and Exhibit Map, dated March 25, 2026 (“Tentative and Exhibit Maps”), depict the Project Site of 1,752 gross acres developed into a total of 835 lots with 3,617 total dwelling units. The number and area of the proposed lots are shown in **Table 1: Lot Table (Land Uses, Units & Acreage)** below.

Table 1: Lot Table (Land Uses, Units, Gross Acreage)

Land Use	Lot(s)	Units	Approx. Acres
Single Family	566	566	116.4
Multi-family	50	3,051	218.1
Open Space	156		970.1
Spineflower Preserve	1		67.4
Utility Corridor	1		9.0

Land Use	Lot(s)	Units	Approx. Acres
Rail Reservation Lot	1		4.0
Future SR-126 Right-of-way	1		1.2
Public Facility	27		106.2
Public Parks	2		10.9
Private Recreation	3		5.6
Fire Station	1		1.3
Schools	3		84.1
Private Streets	23		25.7
Public Streets			132.0
Off-Site Grading/Water Tanks			76.2
Total:	835	3,617	1,828.2

The Project includes a total of 616 residential lots composed of 566 single-family lots and 50 multi-family lots. The multi-family lots will include a total of 3,051 dwelling units within 1,013 buildings. These will be designed as attached and detached units, including residential condominiums, townhouses and apartment dwelling units, and will either be for sale or rent to be determined prior to final map.

Table 2: Minimum Setbacks and Heights for Each Planning Area below depicts the minimum setbacks and maximum heights for each Planning area identified on the Tentative and Exhibit Maps. The maximum heights range from 35 to 55 feet, and the setbacks range from zero to 30 feet.

Table 2: Minimum Setbacks and Heights for Each Newhall SP Categories

Planning Area	Minimum Front Yard (feet) (ft)	Minimum Side Yard (ft)	Minimum Rear Yard (ft)	Maximum Height (ft)
Estate	30 ft	15 ft	30 ft	35 ft
Low Residential	18 ft	5 ft	20 ft	35 ft
Low – Medium Residential	18ft	5 ft (detached) 0 ft (attached)	10 ft	35 ft

Medium Residential	18 ft (detached) 10 ft (attached)	5 ft (detached) 0 ft (attached)	10 ft	45 ft
High Residential	10 ft	0 ft	10 ft	55 ft

D. Affordable Housing

A total of 362 dwelling units would be designated as affordable for-rent units located within the proposed apartment buildings and townhouses, dispersed within the following three Planning Areas identified in the Tentative and Exhibit Maps: 154 units in Planning Area LCN-1A, 130 units in Planning Area LCN-1B, and the remaining ~~69~~ 77 units in Planning Area MW-1B.

E. Parking

The Project will provide a total of 8,039 parking spaces, including 6,831 parking spaces for residential and residential guests, and recreational facilities. The residential parking spaces are designed with garages, carports, and uncovered parking areas. Accessible parking spaces will be provided as required by California Building Code Title 24 and designed at two percent of the total dwelling unit spaces and guest parking spaces are provided on each multi-family residential lot. Both short-term and long-term bicycle parking locations will be established during the build out and will be based on regulations within County Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), such as one short-term space for every 10 dwelling units and one long-term space for every two dwelling units, per lot.

F. Project Signage - Monument Signs.

The Project includes seven monument signs to be located throughout the Project Site and include one 15-foot-high monument wall on Long Canyon Road by “K” Street and six 10-foot-high monument walls, one at each of the following intersections: the Bridge and Long Canyon Roads; “BB” Street and Long Canyon Road; “CC” Street and Magic Mountain Parkway; “N” Street and Magic Mountain Parkway; “O” Street and Magic Mountain Parkway; and “GG” Street and “JJ” Street.

G. Condominium Project

Pursuant to the Subdivision Map Act, residential condominium units may be leased or sold. Renters of residential condominium units may not receive sufficient notification when an owner decides to sell the units. In order to provide renters with proper

notification, notification is required 180 days prior to termination of tenancy in the event the condominium units are first leased and then later sold.

H. Oak Trees

There are 678 oak trees, including 172 heritage oak trees, within the Project Site. The Project will result in impacts to 291 oak trees. This includes the removal of 269 oak trees, of which 100 are heritage oak trees, and encroachment into the protected zone of 22 oak trees, of which four are heritage oak trees. Both the removals and encroachments are due to the oak trees being within and adjacent to the grading footprint. The OTP will require that 1,338 mitigation oak trees be planted on site or payment into the County's Oak Forest Special Fund at the County Forester's discretion only if planting on-site is infeasible.

I. Tree Planting

Aside from the oak tree mitigation trees, the Project includes planting of approximately 6,642 other trees including 3,085 on-site trees, based on one front yard tree for every 25 feet of street frontage and 3,556 street trees based on 88,935 linear feet.

J. Project Grading

Grading total of approximately 71.833 million cy includes 36.478 million cy of cut, 29.175 million of fill, 6.18 million cy of export, and 1.123 million cy of shrinkage. Areas that will be graded include the residential lots, street network system, and infrastructure, including installation of a sanitary sewer system and pump stations, potable and reclaimed water systems, and drainage improvements. An estimated 6.18 million cy of earthwork will be exported to the approved nearby Landmark Village project and a nearby utility corridor. An approximately 1.123 million cy of earthwork is estimated to be lost due to soils shrinkage during compaction. Off-site grading area of approximately 76.2 gross acres are for off-site water tanks. Retaining walls higher than six feet in height are also depicted on the Retaining Wall Exhibit dated April 24, 2026, and include 24-foot-tall retaining walls along Long Canyon Road, and retaining walls ranging from seven to 15 feet high along Long Canyon Road and "K" Street.

K. Phasing

The Project is proposed through two steps. The first step is through the recordation of 27 large lots, and the second step is through the recordation of five phases with a variation of residential lots, public streets, infrastructure, and open space lots. VTTM No. 84508

and Exhibit "A"/Exhibit Map, dated March 25, 2026, includes a phasing map depicting the location of each lot and the order it will be recorded.

15. CEQA DETERMINATION.

Prior to the Commission's public hearing on the Project, County Department of Regional Planning ("LA County Planning") Staff determined that the Project qualifies for as a Statutory Exemption pursuant to Government Code Section 65457(a) ("Residential Exemption") and CEQA Guidelines Section 15182 (Projects Pursuant to a SP). The Project qualifies for this statutory exemption because it is a residential subdivision consistent with and undertaken to implement the Newhall SP, for which two prior Environmental Impact Reports ("EIRs") were certified after January 1, 1980. Development of the Project Site was previously analyzed in the certified Newhall SP EIR (SCH No. 95011015) and the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR (SCH No. 2000011025) ("State-Certified EIR"), which analyzed the direct, indirect, and cumulative environmental impacts associated with the buildout of the Newhall SP, including the Project Site. The Project is consistent with the land use designations, zoning, and objective development standards of the Newhall SP, and no SP amendment or zone change is required. Further, the Project is required to comply with applicable mitigation measures from the Newhall SP EIR and the State-certified EIR. No substantial changes or new information have been proposed, pursuant to Section 21166 of the Public Resources Code, and no additional environmental review is required. Therefore, the Project qualifies for the Statutory Exemption under Government Code Section 65457(a).

16. COMMUNITY OUTREACH. To date there has not been community outreach.

17. PUBLIC COMMENTS. Prior to the publication of the report to the Commission, the Department of Regional Planning ("LA County Planning") staff received two emails requesting Project Noticing and environmental documentation regarding the Project.

18. AGENCY RECOMMENDATIONS.

- A. Los Angeles County Subdivision Committee, consisting of LA County Planning and County Departments of Public Works ("Public Works"), Fire Department ("Fire"), Department of Parks and Recreation, and Department of Public Health: Recommended clearance to public hearing with conditions of Vesting Tentative Tract Map and Exhibit Map dated March 25, 2026.
- B. County Interdepartmental Engineering Committee ("IEC") approved the HWY Exhibit Map P-285 on June 22, 2026.

19. **LEGAL NOTIFICATION.** Pursuant to Sections 21.16.070 (Notice of Public hearing), 21.16.075 (Posting), 22.222.160 (Notification Radius), Section 22.222.120 (Public Hearing Procedure), of the County Code, Staff properly notified the community of the public hearing. This included mailings, newspaper The Signal publication. On June 18, 2026, Staff mailed a total of 34 Notices of Public Hearing out to all property owners as identified on the County Assessor's record within a 1.000-foot radius from the Project Site. This mailing also included 27 notices to those on the courtesy mailing list for the Newhall Zoned District and to any additional interested parties. Additionally, Staff posted the Project case materials and hearing notice on LA County Planning's website.

GENERAL PLAN CONSISTENCY FINDINGS

20. **LAND USE POLICY.** The Commission finds that the Project is consistent with the goals and policies of the Newhall SP and the General Plan because the Project's proposed land uses are consistent with the Newhall SP land uses overlays that are intended for residential, public schools, public parks and recreational facilities, uses which this Project proposes. The Commission further finds that the Project promotes orderly development through the implementation of the Newhall SP that has long been a master planned development. The Project is consistent with the Newhall SP land use plan. The densities are aligned with the planning area densities and proposed uses, and are supported through the development of water, sewer, and circulation infrastructure while continuing to provide large areas of open space and preserve the Santa Clara River and a Spineflower Preserve.
21. **GOALS AND POLICIES.** The Commission finds that the Project is consistent with the following policies of the General Plan:

General Plan – Goal LU 3: A development pattern that discourages sprawl and protects and conserves areas with natural resources and SEA.

The Project is part of the Newhall SP, which includes development plans, including a land use plan, mobility plan and recreation and open space area plan, that coordinates the orderly development of residential communities and preserving large areas of open space preventing a sprawl development design. The Project will provide 3,617 dwelling units on about 334.5 acres while also providing about ~~1,037.5~~ 1,068.2 acres of open space, including a spineflower preserve. The Projects development of new street network will purposely connect to other residential and commercial villages within the Newhall SP.

General Plan – Goal LU 9: Land use patterns and community infrastructure and promote health and wellness.

The Project will implement a land use pattern and develops community infrastructure and promotes health and wellness. The Project includes 3,617 dwelling units within planning areas, sited in clusters, with connecting pedestrian pathways and connecting to trails, bike and NEV lanes to encourage active movement throughout the development. The Project will also provide various recreational opportunities, including a trail system along the Santa Clara River SEA and a Spineflower Preserve, connecting to a public park and private recreational facilities.

The Commission also finds that the Project is consistent with the following policies of the Newhall SP:

Land Use Planning Objective 1: Create a major new community with interrelated Villages that allows for residential, commercial and industrial development, while preserving significant natural resources, important landforms and open areas.

The Project creates a major new community that is connected to interrelated villages that allows for the residential component of a residential/commercial/industrial development, while preserving significant natural resources, important landforms and open areas. The Project is a residential community of the Newhall SP that will provide 3,617 residential units with associated parks, public facilities and open space that interrelate with the other planned villages within the Newhall SP including Mission Village that is under development and contains residential, commercial, and public uses. The Project will also preserve the Santa Clara River SEA and a spineflower preserve through the recordation of open space lots that create large open space landforms that connect between the Newhall SP villages and in between residential communities.

Land Use Planning Objective 2: Avoid leapfrog development and accommodate projected regional growth in a location adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers.

The Project avoids leapfrog development through the implementation of the Newhall SP that accommodates projected growth adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers consistent with the framework established by the Newhall SP and the ongoing development of Mission Village. The Project Site is located within the approved Newhall SP, which has long been planned for residential development. The Project is contiguous to entitled Newhall SP villages, including Mission Village, which is under development with thousands of

residents already living onsite. The Project is served by existing infrastructure, major circulation routes (including I-5 and SR-126) and other existing and planned infrastructure, enabling orderly, service efficient growth proximate to regional job centers.

Land Use Planning Objective 3: Cluster development within the site to preserve regionally significant natural resource areas, sensitive habitat, and major landforms.

The Project clusters residential development on areas designated for development by the Newhall SP which applied a master-planned approach to minimize regional impacts to sensitive resources while maximizing the preservation of regionally significant natural resources areas, sensitive habitat and major landforms, including a dedicated Spineflower Preserve and the preservation of oak trees. The Newhall SP includes extensive areas of open space that preserve regionally significant natural resource areas, sensitive habitat, and major landforms, and the Project is consistent with the Newhall SP's land use designations to cluster development in appropriate locations.

Land Use Planning Objective 4: Provide development and transitional land use patterns which do not conflict with surrounding communities and land uses.

The Project provides development and transitional land use patterns, which do not conflict with surrounding communities and uses. The proposed Project Site has long been planned for residential development under the SP, which applied a cohesive planning framework to the SP area and surrounding communities and land uses. The Project's development pattern, including its residential communities, public facilities, and open space is consistent with the nearby Board-approved Mission Village and Landmark Village projects, also located within the SP, as well as the Subdivider's other proposed villages surrounding the SP. The SP supports the long-term development of the Santa Clarita Valley Area Plan area in a cohesive manner, and the Project is consistent with the Newhall SP land use designations and development standards.

Land Use Planning Objective 5: Arrange land uses to reduce vehicle miles traveled and energy consumption.

The Project arranges land uses to reduce vehicle miles traveled and energy consumption. The Project's neighborhood layout connects directly to the Newhall SP's street and trail networks and designates dwelling units near parks and future services, shortening trips and encouraging walking and bicycling. The Project will implement a Transportation Demand Management ("TDM") Program to reduce vehicle miles traveled and encourage

alternative modes of transit and is the same TDM Program being implemented at the adjacent Mission Village (under development). The TDM Program reduces vehicle miles traveled and energy consumption by encouraging alternative modes of transit through a variety of programs, including the use of e-bikes and NEV's, a school bus program, and bus vouchers for residents. The Project has also been planned with energy efficiency in mind. The Project will implement State-Certified EIR's Greenhouse Gas ("GHG") mitigation measures to reduce the Project's Greenhouse Gas ("GHG") emissions to net zero, as approved by the California Air Resources Board. The net-zero GHG program requires the Project to design residential and non-residential buildings to achieve Net Zero Energy standards and to implement extensive on-site and off-site zero-emission vehicle charging infrastructure, among other mitigation measures.

Land Use Planning Objective 6: Provide a complementary and supportive array of land uses which will enable development of a community with homes, shopping, employment, schools, recreation, cultural and worship facilities, public services, and open areas.

The Project provides a complementary and supportive array of land uses by contributing dwelling units, parks, trails, schools, and open space designed within the Newhall SP village area. The Project is near existing and planned mixed use centers, employment, public facilities and other community-serving uses. The Project is consistent with the Newhall SP, which applied a comprehensive planning framework to support a mix of land uses, including homes, shopping, employment, schools, recreation, cultural and worship facilities, public services, and open areas within the SP area.

Land Use Planning Objective 10: Designate sites for needed public facilities such as schools, fire stations, libraries, water reclamation plant and parks.

The Project provides needed public facilities, including neighborhood parks and trail connections and is integrated with the Newhall SP's siting of schools, fire protection, and utility facilities serving the area. Public facilities provided by the Project include three school lots and a fire station lot.

Mobility Objective 1: Design a mobility system which includes alternatives to automobile use.

The Project supports a mobility system that includes alternatives to automobile use. As noted above, the Project Site has been planned for residential development under the Newhall SP, which applied a master planning framework to providing mobility options, including pedestrian and bicycle options to serve as alternatives to automobiles. The Project will implement a TDM Program to reduce vehicle miles traveled and encourage

alternative modes of transit, which is the same TDM Program being implemented at the adjacent Mission Village (under development). The TDM Program facilitates pedestrian activities, the use of e-bikes and NEVs, a school bus program, and vouchers for busing and alternative modes of transit. The Project implements a system of multi-use trails (including the regional river trail), sidewalks, Class I bike route/trails, and NEV pathways integrated with the Newhall SP's Master Trails Plan to promote alternatives to automobile use.

Mobility Objective 3: "Facilitate public transit by reserving right-of-way for future MetroLink line, space for a park-and-ride and/or MetroLink station, and by providing bus pull-ins along highways.

The Project facilitates public transit, through the inclusion of reserved right-of-way for a future Metrolink line adjacent to SR-126 and bus pullouts along highways. As noted above, the Project Site has been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space and habitat while providing a range of recreational, hiking, and pedestrian opportunities. The Project is consistent with the Newhall SP's land use and zoning designations, as well as its mobility objectives.

Mobility Objective 5: Establish a diverse system of pedestrian and bicycle trails, segregated from vehicle traffic, to serve as an alternative to automobile use.

The Project contributes to a diverse system of pedestrian and bicycle trails to serve as an alternative to automobile use. As noted above, the Project Site has long been planned for residential development under the SP, which applied a master planning framework to providing mobility options, including pedestrian and bicycle options to serve as alternatives to automobiles. The Project will implement an TDM Program to reduce vehicle miles traveled and encourage alternative modes of transit, which is the same TDM Program being implemented at the adjacent Mission Village (under development). The TDM Program facilitates pedestrian activities, the use of e-bikes and NEV, a school bus program, and vouchers for busing and alternative modes of transit. The Homestead South Project builds out local and community trail segments that connect to regional trails and parks.

Parks, Recreation, and Open Area Objective 2: Provide for the recreational use of open areas compatible with protection of significant natural resources.

The Homestead South Project facilitates the recreational use of open areas compatible with protection of significant natural resources. Various trail and park improvements within South Project are designed to balance public access with habitat protection measures. The Project Site has long been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space and habitat while providing a range of recreational, hiking, and pedestrian opportunities. The Project is consistent with the Newhall SP's land use and zoning designations, as well as open space and recreational requirements. The Newhall SP includes extensive areas of open space that preserve regionally significant natural resource areas, sensitive habitat, and major landforms.

Parks, Recreation, and Open Area Objective 6: Provide an extensive system of pedestrian, bicycle and hiking trails within the Villages and hiking trails in the SMAs and Open Area.

The Project includes pedestrian, bicycle and trail improvements that would connect to regional systems in the nearby Board-approved Mission Village and Landmark Village projects, also located within the Newhall SP, as well as the Subdivider's other proposed villages surrounding the Newhall SP. The Project's trail segments and linkages to village and regional systems are consistent with Newhall SP's Master Trails Plan. As noted above, the Project Site has long been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space and habitat while providing a range of recreational, hiking, and pedestrian opportunities. The Project is consistent with the Newhall SP's land use and zoning designations, as well as open space and recreational requirements. The Newhall SP includes extensive areas of open space that preserve regionally significant natural resource areas, sensitive habitat, and major landforms.

SUBDIVISION AND ZONING CODE CONSISTENCY FINDINGS

- 22. PERMITTED USE IN ZONE.** The Commission finds that the Project is consistent with the SP zoning classification as the Newhall SP, including the development standards contained in County Code Chapter 22.406 (Newhall SP) Table 3.4-1 (Site Development Standards Matrix) and the permitted uses described in Table 3.4-2 (Permitted Uses Matrix), including applicable lot area standards.
- 23. REQUIRED YARDS.** The Commission finds that the Project is consistent with the standards identified in County Code Chapter 22.406 (Newhall SP) Section 4.3 (Site Planning). Front yard setbacks range from 10 to 30 feet; side yard setbacks range from zero to 15 feet, the rear yard setbacks range from 10 to 30 feet.

24. **HEIGHT.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.406 (Newhall SP) Section 4.3 (Site Planning). The maximum heights range up to 35 to 55 feet maximum.
25. **DISTANCE BETWEEN BUILDINGS.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.406 (Newhall SP) Section 4.3 (Site Planning), including the 10 feet between building separation setback and distance standards identified within Table 3.4-1 (Site Development Standards Matrix).
26. **FENCES AND WALLS.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.406 (Newhall SP) Section 4.5 (Fencing).
27. **PARKING.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.406 (Newhall SP) Section 3.7 (Parking Regulations). The Project will provide a total of 8,039 parking spaces for residential and residential guests, and recreational facilities which allows a minimum of two spaces per unit if required; and Accessible parking spaces at two percent of the total dwelling unit spaces.
28. **SIGNAGE.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.406 (Newhall SP) Section 3.6 (Sign Regulations). The Project will have seven monument signs located throughout the Project Site and include one 15-foot-high monument wall on Long Canyon Road by “K” street and six ten-foot-high monument walls, each of the following intersections: the Bridge and Long Canyon Road; “BB” Street and Long Canyon Road; “CC” Street and Magic Mountain Parkway; “N” Street and Magic Mountain Parkway; “O” Street and Magic Mountain Parkway; and “GG” Street and “JJ” Street
29. **GRADING.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 22.406 (Newhall SP) Section 4.2 (General Guidelines). Grading, including off-site grading and export of earthwork, is necessary for the development of sanitary sewer systems and pump stations, potable and reclaimed water systems, and the street network system.
30. **CONDOMINIUM DEVELOPMENTS.** The Commission finds that the Project is consistent with the standard identified in County Code Chapter 21.16.015 (Building Location and Access Restrictions—Exhibit Map). The Project meets the Exhibit Map requirements for the location and dimensions of all structures, buildings, yards, walls, fences, vehicle parking and loading facilities, the vehicular, bicycle, and pedestrian access to the proposed structures, buildings,

and parking and loading facilities, and the location and design of pedestrian roadway crossings, which will be verified before building permit issuance.

31. **PLANNING AREA STANDARDS DISTRICT.** The Commission finds that the Project is not subject to or located within any existing planning area standards district.
32. **COMMUNITY STANDARDS DISTRICT.** The Commission finds that the Project is not subject to or located within any existing community standards district.
33. **RURAL OUTDOOR LIGHTING DISTRICT.** The Commission finds that the Homestead South Project is not located within a rural outdoor lighting district nor subject to the standards identified in County Code Chapter 22.80 (Rural Outdoor Lighting District).
34. **RESIDENTIAL DESIGN.** The Commission finds that the Project is not subject to the standards identified in County Code Section 22.140.520 (Residential Design Standards) ("RDSO") because the Project is located within the Newhall SP and the Project preliminary application was filed and vested on April 8, 2024, prior to the adoption of the RDSO occurred on September 10, 2024.
35. **TREE PLANTING.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.195 (On-Site Trees) and County Code Section 21.32.160 (Street Tree Planting) and will require approximately 6,642 trees, including 3,085 on-site trees, based on one street tree for every 25 feet of street frontage and 3,556 street trees based on 88,935 linear street feet.
36. **IMPROVEMENTS.** The Commission finds that the Project is consistent with the standards identified in County Code Section 21.32.010 (Requirements Generally). The Subdivider will improve, or agree to improve, all land dedicated or to be dedicated on a final map or parcel map, or by separate instrument, for roads and easements, and all private roads and private easements laid out on a final map or parcel map, with those improvements, including sanitary sewers, needed for the general use of the lot owners in the division of land and for neighborhood traffic and drainage. On-site infrastructure improvements includes a network of pedestrian pathways, trails, bike trails, private and public streets with storm drains and water quality features, flood protection (including buried bank stabilization), potable and recycled water systems (including water tanks, recycled water systems, water mains and appurtenant structures, pressure reducing valves), sanitary sewer and dry utility systems (such as gas, electricity, telecommunications, cable television). A storm drainage and water quality system is depicted throughout the Project Site that includes storm drains, and water quality lines that drain and treat stormwater from on-site development and roadways, debris

basins, and water quality basins. The Homestead South Project will have eight total water tanks (five potable and three recycled), four of which are off-site. Offsite recycled water for the site will originate from the Sanitation District and will be stored in on-site and off-site tanks for distribution to the recycled water system for on-site landscape irrigation

37. INCLUSIONARY HOUSING. The Commission finds that the Project is not subject to the IHO pursuant to County Code Section 22.121.030.A.3 (Inclusionary Housing) because the Project is located within the Newhall SP, which includes its own affordable housing program. The Project however includes 362 affordable rental units out of the 3,617 total units (ten percent of the Project) in accordance with the Newhall SP affordable housing program.

38. AFFORDABLE HOUSING REPLACEMENT. The Commission finds that the Project is not subject to rental replacement units because there are no existing rental units on the subject property (nor are there any units proposed for demolition) and furthermore the Project is exempt due to the existing VHFHSZ located on the Project Site pursuant to County Code Section 22.119.040.F (Exemptions).

CONDITIONAL USE PERMIT FINDINGS

39. The Commission finds that the proposed use at the site 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, or general welfare. The Project has been planned for residential development under the Newhall SP, which applied a comprehensive planning framework to concentrate development in appropriate areas while preserving significant open space, habitat and natural landforms. The Project is consistent with the Newhall SP land use designations, development standards, circulation system, and infrastructure planning. The Project includes residential uses, schools, parks, trails, recreational facilities, open space areas, roadway improvements, utility infrastructure, and a fire station site, all designed to support a cohesive master-planned community. The Project has been designed to be compatible with surrounding planned communities within the Newhall SP, including Mission Village and Landmark Village. In addition, the Project will be subject to mitigation measures, conditions of approval, grading regulations, fire protection requirements, and other applicable County standards intended to reduce potential construction and operational impacts. The Project also includes emergency access improvements, wildfire protection measures, trails and pedestrian circulation systems, and substantial open space preservation areas. Accordingly, the proposed use 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 nearby properties; and will not jeopardize or endanger the public health, safety, or general welfare.

40. **The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The approximately 1,752-acre Project Site is adequate in size and shape to accommodate the proposed residential development, public facilities, infrastructure improvements, open space areas, circulation system, landscaping, parking areas, trails, walls, fences, grading improvements, and other development features required by Title 22 (Planning and Zoning) of the County Code and the Newhall SP. The Project has been designed consistent with the Newhall SP Site Development Standards Matrix and applicable County development standards, including setbacks, building separation, circulation, parking, fire access, and infrastructure requirements. The VTTM and Exhibit Map/Exhibit "A" depict a coordinated master-planned development pattern that clusters development in appropriate areas while preserving substantial open space and sensitive resource areas. The Project provides 8,039 parking spaces, public and private streets, trails, pedestrian pathways, recreational facilities, schools, landscaping, and utility infrastructure integrated throughout the community. Accordingly, the Project Site is adequate in size and shape to accommodate the proposed development features and integrate the Project with surrounding uses.

41. **The Commission finds that the proposed site is 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 service facilities as are required.** The Project Site is adequately served by a comprehensive circulation and infrastructure system planned through the Newhall SP and designed to accommodate the traffic and service demands generated by the Project. Access to the Project Site will be provided by Long Canyon Road, an existing Secondary Highway on the County Master Plan of Highways, ranging from approximately 133 to 155 feet in width, and Magic Mountain Parkway, a Secondary Highway approximately 127 feet in width. The Project also includes a hierarchy of public streets, private streets, private drives, pedestrian pathways, trails as well as Class I bicycle and NEV facilities designed to provide internal circulation and connectivity to surrounding communities and regional transportation corridors, including SR-126 and I-5. The Project will also be served by public and private infrastructure facilities, including potable and recycled water systems, sewer systems, drainage and water quality facilities, utility infrastructure, parks, schools, recreational facilities, and a fire station site. The Project implements infrastructure and circulation improvements previously analyzed as part of the Newhall SP and related environmental documents and is designed consistent with County and agency

standards. Accordingly, the Project Site is adequately served by highways, streets, and other public and private service facilities necessary to support the proposed development.

42. **The Commission finds that the proposed use will be consistent with the adopted General Plan for the area.** The Project Site has long been planned as residential development under the Newhall SP, which implements the General Plan. The CUP authorizes grading exceeding 100,000 cubic yards and export earthwork pursuant to County Code Section 22.140.240 (Grading Projects) and one of four ~~three~~ off-site water tanks in an R-1 Zone within VTTM 84508 pursuant to County Code Section 22.18.030.C.1 (Use Regulations). The proposed grading covered by the requested CUP is consistent with the Newhall SP's Conceptual Grading Plan and related standards. The proposed grading is consistent with the Newhall SP's planned development of the Project Site with residential uses. The Newhall SP provided a holistic framework to clustering development in certain appropriate areas, such as the Project Site, which would require grading, while preserving large areas of open space and significant landforms. The off-site water tank is sited at a certain location and elevation to conform to standards established by the Santa Clarita Valley Water Agency to ensure the reliability and deliverability of water supplies, and is therefore an appropriate use within R-1 as allowed by Title 22 (Planning and Zoning) of the County Code with the requested CUP. The Project is consistent with the Newhall SP, which applied a regional framework to locating development in appropriate areas while preserving large areas of open space and significant landforms.

In addition to providing critical new housing, including affordable housing, the Project is required to implement the comprehensive Net Zero GHG program that was previously analyzed in the State-Certified EIR to ensure that the Project will not result in a net increase in GHG emissions. As part of the Net Zero GHG Program, the Project will implement a variety of GHG reduction mitigation measures, including designing residential and public facility buildings to achieve Zero Net Energy standards through solar power, energy-efficient designs, and other measures, installing Level 2 electric vehicle charging stations in every residential unit and throughout the community, proving subsidies to residents for electric vehicles, implementing GHG-reduction measures in disadvantaged communities throughout the County, and other measures. As part of the Net Zero GHG Program, the Project will implement an extensive Transportation Demand Management ("TDM") Program to reduce vehicle miles traveled and encourage alternative modes of transit by providing subsidies for e-bikes and NEVs, offering transit passes to residents, providing mobility hubs and ride-sharing opportunities, and other TDM measures. A portion of the Property is located within Significant Ecological Area 23 ("SEA"). The Project complies with all applicable provisions of the Newhall SP and has been subject to multiple rounds of extensive biological review, which culminated in a comprehensive mitigation plan that will ensure all Project impacts to biological resources, including the Project's temporary impacts to SEA resources, are

mitigated to less than significant levels. No further review under the SEA Ordinance is required because the Project qualifies for an exemption from the SEA Ordinance under County Code Section 22.102.040 (Exemptions), for development regulated by an approved SP, given the extensive review of the Project's impacts to biological resources that has already occurred and comprehensive mitigation that has been applied. Accordingly, the Project qualifies for an exemption from the SEA Ordinance under County Code Section 22.102.040.F (Exemptions). The Project and uses are consistent with the land use designations and zoning standards in the Newhall SP and the adopted General Plan for the area, including the objective development standards contained in Table 3.4-1 (Site Development Standards Matrix) in the Newhall SP. Accordingly, the Project will implement the Newhall SP, which constitutes the General Plan for the Newhall SP area, and the proposed use will be consistent with the adopted General Plan for the area.

43. The Commission finds that the proposed use at the site will not:

A. Adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area;

- i. The Project Site has been planned for residential development under the Newhall SP. The Project, including proposed grading, is consistent with the land use and zoning standards in the Newhall SP Section 4.8 (Grading), including the objective development standards contained in Table 3.4-1 (Site Development Standards Matrix). The Newhall SP applied a holistic, regional framework to preserve large areas of open space and cluster development in specific areas appropriate for such development, taking into account existing and planned uses for the area.
- ii. The closest community is the adjacent Mission Village project, which is also located within the Newhall SP. As both villages are part of the Newhall SP and consistent with its land use designations and development standards, the Project has been designed to be compatible with the Mission Village project and does not adversely affect the health, peace, comfort or welfare of persons residing or working in Mission Village. The next nearest communities to the Project Site (Stevenson Ranch and Westridge) are located at a substantial distance from the Project Site and further buffered by land forms and roadways from the Project as compared to Mission Village.
- iii. Construction of the Project, including the grading phase, will be subject to mitigation measures and conditions of approval to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the "tier" of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction

monitors, and other such construction-related measures. In addition, Public Works Building and Safety (“Building and Safety”) inspectors, and the Project’s soils engineer will ensure that grading is completed in accordance with applicable County standards and conditions of approval for soil stability and erosion control, which will protect the health, peace, comfort and welfare of persons residing or working in nearby communities.

- iv. Accordingly, the proposed Project development, including grading, will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area.

B. Be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site;

- i. The Project Site has long been planned for residential development under the Newhall SP. The proposed Project, including grading is consistent with the land use and zoning standards in the Newhall SP, including the objective development standards contained in Section 4.8 (Grading) and Table 3.4-1 (Site Development Standards Matrix). The Newhall SP applied a holistic, regional framework to preserve large areas of open space and cluster development in specific areas appropriate for such development, taking into account existing and planned uses for the area.
- ii. The closest community is the adjacent Mission Village project, which is also located within the Newhall SP. As both villages are part of the Newhall SP and consistent with its land use designations and development standards, the Project has been designed to be compatible with the Mission Village project and to ensure the use, enjoyment or valuation of property of other persons located in Mission Village. The next nearest communities to the Project site (Stevenson Ranch and Westridge) are located at a substantial distance from the Project site and further buffered by land forms and roadways from the Project as compared to Mission Village.
- iii. Construction of the Project, including the grading phase, will be subject to mitigation measures and conditions of approval to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the “tier” of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, Building and Safety inspectors, and the Project’s soils engineer will ensure that grading is completed in accordance with applicable County standards and conditions of approval

for soil stability and erosion control, which will protect the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

- iv. Accordingly, the Project development, including grading, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site.

C. Jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.

- i. The Project Site has been planned for residential development under the Newhall SP. The Project, including proposed grading, is consistent with the land use and zoning standards in the Newhall SP, including the objective development standards contained in Table 3.4-1 (Site Development Standards Matrix) in the Newhall SP. The Newhall SP applied a holistic, regional framework to preserve large areas of open space and cluster development in specific areas appropriate for such development, taking into account existing and planned uses for the area.
- ii. The closest community is the adjacent Mission Village project, which is also located within the Newhall SP. As both villages are part of the Newhall SP and consistent with its land use designations and development standards, the Project has been designed to be compatible with the Mission Village project and not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare for residents of Mission Village. The next nearest communities to the Project Site (Stevenson Ranch and Westridge) are located at a substantial distance from the Project Site and further buffered by land forms and roadways from the Project as compared to Mission Village.
- iii. Construction of the Project, including the grading phase, will be subject to mitigation measures and conditions of approval to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the “tier” of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, Building and Safety inspectors, and the Project’s soils engineer will ensure that grading is completed in accordance with applicable County standards and conditions of approval for soil stability and erosion control, which will not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.

- iv. Accordingly, the proposed Project development, including grading, will not jeopardize, endanger or otherwise constitute a menace to the public health, safety, or general welfare.

44. The Commission finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

- A. The Newhall SP, including the Project, is a master-planned community designed to provide necessary yards, walls, fences, parking and loading facilities, landscaping, and other development features. The Project is consistent with the land use and zoning standards in the Newhall SP, including the objective development standards contained in Table 3.4-1 (Site Development Standards Matrix) in the Newhall SP. The site is adequate in size and shape to accommodate the proposed grading in order to integrate the uses into the surrounding area.
- B. The Project Exhibit "A"/Exhibit Map includes site plans which depict that the site is physically suitable for the proposed development while still providing required setbacks and other required development standards, fire lanes, and required infrastructure within required easements. The Project has been designed in compliance with other applicable County Codes and Regulations, such as Grading Code, Building Code and Fire Code.
- C. Accordingly, the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features or as is otherwise required in order to integrate the Project with the uses in the surrounding area.

45. The Commission finds that the proposed site is adequately served:

- A. **By highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate.**
 - i. The Newhall SP, which covers the Project, is a master-planned community that accounts for all necessary infrastructure, including roadways, utilities and other required public and private facilities. A hierarchy of public streets, private and future streets, and private driveways are proposed to provide internal circulation as well as connection to the surrounding communities within and around the Newhall SP. The Project is consistent with and implements the Newhall SP.

ii. The proposed area to be graded is located within the Newhall SP boundary, as well as within other lands owned by the Permittee, and County rights-of-way. The export of dirt to the Landmark Village project, which lies directly north, has been approved by the County with the Landmark Village entitlement and CEQA approvals.

iii. Accordingly, the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic the project would generate.

B. **By other public or private service facilities as are required.** The Newhall SP, which covers the Project, is a master-planned community that accounts for all necessary infrastructure, including roadways, utilities and other required public and private facilities. The Project is consistent with and implements the Newhall SP. Utility-related infrastructure associated with the Project has been designed to adequately serve the proposed Project. Accordingly, the proposed site is adequately served by public or private service facilities.

OAK TREE PERMIT FINDINGS

46. The proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations, if any, on the subject property.

A. The Project Site has long been planned for residential development under the Newhall SP. The OTP authorizes impacts to a total of 291 oak trees, including the removal of 269 oak trees, including 100 heritage oak trees, and encroachments to the protected zone of 22 oak trees, including four heritage oaks, pursuant to County Code Section 22.174.030 (OTP – Applicability) and consistent with the Oak Tree Ordinance. The Project's impacts to oak trees, and the requested Oak Tree Permit, are consistent with impacts to oak trees considered in the Newhall SP, which applied a holistic, regional framework to preserving large areas of open space while concentrating development in specific locations appropriate for development.

B. The proposed construction will be accomplished without endangering the health of the remaining oak trees subject to County Code Title 22 (Planning and Zoning) regulations on the subject property. Consistent with the Project's Oak Tree Report, protective fencing shall 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 and shall be inspected by the County Forester. To ensure full protection of the health of the remaining trees,

construction will avoid impacts to the remaining oak tree protected zones consistent with County Code Section 22.174.030 (Applicability) and the Oak Tree Report.

47. The removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

- A. The proposed removal of 269 oak trees will not result in soil erosion through diversion or increased flow of surface waters which cannot be satisfactorily mitigated because such erosion potential will be satisfactorily mitigated through onsite drainage control measures that will be implemented with the Project in accordance with Public Works standards, applicable regulatory requirements, and applicable mitigation measures identified in the Newhall SP EIR and the State-Certified EIR.
- B. The SP EIR and the State-Certified EIR previously analyzed the development of the Project. With mitigation, the prior EIRs did not identify significant impacts related to soil erosion from oak tree removal or relocation. The proposed Project incorporates drainage and water quality plans which are designed to protect development, manage drainage and control pollutant run-off. All drainage entering and originating within the Project area will be collected or controlled by the constructed drainage system to ensure no increase in site erosion, consistent with Public Works standards, applicable regulatory requirements, and applicable mitigation measures identified in the SP EIR and the State-Certified EIR.

In addition to the above facts, at least one of the following findings apply:

48. That the removal or relocation of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that: i. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive and, ii. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized.

- A. The Project Site has long been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space and habitat, including for oak trees. The SP EIR evaluated a range of development alternatives and the adopted Newhall SP concentrated development in areas to enhance the preservation of open space and reduce disturbance to oak trees and other important habitat. The Project is consistent with the Newhall SP's land use and zoning designations, and therefore implements the framework established by the Newhall SP to focus development that reduces oak tree impacts.

- B. In planning the Project, the Permittee considered various alternative designs to minimize the impact on oak trees and other natural resources. The proposed design optimizes land use while preserving significant open space, aligning with the SP comprehensive planning program to enhance open space and habitat preservation.
- C. The oak trees proposed for removal are located in areas of the property where their continued existence would preclude the 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 SP. The proposed Project clusters development to avoid impacts to on-site resources such as the Santa Clara River SEA and the Spineflower Preserve, and other areas with oak trees. However, the Project site contains topography and requires grading to create a viable community. Grading is required for geotechnical stability, access and site balance and results in the removal of oak trees in compliance with the County's Oak Tree Ordinance. Options for preservation of the greatest number of trees possible were considered and removal of trees has been proposed only where no alternative design is available without frustrating the planned proposed use of the subject property. Trees to be removed are in locations where grading to create building pads cannot be avoided or where roadways are proposed and continued existing of trees in those locations would preclude the reasonable and efficient use of such property for a use authorized by the Newhall SP.
- D. Consistent with the Project's Oak Tree Report, the Project site has been designed to minimize the number of trees which need to be removed in the development process. The Project results in the preservation of 387 oak trees (including 68 heritage). Based on the minimization measures incorporated into the Project design, 57% of the oak trees on the site will not be impacted by Project development. The Project's impacts to oak trees, and the requested Oak Tree Permit, are consistent with impacts to oak trees considered in the Newhall SP, which applied a holistic, regional framework to preserving large areas of open space while concentrating development in specific locations appropriate for development.
49. **That the oak trees proposed for removal interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees.** Some oaks that will be removed or encroached upon are located in areas that the Newhall SP has identified for utility service or roadway infrastructure. No reasonable alternative to such interference exists other than removal of the trees. The Project has been designed to minimize the impacts on oak trees and other onsite resources, including adjusting roadway alignments in order to reduce

grading impacts. The Project's impacts to oak trees, and the requested Oak Tree Permit, are consistent with impacts to oak trees considered in the Newhall SP, which applied a holistic, regional framework to preserving large areas of open space while concentrating development in specific locations appropriate for development.

50. That the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices. As described in the Project's Oak Tree Report, some of the trees proposed for removal are diseased or in danger of falling. Consistent with the Oak Tree Report, the Project site has been designed to minimize the number of trees which need to be removed in the development process. Proposed removal of oak trees with a seriously debilitating disease or danger of falling cannot be remedied through reasonable preservation procedures and practices. As stated above, the Project Site has long been planned for residential development under the Newhall SP, which applied a master planning framework to locating development areas and preserving open space and habitat, including oak trees. The Project is consistent with the Newhall SP's land use and zoning designations, as well as open space requirements. Options for preservation of the greatest number of trees possible were considered and removal of trees has been proposed only where no alternative design is practical.

51. That the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

- A. The proposed removal of 269 trees will not be contrary to, or be in substantial conflict with, the intent and purpose of the oak tree permit procedure as mitigation measures will be implemented to offset the removals.
- B. The Project's impacts to oak trees, and the requested Oak Tree Permit, are consistent with impacts to oak trees considered in the Newhall SP, which applied a holistic, regional framework to preserving large areas of open space while concentrating development in specific locations appropriate for development. Consistent with the Project's Oak Tree Report, the Project Site has been designed to minimize the number of trees which need to be removed in the development process. The Project results in the preservation of 68 of the 172 heritage oak trees on the site, and preservation of 387 (68 heritage trees) on the site. Overall, 57% percent of the oak trees on the site will not be impacted by Project development. Further, the OTP will require that 1,338 mitigation oak trees be planted and/or payment into the County's Oak Forest Special Fund at the County Forester's discretion only if planting is infeasible.

- C. The Permittee will maintain the healthy condition of all oak trees to be retained. The size and quality of the replacement trees shall be consistent with the conditions of approval and mitigation measures in OTP. These replacement trees shall be located at areas consistent with the approved design plan and as directed by the County Forester.
- D. The Oak Tree Report identifies specific measures to avoid or reduce impacts to oak trees subject to Title 22, including related to construction clearance, prioritizing the retention of oak tree foliage, limiting pruning except as authorized by the OTP or County Forester, and ensuring monitoring of applicable construction activities by the Arborist on Record.
- E. Therefore, the Commission finds that the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.

SUBSTANTIAL CONFORMANCE REVIEW FINDINGS

52. *Newhall SP page 4-22 guidelines that are reviewed through a substantial conformance:* The Commission finds that the Project meets the requirements set forth in Specific Plan Section 4.8 applicable to grading and hillside management including:

- A. **Los Angeles County hillside development guidelines should be followed in hillside areas in order to minimize grading impacts.**
 - i. The Project Site has long been planned for residential development under the Newhall SP. The Project is consistent with the Newhall SP's land use designations for the site. The SCR authorizes hillside development pursuant to the adopted Newhall SP. The Project has been designed and will be developed in conformance with the Conceptual Grading Plan (Exhibit 2.7-1) in the Newhall SP, which incorporated the County's hillside design guidelines. The Project remains consistent with hillside development guidelines, as well as all applicable County Codes including, but not limited to, the Subdivision Code, Grading Code, Building Code, and Fire Code.
 - ii. The Newhall SP EIR and the State-Certified EIR have been prepared pursuant to CEQA and the Project will comply with all required mitigation measures, including related to grading, geotechnical controls, and erosion controls. Furthermore, as required by the County Code, the Project will submit the Project's grading and geotechnical reports to Public Works for review and approval to ensure consistency with applicable development and engineering standards.

- iii. The Newhall SP applied a holistic planning framework to reduce grading impacts to important resources and hillsides by preserving large areas of regionally important open space and ridge lines while clustering development, such as the Project, in specific areas planned for development by the Board. Accordingly, the Project will follow the County hillside development guidelines to minimize grading impacts.

B. Significant ridges, knolls, and rock outcroppings should be respected in the site design and incorporated as features where feasible.

- i. The Project Site design respects significant ridges, knolls, and rock outcroppings by conforming to the areawide planning framework established by the Newhall SP and Santa Clarita Valley Area Plan.
- ii. The Project Site has long been planned for residential development under the Newhall SP, which concentrates development in defined locations while maximizing the preservation of the High Country and Salt Creek open space areas containing the most prominent ridges, knolls and rock outcroppings within the Newhall SP. The proposed development incorporates a clustered development approach which focuses development away from slopes and ridgelines where feasible and maintains undeveloped slopes within the Spineflower Preserve. The Project includes off-site water tanks that would be located in the adjacent Legacy Village and Potrero Valley properties within the Newhall SP to meet the water pressure requirements of the Santa Clarita Valley Water Agency. These off-site water tanks are sited at certain locations and elevations to conform to standards established by the Santa Clarita Valley Water Agency to ensure the reliability and deliverability of water supplies. The off-site water tank in Legacy Village would result in some disturbance of hillsides identified as significant ridgelines in the Santa Clarita Valley Area Plan. As noted above, the SP applied a holistic planning framework to reduce grading impacts to important resources and hillsides by preserving large areas of regionally important open space and ridge lines while clustering development, such as the Project, in specific areas planned for development by the Board. The Project is consistent with the Newhall SP's land use designations for the site. The Project is consistent with the Newhall SP's development standards and hillside management requirements, and the Project will comply with applicable County hillside requirements and policies.
- iii. Therefore, significant ridges, knolls, and rock outcroppings have been respected in the site design and incorporated as features where feasible.

C. Contour grading should be employed where feasible to lessen the visual impact of large slopes and long major uniform slopes should be avoided.

- i. Contour grading will be employed in the development of the proposed Project to lessen the visual impact of slope modification where feasible. The Project generally follows the existing landform by stepping its pads in a similar manner to the existing descending ridges and to the extent feasible avoids lines that trace 45 to 90 degrees against the natural contour.
- ii. The Project is designed to minimize large and long uniform slopes. The Project is consistent with the Newhall SP, which accounted for significant ridgelines and features by preserving the High Country and Salt Creek open space areas. Further, the bluffs along the Santa Clara River would be avoided during grading to lessen the grading viewable from SR-126. The Project will apply curvilinear, scalloping contours with transitional gradients where feasible to avoid long major uniform slopes. As such, the Project will employ contour grading where feasible to lessen the visual impact of large slopes and long major uniform slopes will be avoided where feasible.

D. Avoid the removal of oak trees to the maximum extent feasible and minimize grading to the edge of tree driplines.

- i. The Project Site has long been planned for residential development under the Newhall SP. The Project's impacts to oak trees, and the requested OTP, are consistent with impacts to oak trees considered in the Newhall SP, which applied a holistic, regional framework to preserving large areas of open space while concentrating development in specific locations appropriate for development.
- ii. Consistent with the Project's Oak Tree Report, the Project will avoid impacts to oak trees to the maximum extent feasible and will minimize grading to the edge of the tree dripline. For each tree that is removed, replacement trees will be planted, resulting in a greater number of oak trees on site in accordance with the Project's Oak Tree Report and the County Oak Tree Ordinance. Accordingly, removal of oak trees will be avoided to the maximum extent feasible and grading will be minimized to the edge of tree driplines.

E. Grading should emphasize and accentuate scenic vistas and natural landforms. As noted above, the SP applied a holistic planning framework to reduce grading impacts by preserving large areas of regionally important open space, which includes scenic vistas and natural landforms, while clustering development in specific areas planned for

development by the Board. The Project is consistent with the Newhall SP land use designations for siting development. The Project is consistent with the Newhall SP, which accounted for significant ridgelines and features by preserving the High Country and Salt Creek open space areas. Further, the bluffs along the Santa Clara River SEA will be avoided during grading. The Project will apply with curvilinear, scalloping contours with transitional gradients where feasible to avoid long major uniform slopes. The grading plan follows the natural contour lines and preserve natural scenic vistas and landforms where feasible. Accordingly, the Project grading accentuates scenic vistas and natural landforms.

- F. **Slopes requiring special erosion control or fuel modification prevention should be designed for ease of maintenance.** Development areas subject to erosion control measures and fuel modification requirements have been designed to ensure ease of maintenance. Access to open space lots where maintenance is required is depicted on the tentative tract map for ease of maintenance.
- G. **Special attention should be given to arrangement of landscape materials as means of creating a natural, hillside appearance.** Special attention will be given to the arrangement of landscape materials to help maintain and create a natural, hillside appearance. The Project is consistent with the Newhall SP land use and zoning designations for the Project Site, which applied a holistic approach to locating development and preserving open space and hillside features. The Permittee will prepare landscape plans that are compliant with. numerous natural landscape features will be retained by the Project design and avoided during grading, such as the Spineflower Preserve, Santa Clara River SEA, and the adjacent river bluffs.
- H. **Graded slopes should be planted and stabilized in compliance with County-approved landscape, irrigation, and maintenance requirements.** Grading operations include erosion controls, including landscaping and stabilization, to ensure that the site is developed in compliance with applicable County landscape, irrigation, and maintenance requirements. The Permittee will comply with applicable County standards under the oversight of Fire, Public Works, and LA County Planning to implement 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.
53. **The Commission finds that the Project substantially conforms with all applicable provisions of the Specific Plan and Los Angeles County ordinances which do not conflict with the Specific Plan.** The Project Site has long been planned for residential development under the Newhall SP. The Project is consistent with the land use and zoning standards in the Newhall

SP, including the objective development standards contained in Table 3.4-1 (Site Development Standards Matrix) in the Newhall SP. The Exhibit "A"/Exhibit Map associated with the Project includes site plans which depict that the site is physically suitable for the proposed development while still providing required setbacks and other required development standards, fire lanes, and required infrastructure within required easements. The Project's design and improvements are consistent with the designations outlined by the Newhall SP's Land Use Plan. As detailed above, the Project's grading and hillside development will comply with the provisions set forth in Newhall SP Section 4.8 (Grading) applicable to grading and hillside management. Accordingly, the Project, including grading and hillside development, substantially conforms with all applicable provisions of the Newhall SP and applicable Zoning Code (Title 22 of the County Code).

- 54. The Commission finds that the Project will not adversely affect public health, and safety.** As described above, the proposed Project Site has long been planned for residential development under the Newhall SP. The Project is consistent with the land use and zoning standards in the Newhall SP, including the objective development standards contained in Table 3.4-1 (Site Development Standards Matrix) in the Newhall SP. As detailed above, the Project's grading and hillside development will comply with the provisions set forth in SP Section 4.8 (Grading) applicable to grading and hillside management. The Project's consistency with the Newhall SP requirements will avoid adverse effects to public health and safety. Construction of the Project, including the grading phase, will be subject to mitigation measures and conditions of approval to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the "tier" of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, Public Works, Building and Safety inspectors, and the Project's soils engineer will ensure that grading is completed in accordance with applicable County standards and conditions of approval for soil stability and erosion control, which will protect the public health and safety.

Accordingly, the Project, including grading and hillside development, will not adversely affect the public health or safety.

- 55. The Commission finds that the Project will not adversely affect adjacent property.** As described above, the proposed Project Site has long been planned for residential development under the Newhall SP. The proposed Project is consistent with the land use and zoning standards in the Newhall SP, including the objective development standards contained in Table 3.4-1 (Site Development Standards Matrix) in the Newhall SP. As detailed above, the Project's grading and hillside development will comply with the provisions set forth in SP

Section 4.8 (Grading) applicable to grading and hillside management. The Project's consistency with the Newhall SP requirements will avoid adverse effects to adjacent property. The closest property is the Mission Village (under development), which is also located within the Newhall SP and being developed consistent with the Newhall SP's land use designations and design standards. Construction of the Project, including the grading phase, will be subject to mitigation measures and conditions of approval to reduce potential impacts, including, without limitation, controlling hours of operation, reducing fugitive dust, minimizing construction noise, establishing the "tier" of construction equipment to reduce equipment emissions, installing visual screens or fencing, providing construction monitors, and other such construction-related measures. In addition, Public Works, County Building and Safety inspectors, and the Project's soils engineer will ensure that grading is completed in accordance with applicable Zoning Code (Title 22 of the County Code) standards and conditions of approval for soil stability and erosion control. Accordingly, the Project, including grading and hillside development, will not adversely affect adjacent property.

56. **The Commission finds that the IEC Committee made recommendations on the Master Plan of Highways.** The proposed Project includes a request to extend, realignment and expand Magic Mountain Parkway and Long Canyon Road, both existing Secondary Highways on the County Master Plan of Highways. HWY map exhibit ~~P-258~~ P-285 was reviewed by the IEC on June 22, 2026, and found to meet road alignment standards and general County Master Plan of Highways alignment.

ENVIRONMENTAL FINDINGS

57. The Commission finds that the Project qualifies for as a Statutory Exemption pursuant to Government Code Section 65457(a) ("Residential Exemption") and CEQA Guidelines Section 15182 (Projects Pursuant to a SP). The Project qualifies for this statutory exemption because it is a residential subdivision consistent with and undertaken to implement the Newhall SP, for which two prior EIRs were certified after January 1, 1980. Development of the Project Site was previously analyzed in the certified Newhall SP EIR (SCH No. 95011015) and the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR (SCH No. 2000011025) ("State-Certified EIR"), which analyzed the direct, indirect, and cumulative environmental impacts associated with the buildout of the Newhall SP, including the Project Site. The Project is consistent with the land use designations, zoning, and objective development standards of the Newhall SP, and no SP amendment or zone change is required. Further, the Project is required to comply with applicable mitigation measures from the Newhall SP EIR and the State-certified EIR. No substantial changes or new information have been proposed, pursuant to Section 21166 of the Public Resources Code, and no additional environmental review is required. Therefore, the Project qualifies for the Statutory Exemption under Government Code Section 65457(a).

ADMINISTRATIVE FINDINGS

58. **PUBLIC MEETINGS.** The Commission finds that pursuant to SB 330 (The Housing Crisis Act), the number of publicly held meetings do not exceed the five-meeting limit. Two meetings occurred on the following date:

- Regional Planning Commission Hearing held on July 29, 2026.
- IEC public meeting held on June 22, 2026.

59. **LOCATION OF DOCUMENTS.** The location of the documents and other materials constituting the record of proceedings upon which the Commission's decision is based in this matter is at LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the Subdivisions Section, LA County Planning.

BASED ON THE FOREGOING, THE REGIONAL PLANNING COMMISSION CONCLUDES THAT:

- Regarding the Conditional Use Permit, and Oak Tree Permit: The proposed use with the attached conditions will be consistent with the adopted General Plan.
- Regarding the Conditional Use Permit, and Oak Tree Permit: The proposed use at the site 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 or general welfare.
- Regarding the Conditional Use Permit, and Oak Tree Permit: The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- Regarding the Conditional Use Permit, and Oak Tree Permit: The proposed site is 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 service facilities as are required.

- E. Regarding the Oak Tree Permit, the proposed construction or proposed use will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations, if any, on the subject property.
- F. Regarding the Oak Tree Permit, the removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.
- G. Regarding the Oak Tree Permit, the removal or relocation of oak tree(s) proposed is necessary as continued existence at present location(s) frustrates the planned improvement or proposed use of the subject property to such an extent that: i. Alternate development plans cannot achieve the same permitted density or that the cost of such alternative would be prohibitive and, ii. Placement of such tree(s) precludes the reasonable and efficient use of such property for a use otherwise authorized.
- H. Regarding the Oak Tree Permit, the oak trees proposed for removal interferes with utility services or streets and highways, either within or outside of the subject property, and no reasonable alternative to such interference exists other than removal of the trees.
- I. Regarding the Oak Tree Permit, the condition of the oak trees proposed for removal with reference to seriously debilitating disease or danger of falling is such that it cannot be remedied through reasonable preservation procedures and practices.
- J. Regarding the Oak Tree Permit, the removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.
- K. Regarding the Substantial Conformance Review, the Los Angeles County hillside development guidelines should be followed in hillside areas in order to minimize grading impacts.
- L. Regarding the Substantial Conformance Review, significant ridges, knolls, and rock outcroppings should be respected in the site design and incorporated as features where feasible.
- M. Regarding the Substantial Conformance Review, contour grading should be employed where feasible to lessen the visual impact of large slopes and long major uniform slopes should be avoided.

- N. Regarding the Substantial Conformance Review, avoid the removal of oak trees to the maximum extent feasible and minimize grading to the edge of tree driplines.
- O. Regarding the Substantial Conformance Review, grading should emphasize and accentuate scenic vistas and natural landforms.
- P. Regarding the Substantial Conformance Review, slopes requiring special erosion control or fuel modification prevention should be designed for ease of maintenance.
- Q. Regarding the Substantial Conformance Review, special attention should be given to arrangement of landscape materials as means of creating a natural, hillside appearance
- R. Regarding the Substantial Conformance Review, graded slopes should be planted and stabilized in compliance with County-approved landscape, irrigation, and maintenance requirements
- S. The proposed Project includes 36.48 million cubic yards ("mcy") of cut and 36.48 mcy of fill for the project site, which includes infrastructure grading for a sanitary sewer system and pump stations, potable and reclaimed water systems, and drainage improvements. Based on the previously approved Landmark Village project, as studied in the Landmark Village EIR, approximately 6.18 million cy of cut will be taken to the Landmark Village Site (VTTM 53108) and to the utility corridor. An additional approximate 1.123 million cubic yards of dirt will be lost due to soils shrinkage during compaction.
- T. The Project is compatible with or enhances community character and provides open space as required. The Commission finds that the development is compatible with the surrounding community.
- U. The Commission finds that the Project is not subject to the County's inclusionary housing ordinance; nevertheless, it includes 362 affordable rental units out of the 3,617 total units (or ten percent of the Homestead South Project).
- V. The Project will be accomplished without endangering the health of the remaining oak trees subject to Title 22 regulations, if any, on the subject property.
- W. The Project's removal or relocation of the oak trees proposed will not result in soil erosion through the diversion or increased flow of surface waters which cannot be satisfactorily mitigated.

- X. In addition to the above facts, at least one of the findings set forth in County Code Section 22.174.060.B.3 apply to the Project.
- Y. The Project's removal of the oak trees proposed will not be contrary to or be in substantial conflict with the intent and purpose of the Oak Tree Permit procedure.
- Z. The Project meets the requirements set forth in the Newhall SP Section 4.8 (Grading) applicable to grading and hillside management.
- AA. The Project substantially conforms with all applicable provisions of the Newhall SP and Los Angeles County ordinances which do not conflict with the Newhall SP.
- BB. The Project will not adversely affect public health, and safety.
- CC. The Project will not adversely affect adjacent property.

THEREFORE, THE COMMISSION:

1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15162, Statutory Exemption pursuant to Government Code Section 65457(a); and CEQA Guidelines Section 15182 (Projects Pursuant to a Specific Plan).
2. Approves **CONDITIONAL USE PERMIT NO. RPPL2024004564, OTP NO. RPPL2024004513, HWY NO. RPPL2024004946, AHP NO. RPPL2024004509, SCR NO. RPPL2024004508**, subject to the attached conditions.

ACTION DATE: July 29, 2026

VOTE: 3:0:0:2

JH:EGA:ACB

8/11/2026

**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-003038
VESTING TENTATIVE TRACT MAP ("VTTM") NO. 84508 (RPL2024004505)**

PROJECT DESCRIPTION

The project is a subdivision to create 835 lots and 3,617 dwelling units, including single- and multi-family housing units, public schools (elementary, junior high, and high school), a fire station, open space (including a Spineflower Preserve), public parks, private recreation facilities and public streets, on 1,752 acres. The Project includes a Conditional Use Permit to authorize one of four off-site water tanks within the R-1 (Single-Family Residential) Zone, on-site grading exceeding 100,000 cubic yards ("cy"), off-site grading of 76.2 acres and export exceeding 10,000 cy, and a haul route. An Oak Tree Permit to impact 291 total oak trees, authorizing the removal of 269 oak trees, including 100 heritage trees, and the encroachment into the protected zone of 22 oak trees, including four heritage trees. A Highway Realignment to authorize the extension, realignment and expansion of Magic Mountain Parkway and Long Canyon Road. An Administrative Housing Permit for the set aside and long-term maintenance of 362 affordable dwelling units (10 percent of the total number of dwelling units within Homestead South), including 199 units (55 percent of the affordable units) at the moderate-income level (120 percent the Area Median Income or "AMI"), 90 units (25 percent of the affordable units) at the lower income level (80 percent AMI), and 73 units (20 percent of affordable units) at the very low-income level (50 percent AMI), implemented pursuant to the Affordable Housing Program within Chapter 22.406 (Newhall SP) Section 3.10 (Affordable Housing Program) and County Code Section 22.166.040 (AHP). A Substantial Conformance Review for monument signs and grading on slopes with an average grade of 25 percent or greater (grading and hillside management policies). The Project includes approximately 71.833 million cy of grading, including 36.478 million cy of cut, 29.175 million cy of fill, 6.18 million cy of export to Vesting Tentative Tract Map ("VTTM") No. 53108 and to a utility corridor, and 1.123 million cy of shrinkage. The Project Site currently consists of vacant land and limited agricultural use; no building structures are present, subject to the following conditions of approval (with a vesting date of April 8, 2024):

GENERAL CONDITIONS

1. **Subdivider.** Unless otherwise apparent from the context, the term "Subdivider" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Subdivider, and the owner of the subject property if other than the Subdivider, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition

Nos. 10, 11 and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 6, and 7 shall be effective immediately upon the date of final approval of this grant by the County.

3. **Date of Final Approval.** Unless otherwise apparent from the context, the term “date of final approval” shall mean the date the County's action becomes effective pursuant to Section 21.56.010 of the County Code as provided in the Subdivision Map Act Section 66452.5 for Tentative Maps.
4. **Indemnification.** The Subdivider 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 subdivision approval, which action is brought within the applicable time period of Government Code Section 66499.37 or any other applicable limitations period. The County shall promptly notify the Subdivider of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Subdivider of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Subdivider shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Invalidation.** If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the subdivision shall be void and the privileges granted hereunder shall lapse.
6. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Subdivider shall within 10 days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to the Subdivider or the Subdivider's counsel.
 - A. If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the Subdivider shall deposit additional funds sufficient to bring the balance to the minimum required amount of \$5,000.00. 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 Subdivider, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Subdivider according to County Code Section 2.170.010 (Fees for Providing County Records).

7. **Expiration. VTTM No. 84508 (RPPL2024004505) shall expire on July 29, 2028.** The Hearing Officer may grant one (or more) time extensions to the terms of approval of the tentative map. If requested, time extension(s) shall be requested in writing and with the payment of the applicable fee prior to such expiration date. The total number of extensions shall not exceed the maximum number of extensions authorized by the Subdivision Map Act.
8. **Exhibit Map.** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit Map. If changes to any of the plans marked Exhibit Map are required as a result of instruction given at the public hearing, a modified Exhibit Map shall be submitted to LA County Planning by **September 29, 2026**.
9. **Conditions Compliance.** The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the Subdivider from compliance with these conditions and applicable regulations.
10. **Inspection Fees.** If 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 one of the conditions of this grant, the Subdivider shall be financially responsible and shall reimburse LA County Planning for all enforcement efforts necessary to bring the subject property into compliance. The amount charged for each inspection shall be \$470.00 per inspection, or the current recovery cost established by LA County Planning at the time any inspection(s) is/are required, whichever is greater. Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of an UAS requires the consent of the Subdivider pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Subdivider upon request.
11. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Subdivider shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to Chapter 22.264 of the County Code. Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Subdivider shall provide proof of payment upon request from LA County Planning.
12. **Mitigation Monitoring and Reporting Program ("MMRP").** The Subdivider shall comply with all mitigation measures identified in the MMRP, which are incorporated by this reference as if set forth fully herein.
13. **MMRP Covenant and Agreement.** Within thirty (30) days of the date of final approval of the grant by the County, the Subdivider shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the certified

Newhall Ranch Specific Plan ("Newhall SP")(SCH No. 95011015) for this Project, in the County Recorder's Office. Prior to recordation of the covenant, the Subdivider shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Subdivider shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Subdivider's compliance with the required mitigation measures.

14. **MMRP Deposit.** The Subdivider shall deposit an initial sum of \$6,000.00 with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Subdivider shall replenish the mitigation monitoring account, if necessary, until all mitigation measures have been implemented and completed.
15. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238(Modifications and Revocations) . Failure of the Subdivider to cease any development or activity not in full compliance shall be a violation of these conditions and result in revocation.
16. **County Fire Code.** All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department ("Fire").
17. **County Public Works Requirements.** All development pursuant to this grant shall conform with the requirements of County Public Works ("Public Works") to the satisfaction of said department.
18. **Compliance to County Code Title 21 and Title 22.** All development pursuant to this grant shall comply with the requirements of Title 21 (Subdivisions) and Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Vesting Tentative Map and Exhibit "A"/Exhibit Map, or an approved Amendment Map/Amended Exhibit "A"/Exhibit Map.
19. **Maintenance.** The Subdivider shall maintain the subject property in a neat and orderly fashion. The Subdivider shall maintain free of litter all areas of the premises over which The Subdivider has control. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. In the event of graffiti or other extraneous markings occurring, the Subdivider shall remove or cover said markings, drawings, or signage within 48 hours of such

notification, 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.

VESTING TENTATIVE TRACT MAP SPECIFIC CONDITIONS

20. **Lot Line Adjustment.** Permission is granted to adjust lot lines prior to final map recordation to the satisfaction of the Director in consultation with the Director of Public Works.
21. **Trails.** Permission is granted to adjust private trails through a substantial conformance review, to the satisfaction of the Director, in coordination with Public Works and Parks and Recreation.

Grading

22. **Grading.** The Subdivider shall not obtain any grading permit for the project prior to the recordation of the final map, unless otherwise authorized by the Director.

Lot on Cul-de-sac

23. **Lot on Cul-de-sac.** The Subdivider shall provide approximately 40 feet of street frontage on cul-de-sacs and knuckles at the property line, except for flag lots. Lot Nos. with modified street frontage includes: 55, 434, 459, 798, 801, and 818 through 830.

Street Frontage

24. **Street Frontage Waiver.** Permission is granted for the waiver from public street frontage requirements for lots fronting private drives and fire lanes for the following 18 Lot Nos.: 55, 434, 459, 798, 801, and 818 through 830.

PRIOR TO RECORDATION OF A FINAL MAP

25. **Water Supply.** 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 LA County Planning and Public Works prior to filing any map for recordation.

Large Lot

26. **Large Lot.** Permission is granted for the Subdivider to record a Large Lot Parcel Map with parcels of 20 acres or more without the provision of public improvements. Additionally, the Subdivider may record a Large Lot Parcel Map of five acres or more with improvements. Either Large Lot Parcel Map shall serve as the first unit final map and recordation shall be considered the filing of the first unit map for the purpose of time extensions pursuant to the

Subdivision Map Act and shall not require the obligation of developer fees, dedications, exactions, or infrastructure except as may be required by County Code Chapter 21.32.

Easements

27. **Easements Depicted on Final Map.** All existing and proposed easements shall be depicted on the final map, as shown on the Existing and Proposed Easements Table on the approved Vesting Tentative Tract Map/Exhibit Map, including ingress/egress, reciprocal access, trails, and utilities, to the satisfaction of LA County Planning, Public Works, and Parks and Recreation.
28. **Easements.** The Subdivider shall submit a draft copy of the reciprocal ingress and egress easements for the private driveways to the Director for review and approval.
29. **Easements.** Prior to final map recordation, the Subdivider shall submit a draft covenant to LA County Planning for review and approval, agreeing to record all proposed easements as designated on the approved Vesting Tentative Tract Map/ Exhibit Map. The approved covenant shall be recorded immediately after the recordation of the large lot parcel map final map.

Affordable Housing

- ~~30. **Affordable Housing.** The Subdivider shall comply with LACDA's conditions of approval dated July 27, 2026, attached, includes the following:~~

- ~~a. All affordable units, including voluntary or proffered units, must align with the income categories as defined in Title 22 of the County Code. Under no circumstance should any affordable unit, including voluntary/proffered units, exceed 150% Area Median Income (AMI) as defined by California Department of Housing and Community Development's income and rent limits.~~

Tree Planting

31. **Tree Planting.** Prior to final map recordation, the Subdivider shall submit a tree planting plan to the Director for review and approval, depicting the planting location, size and species of the tree plantings required by this grant. The Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to the satisfaction of the Director. The number and placement of ornamental trees may be reviewed and modified by the County Fire Forestry Division with respect to fuel modification and other requirements.
32. **Tree Planting Bond.** Prior to final map recordation, the Subdivider shall post a bond guaranteeing performance of work with Public Works or provide other proof of plantings to

the satisfaction of the Director. Tree planting includes approximately 1,338 trees, including approximately 6,642 on-site trees (3,085 within lots and 3,557 based on 88,935 linear feet).

Condominiums

33. **Condominium Project Details.** The Subdivider shall place a note or notes on the final map, to the satisfaction of LA County Planning, that this subdivision is approved as a condominium project whereby the owners of the units of air space will hold an undivided interest in the common areas, which common areas will in turn provide the necessary access and utility easements for all of the units.
34. **Covenant and Agreement for Condominium Project.** Prior to final map recordation, the Subdivider shall submit a draft covenant and agreement to provide tenants 180 days written notification of the intention to sell units prior to termination of tenancy due to sale of the condominium units. The Subdivider shall record said covenant and agreement concurrently with the recordation of the final map.

Covenants, Conditions, and Restrictions ("CC&Rs")

35. The Subdivider shall submit a copy of the project's Covenants, Conditions and Restrictions ("CC&Rs") to the Director for review and approval. A copy of these conditions of approval shall be attached to the CC&Rs and made a part thereof. Those provisions in the CC&Rs required by these conditions shall be identified in the CC&Rs as such and shall not be modified in any way without prior authorization from the Director.
36. The Subdivider shall provide in the CC&Rs a method for the continuous maintenance of the common areas, including but not limited to, the private driveways and fire lanes, walkways, lighting system along all walkways, landscaping (including all front yard trees, irrigation systems, wall, fence and recreation area, to the satisfaction of the Director.
37. The Subdivider shall reserve in the CC&Rs the right for all residents and their guests within the condominium project to use the {guest parking}, private driveways and fire lanes for access into and out of the subdivision.

Open Space

38. The Subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit construction of buildings/structures over open space areas. The Final Map areas will be marked as "Building Restriction Area-Open Space".
39. The Subdivider shall dedicate to the County of Los Angeles on the final map the right to prohibit grading over open space areas. The Final Map areas will be marked as "Development Restriction Area-Open Space".

40. Permission is granted to create additional open space lots to the satisfaction of the LA County Planning.
41. The Subdivider shall provide for the ownership and maintenance of the open space lots, private parks and recreational facilities to the satisfaction of the LA County Planning. The ownership and maintenance of the lots shall be provided by a homeowners' association or dedicated to a public agency or land conservancy.

Driveways as Lots

42. The Subdivider shall post a bond guaranteeing performance of work for any driveway lots and fire lanes with Public Works.
43. Permission is granted to record additional non-developable (non-building) lots for private drives and fire lanes and for utilities.

Driveway Conditions

44. The private driveways shall be labeled as Private Driveway and Fire Lane on the final map.
45. The Subdivider shall construct or bond with Public Works for the private driveway and fire lane, complying with paving design and widths, as depicted on the approved Exhibit "A"/Exhibit Map dated March 25, 2026, or an Amended Exhibit "A"/Exhibit Map approved by the Director.
46. The external vehicular access points and internal private driveways/fire lanes of the development shall not be gated. Except for fire emergency access gates required by Fire and utilities and/or infrastructure that require private access gating, gated vehicular access shall be listed as a prohibition within the CC&Rs.

OTHER CONDITIONS

47. Permission is granted to use modified street sections within the subdivision as shown on the Vesting Tentative Tract Map to the satisfaction of the Director and Director of Public Works.
48. Permission is granted to allow future design flexibility 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 locations. Any increase in the number of residential units on a lot is contingent upon the decrease on another lot. An increase in the number of multi-family units on lots may be allowed if the increase complies with the limitations and implementation procedures established by Section 3.5 and Section 5.2 of the Newhall SP, and the increase does not exceed the maximum buildout number of residential

units established in the project entitlements approval. The total residential unit count shown on the VTTM84508 and Exhibit "A"/Exhibit Map dated March 25, 2026, shall not be exceeded.

49. Permission is granted to combine lots.
50. Permission is requested to re-subdivide previously subdivided lots, including the recordation of unit maps over previously-recorded final maps, or lots of final maps. Each unit map shall comply on its own, or in combination with previously recorded final unit maps, with the open space and lot area requirements of the approved project entitlements.
51. Permission is granted to change the order of unit map phasing if the necessary infrastructure and open space has been provided to construct each phase to the satisfaction of LA County Planning and Public Works.
52. Permission is granted to relocate appurtenant structures and utilities if determined to be consistent with the approved VTTM84508 and Exhibit Map dated March 25, 2026 or as amended, to the satisfaction of the Director and Director of Public Works.
53. Permission is granted for adjustments to streets to be made provided that the Director and Director of Public Works determine the adjustments are consistent with the intent of the subdivision approval.
54. Adjustments to private trails may be made with approval by the Director after consulting with the Director of Public Works and Parks and Recreation.
55. Vehicle gates at the entrance of private driveways, private streets, and public streets shall be prohibited.

Attachments:

- Exhibit D-1 Subdivision Committee Report (Public Works/Fire/Parks and Recreation/Public Health/LACDA letter for VTTM84508 dated July 27, 2026) (pages 1 – 47)
- Exhibit D-2 MMRP (pages 1- ~~265~~ 256)
- Exhibit D-3 VTTM84508 dated March 25, 2026
- Exhibit D-4 VTTM84508 Project Data Table
- Exhibit D-5 VTTM84508 Offsite Grading
- Exhibit D-6 Highway Realignment Exhibit P-285



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TRACT 84508

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TENTATIVE MAP DATED 3/25/2026
EXHIBIT MAP DATED 3/25/2026

The following report consisting of 29 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, Underground 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. 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.
6. 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.



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7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
9. 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.
10. Place standard lease purpose only notes for the apartment lots on the final map to the satisfaction of Public Works.
11. Place standard condominium/residential planned development/commercial planned development/Landscape Maintenance District notes on the final map to the satisfaction of Public Works.
12. 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.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. The following note shall be placed on all tract maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
15. Delineate proof of access to a public street on the final map.
16. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
17. The first unit of this subdivision shall be filed as Tract No. 84508-01, the second unit, Tract No. 84508-02, and the last unit, Tract No. 84508.



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18. If unit filing occurs, reserve reciprocal drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common driveways and delineate on the final map to the satisfaction of Public Works.
19. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
20. Provide separate lots for the private and future streets.
21. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways, private drives, and private and future streets and delineate on the final map to the satisfaction of Public Works.
22. Show open space note and dedicate residential construction rights over the open space lots.
23. 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.
24. 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.
25. 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.
26. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
27. Permission is granted to record large lots (20-acre or more) parcel/tract map as shown on the "Large Lot Parcel Map" for "finance and conveyance purposes only" with an approved access to a maintained public street and approved slope easements to the satisfaction of Public Works.



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28. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz
TR 84508L Rev2 RPPL2024004506

Phone (626) 458-4921

Date (Rev'd 7/9/2026)

A handwritten signature in black ink, appearing to read 'JC' or 'JSC', located below the printed name 'Jose Cruz'.



900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 84508

TENTATIVE MAP DATE: 03/25/2026

EXHIBIT MAP DATE: 03/25/2026

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 04/02/2026, or the latest revision, to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Wildlife.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Army Corps of Engineers.
5. 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.
6. 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 reference 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.

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 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, or by separate instrument concurrent to the recordation of 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 of Los Angeles 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 water quality devices/systems identified by the Department of 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.



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Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at <http://dpw.lacounty.gov/idd/web/forms.aspx>
2. 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.

Prior to Improvement Acceptance for Public Maintenance:

1. Portions of the County Adopted Floodway Map must be rescinded and revised by the Board of Supervisors as proposed in the drainage concept approved on 04/02/2026.
2. Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7125, should be contacted to obtain required procedures.
3. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Review by:  Date: 06/29/2026 Phone: (626) 458-4921
Alex Mikhailpoor

**Los Angeles County Public Works
Geotechnical and Materials Engineering Division**

Sheet 1 of 3

PCA LX001129/A863
ESTU2024000485
EPIC LA RPPL2024004505

GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET

Telephone: (626) 458-4925

900 S. Fremont Avenue, Alhambra, CA 91803

Email: GMEDSubmittals@dpw.lacounty.gov

Tentative Tract <u>84508</u>	Tentative Map Dated <u>3/25/26 (Exhibit)</u>	Parent Tract _____
Grading By Subdivider? [Y] (Y or N) <u>36,478,000 yd³</u>	Location <u>Homestead South/Valencia</u>	APN _____
Geologist <u>ENGEO</u>	Subdivider _____	Fivepoint Newhall Land
Soils Engineer <u>ENGEO</u>	Engineer/Arch. _____	Hunsaker & Associates

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: 4/14/26, 1/27/26, 2/06/2025, 8/06/2024

References: R.T. Frankian: 5/01/14, 11/27/13, 7/22/13; Leighton and Associates: 5/7/14, 2/13/14, 12/2/13, 7/19/13;
A. E. Seward Engineering Geology: 9/30/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

PRIOR TO FILING THE FINAL LAND DIVISION MAP THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. 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 policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. 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.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

At a minimum, further subsurface exploration, mapping, laboratory testing, and analysis at the 40-scale grading plan stage for:

- a. The consultant-of-record acknowledges that the mitigation measures presented for the landslide in Section OF4 (Sheet 3 of 14) will be explored further for the 40-scale grading design to verify previous findings and validate subsurface geometry of the landslide mass and toe conditions, including the presence of a basal shear plane and basal shear strengths.
- b. The consultant-of-record acknowledges that the mitigation measures presented for the landslide in Section OF5 and OF5A (Sheet 3 of 14) will be explored further for the 40-scale grading design to verify previous findings and validate subsurface geometry of the landslide mass and toe conditions, including the presence of a basal shear plane and basal shear strengths.
- c. The consultant-of-record has conducted progressive failure analysis for the landslide presented in Sections OF5 and OF5A (Sheet 3 of 14) and determined there is sufficient catchment area, which will be verified for the 40-scale grading design (refer to comment G2 for requirements).
- d. The consultant-of-record has determined that the landslide presented in Sections OF5B and OF5E, upstream of debris basin drainage area 35 and that the area behind the debris basin has sufficient volume to capture more than 100 percent of the volume of the landslide, which will be verified for the 40-scale grading design (refer to comment G2 for requirements).
- e. The proposed water tank-site shown on G7 (Sheet 8 of 14) has been evaluated for stability (Section LC15) and the location was determined to be feasible through slope mitigation, which will require subsurface exploration for the 40-scale grading design.
- f. The proposed water tank-site shown on G8 (Sheet 9 of 14) has been evaluated for stability (Section LC11B) and was determined to be feasible through slope mitigation, which will require subsurface exploration for the 40-scale grading design.
- g. Mitigation of the landslides illustrated on sections OF3 and OF3A.
- h. Conditions presented for sections OF6, OF7, and OF8.
- i. Conditions presented for Section OF10B.
- j. Conditions presented for Section OF11.

**Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET**

Sheet 2 of 3

Tentative Tract / Parcel Map 84508
Remarks (continued):

- k. Conditions presented for Section AC4.
 - l. Conditions presented for Section MW4.
 - m. Conditions presented for Section MW6.
 - n. QIs left in place as presented for MW7, MW7A, and MW7B (R-MW9) for support of the proposed fill keyway.
 - o. Sufficient site-specific subsurface data will be required for all QIs deposits, including but not limited to landslides shown on ENGEO Figure #s: G2, G7, G8, G10, and G11.
- G4. A methane evaluation based on the exhibit map showing locations of plugged, abandoned, idle, etc. Oil and gas wells, etc., shall be provided for the 40-scale grading plan stage.
- G5. 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. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. The geotechnical engineer of record shall perform a new liquefaction and lateral spread analysis using data from the CPTs performed during the 40-plan grading stage.
- S2. The geotechnical engineer shall perform subsurface investigation at the 40-scale stage to establish site conditions for slopes OF3, OF3A, OF4, OF6, OF7, OF8, OF10B, OF11, AC4, MW4, MW6, MW7, MW7A, MW7B, G2, G7, G8, G10, and G11. Exploration should be sufficient to characterize slope toes and material beneath the proposed buttress fill, and must evaluate whether a basal shear plane is present. The geotechnical engineer of record shall perform new stability analysis including all new data, including basal shear strengths, and revise grading as necessary to meet minimum required factors of safety.
- S3. Please submit documents in response to this review to the EPIC-LA plan case: ESTU2024000485 using the EPIC-LA system at the following URL: <https://epicla.lacounty.gov/SelfService/#/home>. Contact GMED at GMEDSubmittals@dpw.lacounty.gov or call (626) 458-4925 if documents cannot be uploaded to the plan case.

NOTE: Provide a copy of this review sheet with your resubmittal.

**Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET**

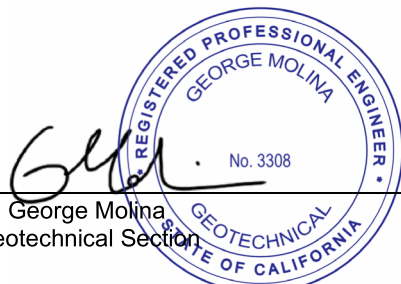
Sheet 3 of 3

Tentative Tract / Parcel Map 84508
Remarks (continued):

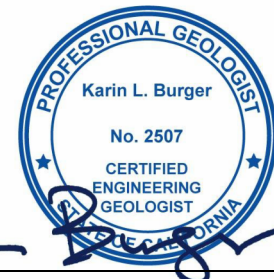
NOTE(S) TO THE LAND DEVELOPMENT PLAN CHECKER:

- A. ON-SITE SOILS HAVE A HIGH EXPANSION POTENTIAL.
- B. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS AND ARE DELETERIOUS TO CONCRETE.
- C. OFF-SITE GRADING IS PROPOSED.
- D. ON SITE SOILS IN THE LONG CANYON AND MESAS WEST REGION ARE CONSIDERED CORROSIVE TO FOUNDATION ELEMENTS.
- E. ADDITIONAL SOILS SAMPLES SHOULD BE COLLECTED WITHIN LONG CANYON NORTH TO DETERMINE THE LATERAL EXTENT OF HIGH SULFATE SOIL, AS WELL AS IN ONION FIELDS TO OBTAIN SOIL CORROSION POTENTIAL.
- F. A METHANE EVALUATION BASED ON THE EXHIBIT MAP SHOWING LOCATIONS OF PLUGGED, ABANDONED, IDLE, ETC. OIL AND GAS WELLS, ETC., SHALL BE PROVIDED FOR THE 40-SCALE GRADING PLAN STAGE.
- G. THE GEOTECHNICAL CONSULTANT HAS DETERMINED THAT DRAINAGE AREA 35, LOCATED ON SHEET 3 OF 14 OF THE TENTATIVE MAP, MAY COLLECT UP TO 665,000 CUBIC YARDS OF LANDSLIDE DEBRIS. THEY HAVE INDICATED THAT THE AREA BEHIND THE DEBRIS BASIN HAS SUFFICIENT VOLUME TO CAPTURE MORE THAN 100 PERCENT OF THE VOLUME OF THE LANDSLIDE. IT IS UNCLEAR WHETHER THE MATERIAL WOULD REQUIRE REMOVAL AND WHO WOULD BE RESPONSIBLE FOR THE REMOVAL.
- H. A LANDSLIDE DEBRIS CATCHMENT AREA BETWEEN DRAINAGE AREAS 35 AND 833 (SHEET 3 OF 14 OF THE TENTATIVE MAP) HAS BEEN DETERMINED TO HAVE THE CAPACITY TO COLLECT 177,712 CUBIC YARDS OF LANDSLIDE DEBRIS VOLUME. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE DEBRIS CATCHMENT AREA IS INDICATED TO FALL UNDER THE "PROPERTY OWNER TO BE MAINTAINED BY THE HOA OR OTHER PRIVATE ENTITY".

Prepared by



George Molina
Geotechnical Section



Karin Burger
Engineering Geology Section

Date 4/20/26

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.

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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:

REQUIREMENTS PRIOR TO GRADING PLAN APPROVAL:

1. Comply with recorded covenants for all proposed offsite grading impacts to the satisfaction of Public Works.
2. Provide approval of:
 - a. The latest drainage concept/hydrology study/water quality plan 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 Wildlife, State of California Department of Conservation, California Geologic Energy Management Division (CalGEM), 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.
3. Permission is granted to mass/bulk grade and phase mass/rough grade to the satisfaction of Department of Regional Planning and Public Works consistent with the approved unit phasing map on the tentative map.
4. Permission is granted to change the number and order of the unit phasing map depicted on the tentative map as long as each phase can stand alone with required infrastructure improvements and balanced earthwork to the satisfaction of Public Works. The cumulative earthwork volume for all the rough grading plan phases will be required on each set of grading plans submitted and shall be consistent with the overall earthwork volume approved on the tentative map.

5. Flat pads less than 2% shall be allowed with special drainage provisions consistent with Section J109.5 of Appendix J of the Building Code to the satisfaction of Public Works.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

6. 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, LID devices, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
7. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.

REQUIREMENTS PRIOR TO BUILDING PERMIT:

8. Complete all ultimate grading, infrastructure improvements within the phased rough grading plans and any required secondary means of access to the satisfaction of Public Works prior to Building Permit. Any proposed interim grading and infrastructure improvements will be reviewed on a case-by-case basis to the satisfaction of Public Works.

PC

Name Patricia Constanza Date 04/20/2026 Phone (626) 458-4921

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Submittal\Division Comments\GR\tr84508g_rev2conditions

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

1. 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.
2. 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.
3. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances. Maintain a minimum centerline radius of 550 feet (64 feet R/W)/400 feet (60 feet R/W)/200 feet (58 feet R/W)) along curved intersections where the minor leg is on the concave side.
4. Provide minimum centerline radius commensurate with a design speed of 45 mph on all commercial streets.
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 6 percent.
7. Provide maximum 6 percent grade through the knuckles.
8. 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 3 percent grade on all "tee" intersections.
9. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.
10. Provide property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of local streets with highways and where all planned highways intersect plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) at all intersections to the satisfaction of Public

Works.

11. Long Canyon Road and Magic Mountain Parkway shall comply with P-285 approved on May 15, 2014, or the latest approved centerline alignment to the satisfaction of Public Works.
12. Dedicate road right of way along Long Canyon Road and Magic Mountain Parkway commensurate with a design speed of 60 mph and 55 mph; respectively, as depicted on the latest approved IEC alignment P-285.
13. As part of Phase 1 construction, a private drive and fire lane is proposed as a second means of access connecting to Mission Village in lieu of Long Canyon Road. Permission is granted to allow this private drive and fire lane as a temporary second means of access provided that it has no gates restricting access to public and emergency vehicles along with a recorded HOA maintenance covenant subject to County Counsel's approval to the satisfaction of the Fire Department and Public Works.
14. Dedicate 64 feet of road right of way on "AA" Street; "BB" Street; "CC" Street from "BB" Street to terminus; "DD" Street; "EE" Street; "FF" Street; "GG" Street; "HH" Street; "II" Street; "JJ" Street from "GG" Street to 780 feet west of "KK" Street; "K" Street; "KK" Street; "L" Street; "M" Street commensurate with a design speed of 40mph. Additional right of way may be required to accommodate additional lanes near highway intersections per the approved signing and striping plans.
15. Dedicate 60 feet of right of way on "A" Street, "B" Street from "A" Street to "E" Street; "C" Street; "D" Street; "E" Street; "F" Street from "P" Street to "K" Street; "G" Street; "I" Street; "J" Street from "I" Street to "T" Street; "P" Street from "G" Street to "W" Street; and "T" Street.
16. Dedicate 58 feet of right of way including additional right of way for a standard cul-de-sac bulb on "B" Street from "E" Street to terminus; "F" Street from "P" Street to terminus; "H" Street, "J" Street from "I" Street to terminus and from "T" Street to terminus; "P" Street from "W" Street to terminus; "Q" Street; "R" Street; "S" Street; "U" Street; "V" Street; "W" Street; "X" Street; "Y" Street; and "Z" Street.
17. Make an offer of private and future right of way 32 feet from centerline on "BB" Street from "AA" Street to "MM" Street.
18. Make an offer of future right of way 32 feet from centerline on "JJ" Street from the westerly tract boundary to "GG" Street prior or concurrent with recordation of Lot O-1. Dedicate slope easements within this street segment to the satisfaction of Public Works.

19. Make an offer of private and future right of way 30 feet from the centerline on "MM" Street from "WW" Street to "SS" Street; "PP" Street from "MM" Street to "QQ" Street; "QQ" Street; "SS" Street; "UU" Street from "MM" Street to "WW" Street; and "WW" Street.
20. Make an offer of private and future right of way 29 feet from centerline including a standard cul-de-sac bulb on "MM" Street from "SS" Street to terminus and from "WW" Street to terminus; "RR" Street; "TT" Street; "UU" Street from "WW" Street to terminus; "W" Street; "NN" Street; "OO" Street; and "PP" Street from "QQ" Street to terminus.
21. The modified collector street sections as shown on the tentative map for "BB" Street north of "AA" Street; "JJ" Street from Long Canyon Road to "II" Street; "K" Street from Long Canyon Road to High School Driveway; "N" Street; "O" Street; "LL" Street east of Magic Mountain Parkway; and "LL" Private and Future Street west of Magic Mountain Parkway are approved and subject to final design change to the satisfaction of Public Works.
22. Whenever there is an offer of a Future Street or Private and Future Street, and private drives, provide a drainage statement/letter.
23. The request to waive street frontage is subject to approval by the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
24. Dedicate additional right of way for a standard knuckle on residential areas as depicted on the approved tentative map to the satisfaction of Public Works.
25. Dedicate additional right of way to accommodate bus turnouts to the satisfaction of Public Works and the Transit Agencies.
26. Provide adequate right of way for constructing a turnaround with a minimum radius of 32 feet in the vicinity of the tract boundaries at "LL" Street to the satisfaction of Public Works.
27. Dedicate vehicular access rights on Magic Mountain Parkway and Long Canyon Road.
28. Construct curb, gutter, base, pavement, and full-width sidewalk at curb returns and 5' minimum sidewalk (adjacent to the right of way) along the property frontage to the satisfaction of Public Works.

29. Meandering sidewalks shall be publicly maintained per separate maintenance easement.
30. Plant street trees along the property frontage on all streets within the tract to the satisfaction of Public Works.
31. Construct drainage improvements and offer easements needed for street drainage, slopes, and maintenance purposes to the satisfaction of Public Works.
32. Provide intersection sight distance commensurate with a design speed of:
 - a. 60mph (650 feet) on Long Canyon Road from "BB" Street (easterly direction).
 - b. 40 mph (415 feet) on "BB" Street from "CC" Street (southerly direction) and from the driveway entrances; on "FF" Drive from the driveway entrances; on "KK" Street from the driveway entrances; on "K" Street from the driveway entrances, from "ZZ" Street (easterly direction); on "KK" Street from driveway entrances; on "L" Street from the driveway entrances; on "M" Street from the driveway entrances and from "XX" Street (southerly direction); from "NN" Private and Future Street (both directions), from "OO" Private and Future Street (westerly direction), from "QQ" Private and Future Street (westerly direction) and from "WW" Private and Future Street (easterly direction); on "N" Street from the driveway entrances; and.
 - c. 30 mph (310 feet) on "A" Street from "B" Street (westerly direction) and from "D" Street (northerly direction); on "B" Street from "E" Street (southerly direction); on "C" Street from "E" Street (easterly direction); on "E" Street from "A" Street (westerly direction) and from "D" Street (both directions); on "G" Street from "Q" Street (westerly direction); on "MM" Private and Future Street from "LL" Private and Future Street (northerly direction); on "P" Street from "F" Street (westerly direction) and from "U" Street (westerly direction); and on "UU" Street from "TT" Street (both directions); on "XX" Street from "YY" Street (easterly direction)
 - d. 25 mph (260') on "X" Street from "Y" Street (north direction)

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb for highways and multilane local streets; or the center of the lane nearest to the centerline for local streets. We use 6 feet from TC or

centerline. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

33. Provide stopping sight distance for a design speed of:
- a. 40mph (300 feet) on "JJ" Street; "K" Street; "KK" Street; "L" Street; "M" Street; and "N" Street

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle, the driver of the vehicle is presumed to be located 6 feet from TC and the target to be located 6 feet from TC.

34. All line-of-sight easements shall be depicted on landscaping and grading plans.
35. Underground all 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.
36. Provide and install street name signs prior to occupancy of buildings.
37. Prior to Building Permit Clearance, construct the Long Canyon Bridge and Commerce Center Drive Bridge, if not constructed by TR 53108 and TR 61105; respectively, to the satisfaction of Public Works. Building Permit Clearance will be triggered when dwelling thresholds meet the most recently approved Westside Santa Clarita Valley Roadway Phasing Analysis and/or secondary means of access requirements as defined in County Code Section 21.24.020B to the satisfaction of the Fire Department and Public Works.
38. The location and size of the transit turnouts as shown on the tentative map are not necessarily approved and proper coordination with the applicable transit agencies will be required.
39. Prepare striping plans, signal plans (where applicable), and cost estimates for every roadway/intersection that the project shall contribute its proportionate share towards improving (as identified in the approved traffic study) to the satisfaction of Public Works.
40. Provide and construct the required secondary means of access prior to the required number of dwelling units per County Code Section 21.24.020B to the satisfaction of the Fire Department, Regional Planning and Public Works.
41. The proposed gate details are not necessarily approved. The minimum gate setback

shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering to the satisfaction of Public Works.

42. The location of the traffic calming devices is not necessarily approved and is subject to final design approval to the satisfaction of Public Works.
43. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
44. Prior to Building permit issuance, pay the fees established by the Board of Supervisors for the Westridge Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in effect at the time of permit issuance. The current applicable fee is \$31,530 per factored unit and is subject to change.
45. If any ultimate improvements are constructed by the subdivider and accepted by the Los Angeles County Department of Public Works, or if any fair share payments for ultimate improvement work are made and are included as District improvements in the Westside Bridge and Major Throughfare Construction Fee District, then the subdivider may be issued credits which may then be used within the Westside District. Reimbursements will only be made on improvements constructed by the subdivider that are included as District improvements and are deemed ultimate improvements (as opposed to interim improvements).
46. Comply with all street lighting requirements per the attached Traffic Safety and Mobility Division memo dated April 2, 2026. For questions regarding the traffic conditions, please contact Sergio Chavez of Public Works, Traffic Safety and Mobility Division, at (626) 300-4733 or SChavez@pw.lacounty.gov.
47. Comply with all the mitigations identified in the approved Transportation Impact Analysis prior to Final Map clearance. For questions regarding the traffic conditions, please contact Jerry Asabor of Public Works, Traffic Safety and Mobility Division, at (626) 300-4769 or JAsabor@pw.lacounty.gov.

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS REQUIRED.
SEE BELOW FOR FURTHER DETAILS.

Project is not in the County Lighting Maintenance District (CLMD). The Subdivision project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

STREETLIGHT REQUIREMENTS

1. Streetlights shall be provided to the satisfaction of Public Works or as modified by Public Works on all streets and highways within the Subdivision boundary including on non-gated "private and public future" streets.
2. Provide streetlights on new concrete poles with underground wiring on all streets and highways. The streetlights shall be designed as a County owned and maintained system.
3. Prior to recordation of final map or parcel map waiver, submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
4. Annexation is required for the project, street lighting plans cannot be approved until the Board of Supervisors approve the annexation.
5. For "private and public future" streets, provide centerline of 16' wide easement to the County of Los Angeles for streetlight and auxiliary and auxiliary device purposes and an easement for streetlight and auxiliary device ingress and egress (over the entire road). The operation and maintenance of the streetlights shall remain the responsibility of the owner, developer, or Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on the development served by gated "private and future" street(s) as a result of streetlight benefits derived from existing or future streetlights on adjacent public roadways.
6. If phasing of the project is approved, each phase of the project shall be subject to the conditions for each individual phase.
7. For subdivisions, Street lighting plans shall be approved prior to map recordation.
8. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.
9. Annexation is required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS

10. The proposed project or a portion(s) of the proposed project is not within the existing CLMD and annexation to the CLMD is required, prior to recordation of final map or parcel map waiver. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving the street lighting plans.
11. Upon approval of the Tentative Map, the developer must notify schavez@pw.lacounty.gov in order to initiate the annexation process.
12. Upon approval of the Tentative Map, the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the CLMD to pay the future operation and maintenance costs of streetlight(s):
 - a. Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.
 - b. Provide business address and developer/property owners 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.
 - c. Submit site map of the proposed project including any roadways conditioned for streetlights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (800) 618-7575 for map requirements and/or questions you may have.
 - d. For subdivisions, provide a copy of the recorded subdivision map, if recorded.
13. The annexation and assessment balloting process takes approximately 18 months to complete once the annexation and levy of assessment timeline acknowledgment form is signed by the developer after the above information is received and approved. Therefore, untimely submittal of the above information may result in delaying the approval of the street lighting plans.
14. Upon project recordation, the developer must notify Public Works, Street Lighting Section. The applicant shall provide the status of this approval to schavez@pw.lacounty.gov.

TRANSFER REQUIREMENTS

15. The applicant (property owner or authorized representative) shall be responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the streetlights are formally accepted into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.

16. Public Works can assume the responsibility for operation, maintenance, and funding all associated costs of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):
- a. All required streetlights LS-2 in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
 - b. The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
 - c. The County have formally accepted the transfer and conveyance of the streetlights. To initiate the process, the applicant must make a written request to schavez@pw.lacounty.gov. Alternatively, the applicant can call (800) 618-7575 to make the request over the phone. When completed, Public Works will issue a letter to the developer that the streetlights have been formally accepted.
 - d. Any underlying road(s) or any associated road improvements have been accepted for public use.

Once the transfer is complete, the County will authorize the release of any remaining bond, if any.

17. Prior to the County accepting the streetlights into the County Highway System to assume the operation and maintenance responsibilities for the streetlights, a final field review will be conducted to ensure all streetlights are installed per approved plans and no knockdowns have occurred at the time of transfer.
18. The County Lighting Districts cannot assume responsibility for streetlights located within gated communities or on roadways designated as a private or private-future street.

Additional Comments:

- None.



Prepared by: Sergio Chavez Jr

Phone: (626) 300-4733

Date: 04/02/2026



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
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<http://dpw.lacounty.gov>

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

April 8, 2026

IN REPLY PLEASE
REFER TO FILE:

T-4

Mr. Eric Mazzella
Stantec Consulting Services, Inc.
38 Technology Drive
Irvine, CA 92618

Dear Mr. Mazzella:

**HOMESTEAD SOUTH (VTTM 084508)
TRANSPORTATION IMPACT ANALYSIS - MARCH 2026
UNINCORPORATED STEVENSON RANCH**

Public Works has reviewed the Transportation Impact Analysis (TIA) dated March 2026 for the proposed 3,617 single-family and multi-family dwelling units, a high school, a junior high school, an elementary school, and multiple neighborhood parks located south of State Route 126, north of Magic Mountain Parkway, east of Long Canyon Road (in construction), and west of the Mission Village development (in construction), in the unincorporated Stevenson Ranch area.

Project's Transportation Impact

According to the TIA, the project site has been analyzed in two prior certified Environmental Impact Reports ("EIRs"), the Newhall Ranch Specific Plan EIR and the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR. The project would generate fewer trips compared to the previously analyzed project in prior EIRs and is presumed to have a less-than-significant impact on the unincorporated County. We generally agree with the findings in the TIA.

Project's Operational Analysis

According to the TIA, the following nineteen study intersections were evaluated:

Off-Site Intersection:

1. Chiquito Canyon/Long Canyon at State Route 126

On-Site Intersections:

2. Long Canyon and "JJ"/"K" Street
3. Long Canyon and Jr. High School
4. Long Canyon and "AA" Street
5. Long Canyon and "BB" Street
6. Long Canyon and "EE" Street
7. Long Canyon and Magic Mountain Parkway
8. "CC" Street and Magic Mountain Parkway
9. "LL" Street and Magic Mountain Parkway
10. "M" Street and Magic Mountain Parkway
11. "O" Street and Magic Mountain Parkway
12. "II" Street and "JJ" Street
13. High School Driveway and "K" Street
14. "BB" Street and "AA" Street
15. "BB" Street and "CC" Street
16. "CC" Street and "EE" Street
17. "M" Street and "K" Street
18. "O" Street and "K" Street
19. "M" Street and "K" Street

Recommended Improvements

A traffic signal warrant analysis was conducted for ten (10) study intersections. Based on the analysis, the installation of a traffic signal is recommended at the following on-site intersections below. We generally agree with the findings of the TIA.

2. Long Canyon Road and "JJ" Street
3. Long Canyon Road and Junior High Driveway
4. Long Canyon Road and "AA" Street
5. Long Canyon Road and "BB" Street
6. Long Canyon Road and "EE" Street
8. "CC" Street and Magic Mountain Parkway
9. "LL" Street and Magic Mountain Parkway

10. "M" Street and Magic Mountain Parkway
11. "O" Street and Magic Mountain Parkway
13. High School Driveway and "K" Street

Public Works generally agrees with the improvements recommended above. Detailed traffic signal plans and signing and striping plans for the improvements shall be approved by Public Works prior to final map recordation.

The project shall install a traffic signal in accordance with County standards. Prior to final map recordation, the project shall either complete the improvements or enter into a secured improvement agreement to the satisfaction of Public Works. Such agreement shall include a financial guarantee to ensure completion of the work.

A multi-way stop analysis was conducted for the following intersections that would provide access to the residential neighborhoods within the project. Based on the analysis, an all-way stop control is recommended at the following two intersections. We generally agree with the findings of the TIA.

14. "BB" Street and "AA" Street
15. "BB" Street and "CC" Street

Public Works generally agrees with the improvements recommended above. A detailed signing and striping plan for the improvement shall be approved by Public Works prior to final map recordation.

The project shall install an all-way stop control in accordance with County standards. Prior to final map recordation, the project shall either complete the improvement or enter into a secured improvement agreement to the satisfaction of Public Works. Such agreement shall include a financial guarantee to ensure completion of the work.

Project's Site Access Analysis

A queueing analysis was conducted at each intersection where the project would be constructing improvements. Based on the analysis, the project recommends the intersections be built per "Table 5-2 Queue Lengths Summary" in the TIA. We generally agree with the findings of the TIA.

Public Works generally agrees with the improvements recommended above. A detailed signing and striping plan for the improvement shall be approved by Public Works prior to final map recordation.

The project shall install improvements recommended above in accordance with County standards. Prior to final map recordation, the project shall either complete the improvement or enter into a secured improvement agreement to the satisfaction of Public Works. Such agreement shall include a financial guarantee to ensure completion of the work.

Vehicular access to the project is planned to be provided via Long Canyon Road and Magic Mountain Parkway. The project would construct new infrastructure, therefore, there are no existing roadways within the project site. Refer to "Table 5-1 2035 Cumulative Conditions with Project Roadway Improvements for Site Access Summary" in the TIA.

Public Works generally agrees with the improvements recommended above. A detailed signing and striping plan for the improvement shall be approved by Public Works prior to final map recordation.

The project shall install improvements recommended above in accordance with County standards. Prior to final map recordation, the project shall either complete the improvement or enter into a secured improvement agreement to the satisfaction of Public Works. Such agreement shall include a financial guarantee to ensure completion of the work.

A portion of the roadway network included within the 2035 cumulative analysis scenario, as well as certain recommended improvements, would be funded in part through the Westside Bridge and Major Thoroughfare District (B and T District), an area of benefit for financing specific improvements in the Westside area of the Santa Clarita Valley; the project site is located within the District. The project will participate in the Westside B and T District through the payment of District fees (typically at the time of building permit issuance) and/or by constructing District-identified improvements. Improvements listed above that are not specifically identified in the Westside B and T District Report will be implemented and funded by the project.

A Construction Traffic Management Plan shall be prepared and submitted to the County to minimize traffic impacts during construction

Class I Neighborhood Electric Vehicle/Bike Paths

The project will construct Class I Neighborhood Electric Vehicle/Bike paths along Magic Mountain Parkway and Long Canyon Road.

Eric Mazzella
April 8, 2026
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Public Works generally agrees with the improvements recommended above. Detailed signing and striping plans for the improvements shall be approved by Public Works prior to final map recordation.

The project shall install signing and striping in accordance with County standards. Prior to final map recordation, the project shall either complete the improvements or enter into a secured improvement agreement to the satisfaction of Public Works.

If requested by Public Works, the applicant or current owner shall enter into a secured agreement for five (5) years with Public Works to guarantee the installation of the Neighborhood Electric Vehicle signs, with re-evaluations every five (5) years by Public Works.

Other Jurisdictions

We recommend the project applicant consult with the California Department of Transportation regarding any potential transportation impact within their jurisdictions.

If you have any questions, please contact Mr. Jerry Asabor, Traffic Safety and Mobility Division, at (626) 300-4769 or Jasabor@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works



BRIAN SMITH, PE
Principal Engineer
Traffic Safety and Mobility Division

JA:jta

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bc: Land Development (Su, Lasso)



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT NO.: 84508

**TENTATIVE MAP DATED 03-25-2026
EXHIBIT MAP DATED 03-25-2026**

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

For information only:

1. The subdivider shall obtain an updated will serve letter from the Sanitation Districts of Los Angeles County that stipulates LACSD will have adequate capacity and will ensure service for the subdivision.
2. The outlet(s) for the proposed local sewer system, pump station, 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.
3. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
4. All permanent sewer pump stations shall be constructed to the satisfaction of Public Works.
5. Off-site improvements are required.

Prior to recordation of a Final Map:

6. The necessary improvement plans for VTTM 84508 must be prepared in conformance with the approved Newhall Ranch Conceptual Sewer Master Plan PC 12219AS. 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 12219AS, the master plan must be revised and/or improvement plans modified to the satisfaction of Public Works.



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT NO.: 84508

**TENTATIVE MAP DATED 03-25-2026
EXHIBIT MAP DATED 03-25-2026**

7. 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.
8. A sewer area study for the proposed subdivision (PC12722AS, dated 03-26-2026) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity may exist in the trunk line and treatment plant was obtained prior to approval of the sewer area study. Additional mitigation measures may be required depending on the total sewerage units from Landmark and Mission Villages. 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 connection 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 from the date of sewer area study approval. 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.
9. Provide on-site easements to the satisfaction of Public Works.
10. The subdivider shall provide to the Public Works Land Development Sewer Unit 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.



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT NO.: 84508

**TENTATIVE MAP DATED 03-25-2026
EXHIBIT MAP DATED 03-25-2026**

11. Prior to the 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.

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

- a. install and dedicate all required regional sewer infrastructure required for VTTM 84508 identified in the approved Newhall Ranch Conceptual Sewer Master Plan PC 12219AS. 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.

TENTATIVE MAP DATED 03-25-2026
EXHIBIT MAP DATED 03-25-2026

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings 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.
2. The Will Serve letter issued by the Santa Clarita Valley Water Agency, dated September 27, 2024, will expire on September 27, 2026. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Aissa Carrillo ^{AC}
tr84508w-rev1

Phone (626) 458-4921

Date 04-13-2026

- exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. At least one required access route meeting this condition shall be located such that the edge of the Fire Apparatus Access Roadway, not including shoulders, that is closest to the building being served, is between 10 feet and 30 feet from the building, as determined by the fire code official, and shall be positioned parallel to one entire side of the building. The side of the building on which the Fire Apparatus Access Road is positioned shall be approved by the fire code official. Fire Code 503.1.1; 503.2.1.2; 503.2.1.2.2 & 503.2.1.2.2.1
14. When the Fire Apparatus Access Road is separated by divided roadway, the width shall be not less than 15 feet for residential use and 20 feet for commercial/industrial uses. Fire Code 503.1.1 & 503.6
 15. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
 16. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced to provide all-weather driving capabilities. Fire Code 503.2.3
 17. The Fire Apparatus Access Roads shall be provided with a minimum of a 32-foot centerline turning radius. Fire Code 503.2.4
 18. The method of gate control shall be subject to review by the Fire Department, prior to clearance to proceed to public hearing. Where security gates are installed, they shall have an approved means of emergency operation, and be in compliance with following criteria: (a) Gates shall be of the swinging or sliding type; (b) Construction of gates shall be of materials that allow manual operation by one person; (c) Gate components shall be always maintained in an operative condition and replaced or repaired when defective; (d) Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official; (e) Methods of locking shall be submitted for approval by the fire code official. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices; (f) An approved key box, listed in accordance with UL 1037, shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector. Fire Code Sections 503.5; 503.5.1; 503.2; 503.6; (g) Where a single gate is provided, the gate width shall not be less than 20 feet, clear-to-sky, with all gate hardware is clear of the access way; (h) Where a Fire Apparatus Road consists of a divided roadway, the gate width shall be not less than 15 feet for residential uses and 20 feet for commercial/industrial uses; (i) The keypad location shall be located a minimum of 50 feet from the public right-of-way; (j) Provide a minimum 32-foot turning radius beyond the keypad, prior to the gate entrance at a minimum width of 20' for turnaround purposes.
 19. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE" shall be provided for Fire Apparatus Access Roads. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
 20. A minimum 5-foot-wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
 21. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 42 inches from the top of the parapet to the roof surface on more than two sides. These sides should face an access roadway or yard sufficient to accommodate ladder operations. Fire Code 504.5
 22. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
 23. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
 24. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
 25. The required fire flow for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 1250 gpm at 20 psi residual pressure for 2 hours with one public fire hydrant flowing. Any single family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.

26. The required fire flow for the public fire hydrants for this project is 4000 GPM at 20 psi residual pressure for 4 hours. Three (3) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. The fire flow is subject to reduction with submission of the type of construction and square footage of the proposed buildings. Fire Code 507.3 & Appendix B
27. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
28. Install 310 public fire hydrants as noted by the Fire Department on the revised Vesting Tentative Tract Map and Exhibit A. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
29. The required fire flow for more than one on-site fire hydrant is 2500 GPM at 20 psi residual pressure for 2 hours. Two (2) on-site fire hydrants flowing simultaneously may be used to achieve the required fire flow with one being located the furthest from the public fire hydrant. Fire Code C106.1
30. The private on-site fire hydrant locations will be determined by the Fire Department with further review of the revised Vesting Tentative Tract Map and Exhibit A. All required private fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
31. All private fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. For fully sprinkled multi-family structures, private fire hydrants may be installed a minimum of 10 feet from the structure. Fire Code Appendix C106.1
32. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7
33. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A "Fuel Modification Plan" shall be submitted to the Fuel Modification for review by the Fuel Modification Unit prior to public hearing. Please contact the Department's Fuel Modification Unit for details. The Fuel Modification Plan Review Unit is located at 605 North Angeleno Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205 or visit <https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/>
34. A Fire Station site id required as proposed on Lot 459. The applicant is required to work with County of Los Angeles Fire Department with the development and construction of the station.

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.





COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

July 9, 2026

Ms. Alejandrina Baldwin
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Ms. Baldwin:

**VESTING TENTATIVE TRACT MAP 84508 (HOMESTEAD SOUTH)
PARK AND TRAIL CONDITIONS OF MAP APPROVAL
REGIONAL PLANNING MAP DATED MARCH 25, 2026**

This letter details the County of Los Angeles Department of Parks and Recreation (LA County Parks) park and trail conditions of map approval and comments for the above map.

PARK CONDITIONS

As shown in the attached Park Obligation Report, the basic Quimby park land obligation is 30.02 net acres (maximum slope 3%) or payment of \$13,476,149 in lieu thereof (see attached Park Obligation Report and Worksheet). The Subdivider is proposing two public park lot as part of the subdivision: Lot 804 (6.5 gross acres) and Lot 441 (5.6 gross acres). LA County Parks recommends that the Subdivider develop and then convey to the County the public park provided that the site is deemed acceptable after a review of the required submittals listed below. Please refer to the Public Park Checklist of Required Submittals attached to this report for details on submittals prior to the public hearing as referenced in the following conditions.

1. Subdivider shall convey to the County a developed 5.4 net-acre Public Park ("the Public Park 1"), shown on Lot 804 and a developed 5.6 net-acre Public Park ("the Public Park 2"), shown on Lot 441 within the Vesting Tract Map No.84508.
2. The Public Park 1 shall contain the following improvements which are shown in the park schematic design approved on March 5, 2026: Covered shade with picnic tables, charcoal barbecues, hot coal receptacles and seat walls, full court basketball, bench seating with trash/recycle container, practice soccer open turf field, top of slope tube steel fencing, group picnic pavilion with picnic tables, charcoal barbecues, hot coal receptacles, 12' wide walking path with bench seating and trash receptacles, open turf area with sports field overlay, trash enclosure, parking lot, restroom building with storage and drinking fountain, tot lots, open turf area.
3. Public Park 2 shall contain the following improvements which are shown in the park schematic design approved on March 5, 2026: Covered shade with picnic tables, charcoal

barbecues, hot coal receptacles and seat walls, bench seating with trash/recycle container, 12' wide walking path with bench seating and trash receptacles, open turf area with sports field overlay, trash enclosure, parking lot, open turf area, restroom building with storage and drinking fountain, pickleball courts, picnic area, monument sign.

4. The following off-site improvements to the public park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of LA County Parks. Utilities shall include water meter and utility lines (electricity, gas, sewer, and telephone).
5. Prior to LA County Parks clearing the final (unit) map containing the public park(s), enter into a Park Development Agreement (PDA) and post Faithful Performance and Labor and Materials bonds with LA County Parks to cover design and construction of the public park in accordance with updated costs estimates for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on November 15, 2011, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW). Bonds may need to be updated prior to construction commencement if contracted construction costs change.
6. Per Los Angeles County Board Policy 4.047, a Community Facilities District (CFD) may be formed to fund the operation and maintenance of parks and recreational facilities. Prior to the County entering into a PDA with the Subdivider, the Subdivider shall commit to creating a CFD or another funding mechanism to the satisfaction of the County for the mutual benefit of the County and the Subdivider to operate and maintain the public park. The CFD or alternative funding mechanism shall be established prior to the County accepting title to the public park.
7. Prior to LA County Parks clearing the first final (unit) map containing housing and public park(s), submit a critical path method (CPM) schedule ("Park Delivery Schedule"). Said schedule shall include design development submittals and submittals required for the various stages of construction document development, permits and approvals, park construction commencement and completion dates, ALTA title policy, deed preparation and review, and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update each Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to LA County Parks 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 this condition, the LA County Parks shall give written notice to Subdivider requesting submittal of the delinquent schedule update. Notice shall be deemed given when deposited in the U.S. Post Office or reliable over-night courier; postage prepaid, addressed to Subdivider, or by personal delivery to Subdivider's relevant address set forth in the PDA. If the requested update is not received within thirty (30) days after such notice is given, LA County Parks will withhold further clearance of unit maps until the delinquent schedule update is received.

8. The Subdivider shall submit park plans and specifications to LA County Parks for review and approval during the design development stage (100%), fifty percent (50%), seventy-five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications shall be in Construction Specification Institute (CSI) 8 ½-inch by 11-inch book format. Specifications and a grading plan (scale 1 inch = 40 feet or as required by LA County Parks) shall be submitted to LA County Parks concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings and specifications. Plan submittals shall be made by giving LA County Parks three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD format. LA County Parks shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If LA County Parks does not respond within said time period, the submittal shall be deemed approved by LA County Parks. Any corrections or changes made by LA County Parks during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for LA County Parks 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 LA County Parks for Subdivider to proceed with the next stage. The public park shall be developed in accordance with park improvement plans approved by LA County Parks, 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.
9. The Subdivider shall 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 LA County Parks representative; provide LA County Parks with certification that the playground(s) constructed in the public park 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.
10. The Subdivider shall designate and identify a project manager who will oversee design and construction of the public park. 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 site 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 the 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.

11. The Subdivider shall provide LA County Parks with written Notice of Construction Commencement for the public park site. Construction Commencement is defined as when the Subdivider starts installing utilities for the park. The Construction Phase is defined as the period of time from said notice to the date LA County Parks 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 LA County Parks in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, LA County Parks 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 LA County Parks to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, LA County Parks shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the LA County Parks 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.
12. Upon LA County Parks Notice of Acceptance of Completed Park Improvements, the Subdivider shall provide LA County Parks 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 LA County Parks to request timely transfer of utilities serving the public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD format.
13. The Subdivider shall convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those not interfering 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 survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the park, and shall deliver the recorded deed to the Chief Executive Office - Real Estate Division, Property Management Section, 555 W. Fifth Street, 36th Floor, Los Angeles, CA 90013.
14. Any major change proposed by the Subdivider to a public park's size (not more than a variance of two acres), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by 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.

TRAIL CONDITIONS

The Department of Parks and Recreation (LACO Parks) has completed the trail review of Vesting Tentative Tract Map No. 84508 received by Regional Planning on March 25, 2026. The

proposed trail alignments, as shown on subject map sheets 4 and 14 of 14 within Typical Section Views A and C are approved.

The subdivider shall dedicate a twelve-foot (12') wide multi-use trail easement, as shown on tract map sheets. Construction of trail within the multiuse trail easement shall include three rail white vinyl fencing on each side of trail and trail signage within the developed portion of the project to the satisfaction of LACO Parks.

1. Multiuse (equestrian, hiking and mountain biking) trail easements to be recorded to the county at time of final map recordation.
2. The Subdivider shall dedicate twelve-foot (12') wide easement to the County for Multiuse (hiking, mountain biking, and equestrian) trail purposes for Board of Supervisor-adopted Santa Clara River Trail.
3. The HOA(s) shall be responsible for the continued maintenance of the developed trail segments after the initial 18-month Developer responsibility term.
4. The Subdivider is responsible to provide trail access signs and trail markers per LACO Parks trail sign standards located at www.trails.lacounty.gov/library.
5. Easement dedication(s) must be outside the public road right-of-way unless approved by Department of Public Works (DPW).
6. The Subdivider shall include LACO Parks in the transmittal of the project grading plan to DPW.
7. Prior to project grading, the Subdivider shall submit project grading plans, including grading information to the Department for review and approval. The trail grading information shall conform to the County of Los Angeles Trails Manual (Trails Manual) located at www.trails.lacounty.gov/library and any applicable County codes, including, but not limited to the following:
 - a. Out-slope of trail tread is 2% to 4% with trail running grade at 5%, or up to 8% for <100' or 12% for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by LACO Parks. See Chapter 4: "Trail Design Classification Guidelines," for trail construction guidelines and/or contact Trails Section Planner for guidance.
 - b. Appropriate retaining walls, to the satisfaction of LACO Parks, as required.
 - c. Subdivider shall utilize a trail construction professional with Professional Trail Builders Association membership or contractor familiar with trail construction best practices and be approved by DPR, prior to trail construction activities (see Trails Manual Section 4.5.1.1).
8. Bush hammer (or equivalent rough finish) at minimum width of ten feet (10') for roadway (if concrete surface) trail surface crossings to provide for traction and increase safety.
9. All street trail crossings must be approved by DPW:

- a. Subdivider is responsible for installing appropriate curb cuts, painted crosswalk, and crossing posts with flashing yellow lights with two push button locations (standard height and equestrian height) utilizing DPW specifications.
 - b. Subdivider is responsible for contacting DPW for trail street-crossing signage specifications, which are to be installed generally at five hundred (500) feet in either direction from each street trail crossing to warn vehicle drivers of trail crossing.
10. After project trail grading plan approvals, but prior to building permit issuance, the Subdivider shall:
 - a. Submit a preliminary construction schedule showing milestones for completing the trail.
 - b. Stake the centerline of the trail and then schedule a site meeting with Trails Planner for trail alignment inspection and approval, prior to grading.
11. The Subdivider shall commence trail construction within the 12' wide trail easement prior to the County issuing the 1st residential building permit and complete trail construction within six months of construction start. The Subdivider shall maintain the trail for a period of 18 months post construction and shall be responsible to make any repairs to the constructed trail(s), as necessary, during this 18-month establishment period.
12. Construction of trail and installation of fencing:
 - a. Trail: The Subdivider shall construct the Natural Trail 1 to minimum width of ten-feet (10') within the twelve-foot (12') wide dedicated easement in a manner consistent with Section 4, "Trail Designs - Trail Classification Guidelines," for trail construction within the Trails Manual available at <http://trails.lacounty.gov/library>.
 - i. Out-slope of trail tread is 2% to 4% with trail running grade up to 8% for <150' or 12% for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by LACO Parks.
 - b. Fencing: Typical three rail white vinyl fencing to be installed on each side of twelve-foot width trail easement.
 - i. Fencing to be installed per plan separating the natural soil trail and paved DPW bikeway and maintenance road.
13. Notify LACO Parks within five (5) business days of trail construction completion, including installation of all required trail fencing for a "Final Trail Inspection". The Final Trail Inspection is required to obtain approval and ensure the trail and fencing follow the trail construction guidelines within the Trails Manual. Any portions of the constructed trail and fencing not approved shall be corrected and brought into compliance within thirty (30) calendar days. The Subdivider shall then contact LACO Parks to schedule another site inspection.

Ms. Alejandrina Baldwin

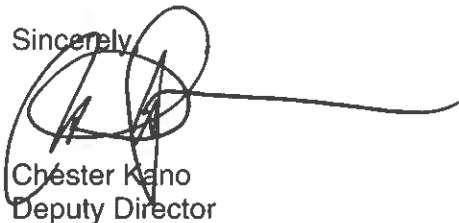
July 9, 2026

Page 7 of 7

14. Santa Clara River Trail Area Warranty Period: Upon completion/construction of the fully developed trails the developer is responsible for an 18-month maintenance period and/or until a) the CC&R's have been established to form the HOA(s) that will be responsible for the continued maintenance of the developed trail segments; and b) a CFD or alternative funding mechanism has been established.
15. Final acceptance of the public trails and related facilities is contingent upon the following:
 - a. A written request from the Subdivider to LACO Parks for the final trail acceptance of the constructed trail alignments, signage, and fencing each side of trail.
 - b. Provide copy of recorded final map(s).
 - c. Completion of the constructed trail and related improvements to the satisfaction of LACO Parks after the 18-month establishment period to be maintained by the Subdivider.

If you have any questions regarding the park conditions, please contact Loretta Quach of my staff at (626) 790-2176 or lquach@parks.lacounty.gov. If you have any questions regarding the trail conditions, please contact Robert Ettleman of my staff at (626) 876-2706 or rettleman@parks.lacounty.gov

Sincerely,



Chester Kano
Deputy Director

CK:LQ:lq

Enclosure

- c: FivePoint (A. Herrell)
LA County Parks (S. Kleinknecht, L. Quach, R. Ettleman)



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **84508**
Park Planning Area # **35A**

DRP Map Date: **03/25/2026** SCM Date:
CSD:

Report Date: **05/27/2026**
Map Type: **Tentative Map - Tract**

Total Units **3,612** = Proposed Units **3,612** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	30.02
IN-LIEU FEES:	\$13,476,149

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.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

Conditions of approval attached to report.

Trails:

See Conditions of map

Comments:

The project is providing a total of 62.1 acres for two public parks private recreation, trail and open space.
Public Park Lot # 441 - 5.3 acres
Public Park Lot # 804 - 5.6 acres
Recreation Lots - 5.8 acres
Trails - 10.3 acres
River Corridor - 35.1 acres

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Loretta Quach at lquach@parks.lacounty.gov (626) 790-2176
Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: *Loretta Quach*
Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **84508**
Park Planning Area # **35A**

DRP Map Date: **03/25/2026** SCM Date:
CSD:

Report Date: **05/27/2026**
Map Type: **Tentative Map - Tract**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P) \text{ people} \times (0.0030) \text{ Ratio} \times (U) \text{ nits} = (X) \text{ acres obligation}$$
$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census

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 **3,612** = Proposed Units **3,612** + Exempt Units **0**

Park Planning Area = **35A**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.22	0.0030	561	5.42
M.F. < 5 Units	2.94	0.0030	1,477	13.03
M.F. >= 5 Units	2.45	0.0030	1,574	11.57
Mobile Units	2.39	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			3,612	30.02

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	30.02	\$448,976	\$13,476,149

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
441 & 804	public park	10.90	100.00%	62.10
Total Provided Acre Credit:				62.10

Acre Obligation	Private and Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
30.02	62.10	-32.08	\$448,976	\$0



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

LUSI MKHITARYAN, REHS, M.P.H.
Assistant Director of Environmental Health

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www.publichealth.lacounty.gov/eh/



BOARD OF SUPERVISORS

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April 1, 2026

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Jodie Sackett

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Assistant Director, Environmental Health
Department of Public Health

SUBJECT: LAND DIVISION-TENTATIVE MAP-TRACT
APN-2826-002-022
PROJECT: TR84508
RPPL2024004505

Thank you for the opportunity to review the application and Tentative Map-Tract request for the subject property. The applicant requests to develop 3,617-unit, mixed density residential development including public parks, public schools, a fire station, private recreation facilities and other ancillary facilities.

- ☐ Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.

- ☐ Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided a "Water Availability" letter from Santa Clarita Valley Water Agency dated September 27, 2024. The letter outlines conditions that must be met for water availability. The letter is valid until September 27, 2026.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

The applicant provided an updated sewer "Will Serve" letter from Los Angeles County Sanitation Districts dated March 04, 2026.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Sections 12.08.390, 12.08.440, and 12.08.530 of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390.
2. Operational noise generated from the subject property shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.
3. Construction Noise – Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include, but are not limited to:
 - a. All construction equipment shall be equipped with the manufacturer's recommended noise muffling devices, such as mufflers and engine covers.

These devices shall be kept in good working condition throughout the construction process.

- b. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
- c. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
- d. Stationary noise sources (e.g., generators, compressors, etc.) shall be located as far from residential receptor locations as is feasible.

4. Residential Air Conditioning - Ensure HVAC units do not exceed 50 dBA at the neighboring property line

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

Construction Noise Ordinance: Construction Noise Standards (12.08.440)

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. *Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:*

	<i>Single-family Residential</i>	<i>Multi-family Residential</i>	<i>Semi-residential/ Commercial</i>
<i>Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.</i>	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

Community Noise Ordinance: Residential Air Conditioning or Refrigeration Equipment (12.08.530)
Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited:

<i>Measuring Location</i>	<i>Units Installed on or after January 1, 1980 dBA</i>
<i>Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.</i>	55
<i>Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.</i>	50
<i>Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.</i>	50

Table 4: dBA levels not to be exceeded on the neighboring property.

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va

DPH_CLEARED_APN-2826-002-022_RPPL2024004505_04.01.2026



July 27, 2026

TENTATIVE MAP CONDITIONS OF APPROVAL

Project No. RPPL2024004505, PRJ2024-003038

Tract Map No. VTTM84508

Assessor Identification No. 2826-179-, -002, -003, -005, -007

The following provides a summary of the housing permit conditions of approval for the project located south of State Route 126 and west of Interstate 5 in the Santa Clarita Vally Planning Area, , as they relate to the oversight and approval obligations of the Los Angeles County Development Authority (LACDA).

The LACDA recommends clearance of this project to proceed to public hearing so long as the subdivision conforms to the policies and procedures of the LACDA as stated below to the satisfaction of the Executive Director of the LACDA, or their designee.

The conditions of approval prior to final map recordation include, but are not limited to:

1. The number, type, and location of affordable housing units shall be subject to the Newhall Ranch Specific Plan Affordable Housing Program ("SP"). Pursuant to the SP, the affordable housing opportunities are to be dispersed throughout the community and within convenient proximity to employment and retail centers. Likewise pursuant to the SP, the affordable housing units provided shall approximate the floor area and number of bedrooms of market rate units.
2. The income restricted units shall be constructed within each development phase of the project, as applicable, as established in the Phasing Increments of the Affordable Housing Monitoring Program of the SP.
3. Developer acknowledges that an affordable housing covenant related to the income-restricted units shall be approved and recorded prior to, or concurrently with, final map recordation.



lacda.org

Administrative Office

700 West Main Street, Alhambra, CA 91801

Tel: (626) 262-4511 TDD: (626) 943-3898

Executive Director: Emilio Salas

Commissioners: Hilda L. Solis, Holly J. Mitchell, Lindsey P. Horvath, Janice Hahn, Kathryn Barger





4. Developer acknowledges that a one-time compliance monitoring fee will be collected for each income restricted unit at the time of covenant recordation. Monitoring will include annual owner certification. For rental units, the fee is calculated as follows: # of restricted units (capped at 10) x 55 years x \$170, unless otherwise exempt pursuant to Government Code Section 65915.3.
5. All affordable units, including voluntary or proffered units, must align with the income categories as defined in the Specific Plan.
6. The affordable housing covenant encumbering the proposed affordable housing development site is a land use covenant and must be senior to all deeds of trust recorded, to the satisfaction of LACDA.
7. This project is not subject to the Inclusionary Housing Ordinance (IHO)(Chapter 22.121), but is subject to the Newhall Ranch Specific Plan's Affordable Housing Implementation Plan, which requires a minimum set-aside of 10% affordable units of the overall project (362 DU).
8. Pursuant to Section 3.10.3.c of the Newhall Ranch Specific Plan, an Affordable Housing Implementation Plan Monitoring Report will be prepared annually and made available to the LACDA.

If you need more information or have any questions about this report, please contact Vicente Arellano, Housing Planner, by email at vicente.arellano@lacda.org.



lacda.org

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APPENDIX A

Mitigation Monitoring and Reporting Plan

ATTACHMENT 1

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15097. CEQA Section 21081.6 requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, CEQA Guidelines Section 15097(a) requires that a public agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.”

The County of Los Angeles is the Lead Agency for the Homestead South Residential Project (Project) and is responsible for administering and implementing this MMRP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the adopted mitigation program.

As reflected herein, the Project incorporates previously adopted mitigation measures and Project design features (PDFs) from the Los Angeles County Newhall Ranch Specific Plan Environmental Impact Report (“Specific Plan EIR”) (SCH No. 95011015) and the U.S. Army Corps of Engineers and California Department of Fish and Wildlife (“CDFW”) joint Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/Environmental Impact Report (“State-certified EIR”) (SCH No. 2000011025).

Accordingly, the measures are denoted as “SP” for measures adopted for the if Newhall Ranch Specific Plan project and then re-adopted as part of the State-certified EIR and “RMDP/SCP” for measures adopted for the RMDP/SCP project.

This MMRP lists the applicable mitigation measures and PDFs and identifies the corresponding action required by the Project Applicant to demonstrate compliance, the timing trigger for implementation, the party responsible for implementation, and the monitoring/enforcement agency(ies) or party(ies) responsible for ensuring each adequate implementation.¹ All previously adopted measures are provided verbatim as originally adopted. However, italicized text in parenthetical notes following certain measures provides updated information and clarification specific to the Modified Project, as needed.²

¹ All references to the Project Applicant, applicant, or similar terms in this MMRP refer to The Newhall Land and Farming Company or its successor or designee.

² Among other clarifications, in 2013, the California Department of Fish and Game (CDFG) became CDFW. Because some of the State-certified mitigation measures were approved prior to that name change, CDFW is referred to as CDFG within the State-certified EIR mitigation measures listed herein.

Additionally, as addressed in several of the biological resource mitigation measures, a preserve manager(s) and/or natural lands management organization(s) (NLMO) will ultimately be responsible for management of the proposed Spineflower Conservation Area (Spineflower Preserve) in perpetuity, once such responsibility is transferred from the Project Applicant.

Because the Project represents the phased development of a planned community over time, and because the regulatory and technological frameworks for environmental impact reductions are evolving and are expected to continue to do so for years to come, minor modifications to the mitigation measures presented in this MMRP are permitted, but can only be made by the Project Applicant or its designee with the approval of the County of Los Angeles Department of Regional Planning (LACDRP) staff. Following consultation with any other appropriate agencies or departments, LACDRP staff may determine the adequacy of any minor modifications by evaluating whether the proposal of the Project Applicant or its designee results in equivalent or greater environmental protections or benefits, as compared to the mitigation measures set forth herein. Any minor modifications cannot result in the creation of new or substantially more severe environmental effects or a reduced level of environmental protection. LACDRP must render its determination based on the evidentiary record before it, including supporting materials and analyses prepared at the request of the Project Applicant or its designee. This minor modifications procedure is generally applicable to the mitigation measures and PDFs set forth in this MMRP.

Mitigation measures and PDFs applicable to Project are identified in **Table 1**, Draft Mitigation Monitoring And Reporting Program Homestead South Residential Project.

Table 1
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
1. AESTHETICS				
SP 4.6-56: All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.	Project lights will be directed away and downward when adjacent to natural areas.	During construction and operation	Applicant	LACDRP
SP 4.7-2: In design of residential tentative tract maps and site planning of multifamily areas and Commercial and Mixed-Use land use designations along SR 126, the following Design Guidelines shall be utilized: - Where the elevations of buildings will obstruct the views from SR 126 to the south, the location and configuration of individual buildings, driveways, parking, streets, signs, and pathways shall be designed to provide view corridors of the river, bluffs, and the ridge lines south of the river. Those view corridors may be perpendicular to SR 126 or oblique to it in order to provide for views of passengers within moving vehicles on SR 126. - The Community Park between SR 126 and the Santa Clara River shall be designed to promote views from SR 126 of the river, bluffs, and ridge lines to the south of the river. - Residential Site Planning Guidelines set forth in Specific Plan Section 4.3.1 and Residential and Architectural Guidelines set forth in Specific Plan Section 4.4.1 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	3rd Paragraph - Vesting Tentative Tract Map 084508 incorporates the Residential and Architectural Guidelines consistent with the requirements of the Specific Plan and this mitigation measure. The remaining items are not applicable to the Project.	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Guidelines set forth Section 4.4.2 shall be incorporated to the extent practicable in the design of the Riverwood Village Mixed-Use and Commercial land use designations to ensure that the views from SR 126 are aesthetically pleasing and to preserve views of the river, bluffs, and ridge lines south of the river. Landscape improvements along SR 126 shall incorporate the Landscape Design Guideline, 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.				
RMDP/SCP-VR-1: Riprap shall be ungrouted and shall contain material with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.	Depict on grading and/or drainage plans	Prior to issuance of grading permit(s)	Applicant	LACDPW
RMDP/SCP-VR-2: Necessary grouted riprap and bridges shall contain materials with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.	Depict on grading and/or drainage plans	Prior to issuance of grading permit(s)	Applicant	LACDPW
2. AGRICULTURE AND FOREST RESOURCES				
RMDP/SCP-AG-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 the Project area where agricultural soils are designated as prime farmland, unique farmland, and/or farmland of statewide importance exist (Pub. Resources Code section 21060.1), the applicant or its designee shall prepare a phasing map to document the phased discontinuation of	Develop an agricultural phasing map	Prior to issuance of grading permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
existing agricultural activities located within the Project area over the course of its development.				
RMDP/SCP-AG-2: Newhall Land shall dedicate a permanent agricultural conservation easement for 138 acres of agricultural land located in the Salt Creek conservation area and on adjoining agricultural lands.	This agricultural conservation easement will be dedicated in conjunction with the dedication of the Salt Creek conservation area	Prior to issuance of grading permit(s)	Applicant	• LACDRP
3. AIR QUALITY				
SP 4.10-3: Bus pull-ins will be constructed throughout the Specific Plan site.	Homestead South provides for bus stops at designated locations	Prior to issuance of building permit(s)	Applicant	• LACDRP
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 provided within the Homestead South Project. VTTM 084508 identifies the pedestrian facilities referenced in this mitigation measure. No further action is required as to SP 4.10-4 to fulfill the requirements of the measure.	Prior to issuance of building permit(s)	Applicant	• LACDRP
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	Distribute brochures and other relevant information to new residential homeowners	During operation	Applicant	• LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
impacts, as well as on local opportunities for public transit and ridesharing.				
RMDP/SCP AQ-2: 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.	Develop a Construction Traffic Emission Management Plan	Prior to issuance of building permits	Applicant	• LACDPW
RMDP/SCP-AQ-3: Suspend the use of all construction equipment during first-stage smog alerts.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP •
RMDP/SCP-AQ-4: Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP •
RMDP/SCP-AQ-5: Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP •
RMDP/SCP-AQ-6: Use electric welders to avoid emissions from gas or diesel welders to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP •
RMDP/SCP-AQ-7: Use on-site electricity or alternative fuels rather than diesel powered or gasoline-powered generators, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP •
RMDP/SCP AQ-8: Prior to use in construction, the Project applicant will evaluate the feasibility of retrofitting the large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., will be evaluated. These technologies will be required if they are	Maintain log demonstrating compliance	Prior to construction	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
certified by CARB and/or the USEPA and are commercially available and can feasibly be retrofitted onto construction equipment.				
RMDP/SCP AQ-11: Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 p.m. and 6:00 a.m., and between 10:00 a.m. and 3:00 p.m.).	Maintain log demonstrating compliance	During construction	Applicant	LACDRP
RMDP/SCP-AQ-12a. Construction shall be planned in such a way as to minimize heavy construction activity involving the use of diesel-fueled construction equipment within 500 meters of an occupied residence to the extent practical. Heavy construction activity that occurs within 500 meters of an occupied residence that involves the use of diesel-fueled construction equipment shall prohibit non-essential idling and shall utilize equipment certified to the Tier 2 or newer emission standard. Equipment shall be routed in such a way as to minimize travel within 500 meters of an occupied residence to the extent practical.	Maintain log demonstrating compliance	During construction	Applicant	LACDRP
4. BIOLOGICAL RESOURCES				
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.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-3 ensure compliance with this measure by requiring mitigation plan approval and mitigation site approval. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	- Corps - CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-12 ensure compliance with this measure by requiring mitigation plan approval and mitigation implementation reporting. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	Applicant	• Corps • CDFW • LACDRP
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 a 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.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-3 ensure compliance with this measure by requiring mitigation plan approval and mitigation site approval. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
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>i.e.</i> , grading, soil preparation, soil stockpiling, soil amendments, <i>etc.</i>),	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval. No additional	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
including the need for a supplemental irrigation system, if any.	reporting is required pursuant to this measure.			
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 2.61, Recommended Plant Species for Habitat Restoration in the River Corridor SMA) or as approved by the permitting State and Federal agencies. <i>(The recommended plant species in Specific Plan Table 2.6-1 are superseded by the CDFW-approved species specified in Mitigation Measure RMDP/SCP-BIO-4, Table 14.)</i>	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	Applicant	• Corps • CDFW • LACDRP
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.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
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	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
non-native plant species, the maintenance of the irrigation system, and the replacement of plant species.	approval (see note above). No additional reporting is required pursuant to this measure.			
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.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-9: Monitoring reports for the mitigation site shall be reviewed by the permitting State and/or Federal agency.	Mitigation Measure RMDP/SCP-BIO-12 ensures compliance with this measure by requiring reporting of mitigation implementation (see note above). No additional reporting is required pursuant to this measure.	During Revegetation Activities	Applicant	• Corps • CDFW • LACDRP
SP-4.6-10: Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	above). No additional reporting is required pursuant to this measure.			
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 (<i>Arundo donax</i>) and tamarisk (<i>Tamarix</i> sp.).	This measure provides a definition of “habitat enhancement” and does not impose any substantive requirements. No reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-12: Removal of cattle 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-Tenn Management Plan set forth in (b) 4. in Section 4.6 of the Specific Plan EIR.	Ensure that grazing, except in long-term management activities, will be removed from the River Corridor SMA.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP •
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). (The recommended plant species in Specific Plan Table 2.6-1 are superseded by the CDFW-approved species)	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). The recommended plant species specified in Specific Plan Table 2.6-1 are superseded by the CDFW-approved plant	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>specified in Mitigation Measure RMDP/SCP-BIO-4, Table 14.)</i>	species specified in Mitigation Measure RMDP/SCP-BIO-4, Table 14. No additional reporting is required pursuant to this measure.			
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.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-15: Removal of non-native species such as giant cane (<i>Arundo donax</i>), salt cedar or tamarisk (<i>Tamarix</i> sp.), tree tobacco (<i>Nicotiana glauca</i>), castor bean (<i>Ricinus communis</i>), 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	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
minimize impacts to the existing native riparian plant species.				
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 applies only to the extent mitigation banking is conducted as part of Homestead South Planning Area activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional action or reporting is required pursuant to the measure.	Prior to Approval of Mitigation Banking Program, approval of Oak Tree Permit, and prior to grading	Applicant	• Corps • CDFW • LACDRP
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	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. Thus, this mitigation measure will	During operation	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
outlined above under Mitigation Measures 4.6-1 through 4.6-8. - Access to the River Corridor SMA will be limited to day time use of the designated trail system. - Signs indicating that no pets of any kind will be allowed within the River Corridor SMA, with the exception that equestrian use is permitted on established trails, shall be posted along the River Corridor SMA. - No hunting, fishing, or motor or off trail bike riding shall be permitted. - The trail system shall be designed and constructed to minimize impacts on native habitats.	be implemented upon the approval of VTTM 084508 and no further action will be required as to SP 4.6-17.			
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. Thus, this mitigation measure will be implemented upon the approval of VTTM 084508 and no further action will be required as to SP 4.6-18.	Prior to issuance of grading permit(s)	Applicant	- Corps - CDFW - LACDRP
4.6-19: The following are the standards for design of transition areas:	Maintain log demonstrating compliance	Prior to issuance of grading permit(s)	Applicant	- Corps - CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
• In all locations where there is no steep grade separation between the River Corridor and development, a trail shall be provided along this edge. • Native riparian plants shall be incorporated into the landscaping of the transition areas between the River Corridor SMA and adjacent development areas where feasible for their long-term survival. Plants used in these areas shall be those listed in 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. • A minimum 100 foot wide buffer adjacent to the Santa Clara River should be required between the top river-side of bank stabilization and development within the Land Use Designations Residential Low Medium, Residential Medium, Mixed-Use and Business Park unless, through Planning Director review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the Specific Plan and applicable County policies.				
SP 4.6-20: The following guidelines shall be followed during any grading activities that take place within the River Corridor SMA:	Maintain log demonstrating compliance	Prior to issuance of grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
- Grading perimeters shall be clearly marked and inspected by the Project biologist prior to grading occurring within or immediately adjacent to the River Corridor SMA. - The Project biologist shall work with the grading contractor to avoid inadvertent impacts to riparian resources.				
SP 4.6-22: 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 MM SP 4.6-23, below, over the portion of the River Corridor SMA within that subdivision.	Maintain log demonstrating compliance	Prior to issuance of building permit(s)	Applicant	- Corps - CDFW - LACDRP
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 MM SP 4.6-26, below.	Maintain log demonstrating compliance	Prior to the transfer of the River Corridor SMA ownership	Applicant	- Corps - CDFW - LACDRP
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	Maintain log demonstrating compliance	Prior to issuance of building permit(s)	Applicant	- Corps - CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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.	Maintain log demonstrating compliance	Prior to issuance of building permit(s)	Applicant	• Corps • CDFW • LACDRP
SP 4.6-26: Prior to the recordation of the River Corridor SMA Conservation and Public Access Easement as specified in Mitigation Measure 4.6-23, above, the landowner shall provide a plan to the County for the permanent ownership and management of the River Corridor SMA, including any necessary financing. This plan shall include the transfer of ownership of the River Corridor SMA to the Center for Natural Lands Management, or if the Center for Natural Lands Management is declared bankrupt or dissolved, ownership will transfer or revert to a joint powers authority consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members).	Maintain log demonstrating compliance	Prior to the recordation of the River Corridor SMA Conservation and Public Access Easement	Applicant	• Corps • CDFW • LACDRP
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	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-22 ensure compliance with	Approval of Revegetation Plans	Landowner	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 SP-4.6-1 through SP-4.6-11 and SP-4.6-13 through SP-4.6-16, above. - Mitigation requirements for oak tree replacement are set forth in Mitigation Measure SP-4.6-48, below.	this measure by requiring mitigation plan approval and Oak Resource Management Plan approval (see note above). No additional reporting is required pursuant to this measure.			
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.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	During Enhancement Activities	Landowner/CNLM	- CNLM - LACDRP
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 applies only to the extent mitigation banking is conducted as part of Homestead South Planning Area activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-	Prior to Approval of Mitigation Banking Program	Applicant	- Corps - CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.			
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. 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.	Documentation of Incidental Offer of Dedication in Quarterly MMRP Implementation Report.	During project design	Applicant	• LACDRP
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,	Maintain log demonstrating compliance	During operation	Applicant	• Los Angeles County Board of

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				Supervisors LACDRP
SP-4.6-43: Suitable portions of <i>Open Area</i> may be used for mitigation of riparian, <i>oak resources</i> , or elderberry scrub. Mitigation activities within <i>Open Area</i> 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.	To the extent the project provides mitigation located in designated Open Area, measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3 and RMDP/SCP-BIO-12 will ensure compliance with this measure by requiring mitigation plan approval, mitigation site approval and reporting of mitigation implementation. If mitigation banking is conducted, measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is	During Mitigation	Manager of Open Area	- Corps - CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	required pursuant to this measure.			
SP 4.6-44: Drainages with flows greater than 2,000 cfs will have soft bottoms. Bank protection will be of ungrouted rock or buried bank stabilization, except at bridge crossings and other areas where public health and safety considerations require concrete or other stabilization.	This measure is implemented through the Los Angeles County review of the Project design during the Subdivision Committee review process and conditions of approval. Thus, this mitigation measure will be implemented upon the approval of VTTM 084508 and no further action will be required as to SP 4.6-44.	During the Subdivision Committee review process and conditions of approval	Applicant	• Corps • CDFW • LACDRP
SP 4.6-45: The precise alignments and widths of major drainages will be established through the preparation of drainage studies to be approved by the County at the time of subdivision maps which permit construction.	This measure is implemented through the Los Angeles County review of the Project design during the Subdivision Committee review process and conditions of approval. Thus, this mitigation measure will be implemented upon the approval of VTTM 084508 and no further action will be required as to SP 4.6-45.	During the Subdivision Committee review process and conditions of approval	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 Department of Regional Planning review of the Project design during the Subdivision Committee review process and conditions of approval. Thus, this mitigation measure will be implemented upon the approval of VTTM 084508 and no further action is required as to SP 4.6-46.	During the Subdivision Committee review process and conditions of approval	Applicant	- Corps - CDFW - LACDRP
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 will be implemented in accordance with the conditions of approval for the Homestead South Project and the Newhall Ranch Specific Plan.	During recordation of the final subdivision maps.	Applicant	LACDRP
SP-4.6-47a: Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the <i>Open Area land use designations</i> , 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.	This measure applies only to the extent mitigation banking is conducted as part of Homestead South Planning Area activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-	Prior to Approval of Mitigation Banking Program	Applicant	- Corps - CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
- 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	BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No mitigation banking for elderberry scrub is proposed as elderberry scrub is absent from the Homestead South Planning Area. No additional reporting is required pursuant to this measure.			
SP-4.6-48: Standards for the restoration and enhancement of oak resources within the High Country SMA and the Open Area include the following (oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs): - To mitigate the impacts to oak resources 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	To the extent the project provides oak resource mitigation located in designated Open Area or the High Country SMA, measures RMDP/SCP-BIO-22 (for oak trees) or RMDP/SCP-BIO-88 (for mainland cherry or black walnut trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is	Prior to Final Subdivision Map Recordation	Applicant	- Corps - CDFW - LACDRP - LA County Forester

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.	required pursuant to this measure.			
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.	Development of a wildfire fuel modification plan.	During project design	Applicant	- Corps - CDFW - LACDRP - LACFPD
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.	Development of a wildfire fuel modification plan.	During project design	Applicant	- Corps - CDFW - LACDRP - LACFPD
SP 4.6-51: In order to enhance the habitat value of plant communities which require fuel modification, fire retardant plant species containing habitat value may be planted within the fuel modification zone. Typical plant species suitable for Fuel Modification Zones are indicated in	Development of a wildfire fuel modification plan.	During project design	Applicant	- Corps - CDFW - LACDRP - LACFPD

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Specific Plan Table 2. 6-5 of the Resource Management Plan. Fuel modification zones adjacent to SMA's 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.				LA County Forester
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.	Development of a wildfire fuel modification plan.	During project design	Applicant	- Corps - CDFW - LACDRP - LACFPD
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.	Conduct current, updated site-specific surveys for all animal and plant species in accordance with MM 4.6-59.	Prior to grading permit(s).	Applicant	- Corps - CDFW - LACDRP
SP 4.6-56: All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.	Project lights will be directed away and downward when adjacent to natural areas.	During construction and operation	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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	Consult and coordinate with the County and CDFW to ensure that surveys methodology is agreed upon agencies and the Applicant and ensure that impacts and analysis based on the surveys are agreed upon prior to any ground disturbance.	Prior to surveys, after surveys, within 30 calendar days of subdivision map submittal and prior to grading permit(s)	Applicant	• LACDRP • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigation measures required by federal and state law that are beyond those identified in the Newhall Ranch Final EIR (March 1999), the Newhall Ranch DAA (April 2001) and the Newhall Ranch Revised DAA (2002). It is also anticipated that conditions and mitigation measures required by federal and state law for Project-related impacts on Endangered, Rare or Threatened species and their habitat will likely require changes and revisions to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with Project-specific grading at the subdivision map level.				
SP-4.6-60: If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be elderberry scrub vegetation on the property being subdivided, then a site specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied.	This measure is implemented through RMDP/SCP BIO-1 through RMDP/SCP BIO-16 for the Homestead South Project. No further action beyond implementation of the identified mitigation measures is required to fulfill the requirements of SP 4.6-60.	During subdivision permitting	Applicant	• Corps • CDFW • LACDRP
SP 4.6-61: If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be mainland cherry trees and/or mainland cherry shrubs on the property being subdivided, then a site specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied.	This measure is implemented through MM RMDP/SCP BIO-42, MM RMDP/SCP BIO-22 and MM RMDP/SCP BIO-88 for the Homestead South Project. No further action beyond	During subdivision permitting	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	implementation of the identified mitigation measures is required to fulfill the requirements of SP 4.6-61.			
SP 4.63: Riparian resources that are impacted by buildout of the Newhall Ranch Specific Plan shall be restored with similar habitat at the rate of one acre replaced for each acre lost.	This measure has been addressed by Project-specific MM RMDP/SCP BIO-1. No further action beyond implementation of the identified mitigation measure is required to fulfill the requirements of SP 4.6-63.	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP
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 2.68, Spineflower Mitigation Area Overlay. The Applicant, or its designee, further acknowledges that, within and around the Spineflower Mitigation Area Overlay (Figure 2.68), 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. Thus, this aspect of the mitigation measure will be implemented upon the approval of VTTM 084508. In addition, this measure will be implemented through compliance by the Applicant with the CDFG	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	2081 ITP. No further action is required.			
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 onsite 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 2.68). 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	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP and approved Spineflower Conservation Plan. No further action beyond compliance with the ITP and approved Spineflower Conservation Plan is required to fulfill the requirements of SP 4.6-66.)	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 4.653, 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 five 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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
necessary management activity or activities, including monitoring, as approved by the County and CDFG. Annual viability reports shall be submitted to the County and CDFG for 10 years following delineation of the Newhall Ranch spineflower preserve(s) to ensure long-term documentation of the spineflower population status within the Newhall Ranch preserve(s). In the event annual status reports indicate the spineflower population within the Newhall Ranch preserve(s) is not stable and viable 10 years following delineation of the spineflower preserve(s), the Project Applicant, or its designee, shall continue to submit annual status reports to the County and CDFG for a period of no less than an additional five years.				
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 nonnative 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	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. Thus, this aspect of the mitigation measure will be implemented upon the approval of VTTM 084508. In addition, this measure will be implemented through compliance by the Applicant with the CDFG 2081 ITP. No further action beyond LACDRP	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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	review and compliance with the ITP is required to fulfill the requirements of SP 4.6-67.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 nonnative plants, and maintain functioning habitat areas within the buffer area. Revegetation seed mix shall be reviewed and approved by the County and CDFG.				
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	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, this measure will be implemented through MM RMDP/SCP BIO-35 and MM RMDP/SCP BIO-36 for the Homestead South Project. No further action beyond implementation of the identified mitigation measures is required to	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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).	fulfill the requirements of SP 4.6-68.)			
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 predevelopment 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 predevelopment hydrological conditions. The study must conclude that proposed grade changes in development areas beyond the buffers will maintain predevelopment hydrologic conditions within the	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, this measure will be implemented through MM RMDP/SCP BIO-38 and MM RMDP/SCP BIO-39 for the Homestead South Project. No further action beyond implementation of the identified mitigation measures and compliance with the ITP is required to fulfill the requirements of SP 4.6-69.	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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 MM SP 4.6-66 and MM SP 4.6-67. The Project Applicant, or its designee, acknowledges that that road redesign and realignment is a feasible means to avoid or substantially lessen potentially significant impacts on the now known Newhall Ranch spineflower populations. Road redesign or alignments to be considered at the subdivision map level include: (a) Commerce Center Drive; (b) Magic Mountain Parkway; (c) Chiquito Canyon Road; (d) Long Canyon Road; (e) San Martinez Grande Road;	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. Thus, this aspect of the mitigation measure will be implemented upon the approval of VTTM 084508. In addition, this measure will be implemented through compliance by the Applicant with the CDFG 2081 ITP. No further action beyond LACDRP review and compliance with the ITP is required to fulfill the requirements of SP 4.6-70.	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
(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.				
SP 4.6-71: Consistent with the Spineflower Mitigation Area Overlay reflected in MM SP 4.6-65, direct impacts to known Newhall Ranch spineflower populations shall be further assessed at the Newhall Ranch subdivision map level, in conjunction with the required tiered EIR process. To avoid or substantially lessen impacts to known spineflower populations at the subdivision map level, the Project Applicant, or its designee, may be required to adjust Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with Project-specific grading to achieve the spineflower preserve and connectivity/preserve design/buffer standards set forth in MM SP 4.6-66 and MM SP 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. Thus, this aspect of the mitigation measure will be implemented upon the approval of VTTM 084508. In addition, this measure will be implemented through compliance by the Applicant with the CDFG 2081 ITP. No further action beyond LACDRP	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	review and compliance with the ITP is required to fulfill the requirements of SP 4.6-71.			
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 nonnative plants, revegetation with acceptable locally indigenous plants and clearing of trash and other	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, the measure will be implemented through MM RMDP/SCP BIO-26 for the Homestead South Project. No further action beyond compliance with the ITP and implementation of the identified mitigation measure is required to fulfill the requirements of SP 4.6-72.	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP • LACFD

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
debris in accordance with the County of Los Angeles Fire Department.				
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 MM SP 4.6-66 and MM SP 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	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, the measure will be implemented through MM RMDP/SCP BIO-38 and MM RMDP/SCP BIO-39 for the Homestead South Project. No further action beyond compliance with the ITP and implementation of the identified mitigation measures is required to fulfill the requirements of SP 4.6-73	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, the measure will be implemented through MM RMDP/SCP BIO-33 for the Homestead South Project. No further action beyond compliance with the ITP and implementation of the identified mitigation measures is required to fulfill the requirements of SP 4.6-74.	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
avoid the take of, and minimize the disturbance to, spineflower populations within the preserve(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) <u>Water Control</u>. 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) <u>Storm Water Flow Redirection</u>. 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) <u>Treatment of Exposed Graded Slopes</u>. 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,	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, the measure will be implemented through MM RMDP/SCP BIO-27, MM RMDP/SCP BIO-29, and MM RMDP/SCP BIO-30 for the Homestead South Project. No further action is required beyond compliance with the ITP and implementation of the identified mitigation measures to fulfill the requirements of SP 4.6-75.)	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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. Thus, this aspect of the mitigation measure will be implemented upon the approval of VTTM 084508. In addition, this measure will be implemented through compliance by the Applicant with the CDFG 2081 ITP. No further action beyond LACDRP review and compliance with the ITP is required to fulfill the requirements of SP 4.6-76.	Prior to Subdivision Map Approval	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 MM SP 4.6-66 and MM SP 4.6-67). The criteria set forth below shall be included in the plan. Monitoring. The purpose of the monitoring component of the plan is to track the viability of the Newhall Ranch spineflower preserve(s) and its populations, and to ensure compliance with the adopted Newhall Ranch Mitigation Monitoring Program (Biota section). The monitoring component of the plan shall investigate and monitor factors such as population size, growth or decline, general condition, new impacts, changes in associated vegetation species, pollinators, seed dispersal vectors, and seasonal responses. Necessary management measures will be identified. The report results will be sent annually to the County, along with photo documentation of the assessed site conditions. The Project Applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, with the concurrence of CDFG, to conduct quantitative monitoring over the life of the Newhall Ranch Specific Plan. The botanist/biologist shall have a minimum of three years' experience with established monitoring techniques and familiarity with southern California flora and target taxa. Field surveys of the Newhall Ranch spineflower preserve(s) will be conducted each spring. Information to	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, the measure will be implemented through MM RMDP/SCP BIO-23 for the Homestead South Project. No further action beyond compliance with the ITP and identified mitigation measure is required to fulfill the requirements of SP 4.6-77.	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 reapproval, all areas of potential habitat on the Newhall Ranch site will be surveyed annually in the spring with the goal of identifying previously unrecorded spineflower populations. Because population size and distribution limits are known to vary depending on rainfall, annual surveys shall be conducted for those areas proposed for development in order to establish a database appropriate for analysis at the Project-specific subdivision map level (rather than waiting to survey immediately prior to proceeding with the Project-specific subdivision map process). In this way, survey results gathered over time (across years of varying rainfall) will provide information on ranges in population size and occupation. New populations, if they are found, will be mapped and assessed for inclusion in the preserve program to avoid impacts to the species. Monitoring/Reporting. An annual report will be submitted to the County and CDFG by December 31st of each year. The report will include a description of the monitoring methods, an analysis of the findings, effectiveness of the mitigation program, site photographs, and adoptive management				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 reapproval 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 nonnative 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 reapproval 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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. No further action beyond compliance with the ITP is required to fulfill the	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 offsite. 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	requirements of SP 4.6-78.)			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
ecology and biology of the spineflower would prepare and oversee the translocation program.				
RMDP/SCP-BIO-1: Mitigation Measures SP-4.6-1 through SP-4.6-16 specify requirements for riparian mitigation conducted in the High Country SMA, Salt Creek area, and Open Area. The RMDP includes requirements for mitigation of both riparian and upland habitats (such as riparian adjacent big sagebrush scrub) and incorporates these Mitigation Measures (SP-4.6-1 through SP-4.6-16). A Comprehensive Mitigation Implementation Plan (CMIP) has been developed by Newhall Land that provides an outline of mitigation to offset impacts described in the RMDP. The CMIP demonstrates the feasibility of creating the required mitigation acreage from RMDP project impacts (see BIO-2). 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 necessary 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 subnotification 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	The mitigation plans required by this measure will be reviewed and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 of 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 BIO-2 and BIO-10. The detailed wetlands mitigation plans shall provide for the 3:1 replacement of any southern California black walnut to be removed from the riparian corridor for individual projects. The plan shall be subject to the approval of CDFG and the Corps and approved prior to the impact to riparian resources. BIO-4 describes that the functions and values will be assessed for the riparian areas that will be removed, and BIO-2 and BIO-10 describe the replacement ratios for the habitats that will be impacted. <i>(This measure applies to the Homestead South Planning Area with the following exceptions and/or changes: approval of mitigation plans will occur when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure.)</i>				
RMDP/SCP-BIO-2: The permanent removal of existing habitats in Corps and/or CDFG jurisdictional areas in the Santa Clara River and tributaries shall be replaced by	The mitigation ratios required by this measure will be reflected in the	Prior to impacts within Corps jurisdiction	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
creating habitats of similar functions and values/services (see BIO-4 and Mitigation Measure SW-3 of Section 4.6 of the Final EIS/EIR) on the Project Site, or as allowed under Mitigation Measure BIO-10. a. Permanent impacts to Corps jurisdiction (which is a subset of CDFG jurisdiction) are to be mitigated by initiating mitigation site creation and/or restoration in advance of impacts, to replace the combined loss of acreage, functions, and services at a minimum 1:1 ratio. Initiation of a Corps mitigation site is defined as: (1) completion of site preparation; (2) installation of temporary irrigation; and (3) seeding and/or planting of the mitigation site. For detailed information, please refer to the <i>Mitigation Plan for Impacts to Waters of the United States</i> included in the Draft 404(b)(1) Alternatives Analysis in Appendix F1.0 of the Final EIS/EIR. The Potrero Canyon CAM creation and restoration site and the Mayo Crossing restoration site (<i>i.e.</i>, an existing agricultural field) are considered the initial sites to be implemented prior to Corps jurisdictional impacts by development, thereby establishing upfront mitigation credits. As individual Project components are proposed for construction, consistent with the construction notification, quantities of mitigation acreage required to offset permanent impact acreages shall be calculated and compared to pre-mitigation area credits remaining. A project would not proceed unless adequate mitigation capacity is demonstrated. Temporary impact areas shall be mitigated in place in a manner that restores impacted functions and services as described in the mitigation plan noted above. If upfront compensatory mitigation cannot be achieved, a Corps-approved method would be utilized to determine the additional compensatory mitigation to offset the temporal loss of functions and	mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
services not included in the 1:1 mitigation ratio for permanent impacts. These measures satisfy the Corps mitigation requirements for impacts to Corps jurisdictional areas. However, impacts to jurisdictional areas (which include all areas subject to Corps and/or CDFG jurisdiction) are also subject to all of the mitigation requirements for impacts to CDFG jurisdiction, including BIO-2b. b. For permanent and temporary impacts to CDFG jurisdiction, consistent with the subnotification, quantities of mitigation acreage required shall be calculated in accordance with the criteria below: • If suitable mitigation sites have met success criteria (BIO-6) prior to disturbance at the impact site, the mitigation sites shall replace the permanently impacted habitats in kind at a 1:1 ratio. • If a suitable mitigation site has not met success criteria prior to disturbance of the impact site, habitat shall be replaced in kind (tributary for tributary impacts, river for river impacts) according to the replacement ratios specified in Table 13. These ratios provide compensatory mitigation for temporal losses of riparian function by considering the existing functional condition of the resources to be impacted, as well as time required for different vegetation types to become established and mature. • If a suitable mitigation site has not been initiated within two years following disturbance of the impact site, but is initiated within five years following such disturbance, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 13 plus 0.5:1.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>(For example, if mitigation for impacts to high-quality mulefat scrub were initiated three years after disturbance, the required replacement ratio would be 2.5:1.)</i> • If a suitable mitigation site has not been initiated within five years following disturbance of the impact site, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 13 plus 1:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated six years after disturbance, the required replacement ratio would be 3:1.) • Where temporary impacts to CDFG-jurisdictional areas are proposed, the mitigation acreage required shall be determined based upon the duration of the proposed construction disturbance and the type of vegetation to be impacted. As individual Project components are proposed for construction, consistent with the subnotification process, the quantities of mitigation acreage required for temporary impacts to CDFG jurisdictional areas shall be calculated according to the following criteria: – If suitable mitigation sites have met success criteria prior to temporary disturbance at the impact site, the mitigation sites shall replace the temporarily impacted habitats in kind at a 1:1 ratio regardless of the duration of the temporary disturbance. – If the duration of temporary disturbance is less than two years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1:1 ratio, except for southern cottonwood/willow riparian forest and oak				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. – If the duration of temporary disturbance is between two and five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1.5:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. – If the duration of temporary disturbance exceeds five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 2:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. – In lieu of the habitat replacement described above and subject to CDFG approval, removal of invasive, exotic plant species from existing CDFG jurisdictional areas, followed by restoration/revegetation, may also be used to offset impacts. If this method is employed, mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation present at the restoration site. For example, if a 10-acre jurisdictional area is occupied by 10% exotic species, restoration shall be credited for one acre of impact. If appropriate, as authorized by CDFG, reduced percentage credits may be				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only). <i>(This measure applies to the Homestead South Planning Area with the following exceptions and/or changes: mitigation ratios will be applied when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. Mitigation sites may be located within the Homestead South Planning Area and/or within the larger RMDP/SCP area, subject to the site approval process described in Mitigation Measure RMDP/SCP-BIO-3. Table number corresponds to the numbering in the State-certified EIR.)</i>				
RMDP/SCP-BIO-3: 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 creek bed or other disturbance shall receive the highest level of priority for vegetation community restoration. Restoration sites may 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 BIO-12). Sites will be approved when the detailed wetlands mitigation plans are submitted to the Corps and CDFG as part of the subnotification letters	The mitigation site criteria required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
submitted for individual projects. Status of the sites will be addressed through agency review of the annual mitigation status report and mitigation accounting form agency review. Each mitigation plan will include acreages, maps and site-specific descriptions of the proposed revegetation site, including analysis of soils, hydrologic suitability, and present and future adjacent land uses. <i>(This measure applies to the Homestead South Planning Area with the following exceptions and/or changes: mitigation site approval will occur when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. The mitigation accounting form referenced in the measure is not required.)</i>				
RMDP/SCP-BIO-4: 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 14 for example of recommended plant species for the River Corridor SMA 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. <i>(Table number corresponds to the numbering in the State-certified EIR.</i>	The requirements of this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
[Table 4.5-69, Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries, is provided in Appendix B of this MMRP.]				
RMDP/SCP-BIO-5: 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 subnotification letters submitted to the Corps and CDFG for individual projects or as part of the annual mitigation status report and mitigation accounting form. <i>(This mitigation measure applies to the Homestead South Planning Area with the following exceptions and/or changes: restoration plans will be reviewed and approved when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure.)</i>	The requirements of this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-6: The revegetation site will be considered “complete” upon meeting all of the following success criteria. In a subnotification 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.	The criteria required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be	From plan implementation through Corps/ CDFW acceptance as complete	Applicant	• Corps • CDFW • LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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% 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% absolute cover through the term of the restoration. 5. Giant reed (<i>Arundo donax</i>), tamarisk (<i>Tamarix ramosissima</i>), perennial pepperweed (<i>Lepidium latifolium</i>), tree of heaven (<i>Ailanthus altissimus</i>), pampas grass (<i>Cortaderia selloana</i>) 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. <i>(This mitigation measure applies to the Homestead South Planning Area with the following exceptions and/or changes: modification of success criteria may occur when the Applicant obtain permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. In addition, the HARC assessment may be replaced by another agency-approved method.)</i>	demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-7: If at any time prior to Agency approval of the restoration area, the site is subject to an act of God (flood, fires, or drought) the applicant shall be responsible for replanting the damaged area. The site will be subject to the same success criteria provided for in BIO-6. Should a second act of God occur prior to Agency approval of the restoration area, the applicant shall coordinate with the Agencies and develop an alternative restoration strategy (ies) to meet success requirements. This may include restoration elsewhere in the River Corridor or tributaries.	Status of mitigation sites and any replanting required pursuant to this measure will be reported in the annual mitigation monitoring reports required by Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-8: 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.	Temporary irrigation will be described in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable, and through annual reports as required by Mitigation Measure RMDP/SCP-BIO-12.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-9: In areas where invasive exotic plant species control is authorized by CDFG in lieu of other riparian habitat mitigation (BIO-2), removal areas shall be kept free of exotic plant species for five years after initial treatment. In areas where extensive exotic removal occurs, revegetation with native plants or natural recruitment shall be documented.	If exotic plant control is performed as mitigation, it will be described in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable, and through annual reports as required by Mitigation Measure RMDP/SCP-BIO-12.	Continuing for five years after initial treatment	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-10: 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. Exotic plant species control will be credited at an acreage equivalent to the percentage of exotic vegetation at the restoration site. By example: a 10-acre site occupied by 10% exotic species will be credited for one acre of mitigation. The exotic weed control location will be documented on the annual	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigation status report and mitigation accounting form. If "in-lieu fees" are paid, it will be documented on the annual mitigation status report and mitigation accounting form, along with a reporting of the status of exotic vegetation treatment.				
RMDP/SCP-BIO-11: To provide an accurate and reliable accounting system for mitigation, the applicant utilizing the RMDP shall file a mitigation accounting form annually with the Corps and CDFG by April 1. This form shall document the amount of vegetation planted during the past year, any "in-lieu fees" paid for exotic invasive plant species control, the status of all mitigation credits to date, and any credits subtracted by projects implemented during the past year. The applicant, utilizing the RMDP, shall keep detailed records and provide a mitigation accounting form to the Corps and CDFG annually for review for the life of the permit, or until all credits have been used up for individual projects, and success criteria have been met. The Corps and CDFG shall provide concurrence within 60 days, including written verification for all restoration and weed removal sites that meet the specified performance criteria. Adequate proof of delivery of applicable reports would be required as well as subsequent notice to the Agencies requesting surety release.	Compliance with this measure will be documented by submitting copies of the annual mitigation accounting monitoring reports to the Corps and CDFW.	By April 1st each year	Applicant	• Corps • CDFW
RMDP/SCP-BIO-12: An annual monitoring report shall be submitted to the Corps and CDFG by April 1 of each year until satisfaction of success criteria identified in BIO-6. 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;	Compliance with this measure will be documented by submitting copies of the annual mitigation monitoring reports to the County.	By April 1st each year beginning with approval of detailed riparian/wetland mitigation plans and continuing for the life of the permit or until all credits have been used up for individual	Applicant	• Corps • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 account form (see BIO-11), which outlines account 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. <i>(This mitigation measure applies to the Homestead South Planning Area with the following exceptions and/or changes: The functional assessment of the compensatory mitigation site may use a method other than the HARC assessment methodology, subject to the approval of the Corps and CDFW. The mitigation accounting form required by Mitigation Measure RMDP/SCP-BIO-11 is not required because the Homestead South Planning Area will not utilize or require any permits issued for the RMDP.)</i>		projects and success criteria are met		
RMDP/SCP-BIO-13: The mitigation program shall incorporate applicable principles in the interagency Federal Guidance for the Establishment, Use, and Operation of Mitigation Banks (60 FR 58605–58614) to the extent feasible and appropriate, particularly the guidance on administration and accounting. Nothing in the Section 404 or Section 2081 Permit or Section 1605 agreement shall preclude the Applicant from selling mitigation credits to other parties wishing to use those permits or that	This measure applies only if the applicant sells mitigation credits to other parties. If credits are sold, CDFW and/or the Corps will approve the accounting and administration procedures at the time	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
agreement for a project and/or maintenance activity included in the permits/agreement.	of mitigation approval. No additional reporting is required pursuant to this measure.			
RMDP/SCP-BIO-14: Temporary impacts from construction activities in the riverbed shall be restricted to the following areas of disturbance: (1) an 85-foot-wide zone that extends into the river from the base of the rip-rap or gunite bank protection where it intercepts the river bottom; (2) 100 feet on either side of the outer edge of a new bridge or bridge to be modified; (3) a 60-foot-wide corridor for utility lines; (4) 20-foot-wide temporary access ramps; and (5) 60-foot roadway width temporary construction haul routes. The locations of these temporary construction sites and the routes of all access roads shall be shown on maps submitted with the sub-notification letter submitted to the Corps and CDFG for individual project approval. Any variation from these limits shall be submitted, with a justification for a variation for Corps and CDFG approval. The construction plans should indicate what type of vegetation, if any, would be temporarily disturbed or removed and the post-construction activities to facilitate revegetation of the temporarily impacted areas. The boundaries of the construction site and any temporary access roads within the riverbed shall be marked in the field with stakes and flagging. No construction activities, vehicular access, equipment storage, stockpiling, or significant human intrusion shall occur outside the work area and access roads.	Submission of the Compliance Verification Notification (CVN) to Corps and CDFW.	Prior to construction	Applicant	• Corps • CDFW
RMDP/SCP-BIO-15: All native riparian trees with a three-inch diameter at breast height (dbh) or greater in temporary construction areas shall be replaced using one- or five-gallon container plants, containered trees, or pole cuttings in the temporary construction areas in the	Compliance with this measure will be documented through annual mitigation monitoring reports	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
winter following the construction disturbance. The mitigation ratios for temporary impacts to vegetation communities are described in BIO-2. The growth and survival of the replacement trees shall meet the performance standards specified in BIO-6. 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 BIO-6, BIO-11, and BIO-12.	submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.			•
RMDP/SCP-BIO-16: Vegetation communities temporarily impacted by the proposed Project shall be revegetated as described in BIO-2. Large trunks of removed trees may also remain on site to provide habitat for invertebrates, reptiles, and small mammals or may be anchored on the Project site for erosion control. To facilitate restoration, mulch, or native topsoil (the top six- 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 BIO-1, BIO-2, and BIO-6. Annual monitoring reports on the status of the recovery or temporarily	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
impacted areas shall be submitted to the Corps and CDFG as part of the annual mitigation status report (BIO-11 and BIO-12).				
RMDP/SCP BIO-17: Focused surveys for arroyo toad shall be conducted. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 1,000 feet of construction sites and access roads shall be surveyed at the appropriate season for arroyo toad. The applicant shall contract with a qualified biologist to conduct focused surveys for arroyo toad. If detected in or adjacent to the Project area, no work will be authorized within 500 feet of occupied habitat until the applicant provides concurrence from the USFWS to CDFG and the Corps. The applicant shall implement measures required by the USFWS Biological Opinion that either supplement or supersede these measures. If arroyo toads are determined to be present, the applicant shall develop and implement a monitoring plan that includes the following measures in consultation with the USFWS and CDFG: 1. The applicant shall retain a qualified biologist with demonstrated expertise with arroyo toads to monitor all construction activities in potential arroyo toad habitat and assist the applicant in the implementation of the monitoring program. This person will be approved by the USFWS prior to the onset of ground-disturbing activities. This biologist will be referred to as the authorized biologist hereafter. The authorized biologist will be present during all activities immediately adjacent to or within habitat that supports populations of arroyo toad.	Development of the focused surveys for arroyo toad.	Prior to construction	Applicant	• Corps • CDFW • LACDRP • USFWS

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
10. If arroyo toads are found within an area that has been fenced to exclude arroyo toads, activities will cease until the authorized biologist moves the arroyo toads. 11. If arroyo toads are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the arroyo toads. The authorized biologist in consultation with USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist and USFWS. 12. Any arroyo toads found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities. Clearance surveys shall occur on a daily basis in the work area. 13. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. 14. Staging areas for all construction activities will be located on previously disturbed upland areas designated for this purpose. All staging areas will be fenced within potential toad habitat. 15. To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force (DAPTF 2009) will be followed at all times. 16. Drift fence/pitfall trap surveys will be implemented in toad sensitive areas prior to construction in an effort to				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
RMDP/SCP BIO-18: 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 supersede 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:	Development of focused surveys for California red-legged frogs.	Prior to construction	Applicant	• Corps • CDFW • LACDRP • USFWS

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
construction activities within habitat of the California red-legged frogs and the actions taken to reduce impacts to this species. Because California red-legged frogs may occur in various locations during different seasons of the year, the applicant, USFWS, and authorized biologist will, at this preliminary meeting, determine the seasons when specific construction activities would have the least adverse effect on California red-legged frogs. The goal of this effort is to reduce the level of mortality of California red-legged frogs during construction. 5. Work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat. The authorized biologist will assist in determining the boundaries of the area to be fenced in consultation with the USFWS/CDFG. All workers will be advised that equipment and vehicles must remain within the fenced work areas. 6. The authorized biologist will direct the installation of the fence and conduct a minimum of three nocturnal surveys to move any California red-legged frogs from within the fenced area to suitable habitat outside of the fence. If California red-legged frogs are observed on the final survey or during subsequent checks, the authorized biologist will conduct additional nocturnal surveys if he or she determines that they are necessary in concurrence with the USFWS/CDFG. 7. Fencing to exclude California red-legged frogs will be at least 24 inches in height. 8. The type of fencing must be approved by the authorized biologist and the USFWS/CDFG. 9. Construction activities that may occur immediately adjacent to breeding pools or other areas where large				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
RMDP/SCP-BIO-20: Approximately 1,900 acres of coastal scrub shall be preserved on The Project Site. The preservation of this vegetation type shall occur on site within the High Country SMA, the Salt Creek area, and the River Corridor SMA within the Specific Plan site. Irrevocable offers of dedication will be provided to CDFG for identified impact offsets in accordance with the Plan (BIO-1) using a “rough step” land dedication approach. Some of this habitat is recovering from wildfire and the expectation is that it will recover without active intervention. The functional values of any burned dedicated land areas shall be evaluated annually until such time that conditions are commensurate with the quality of the impacted habitat being mitigated. In the event that the functional value of this burned habitat has not recovered within five years of the dedication due to invasive species, to fire ecology, erosion, drought, or unforeseen events, then adaptive management pursuant to BIO-21 will be implemented for coastal scrub restoration. <i>(This mitigation measure applies to the Homestead South Planning Area with the following exceptions and/or changes: approximately 178.6 acres of coastal scrub shall be preserved on lands identified in the CMIP to offset impacts to coastal scrub associated with development of the Homestead South Planning Area.)</i>	The 178.6 acres of coastal scrub required to be preserved by this measure may be preserved initially through a project-specific offer of dedication or as part of a larger offer of dedication that includes lands preserved to offset RMDP impacts.	Upon recordation of tract map, unless previously recorded as part of another Newhall Ranch RMDP/SCP-related project	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-21: Supplemental restoration of coastal scrub shall be conducted as an adaptive management measure pursuant to BIO-20. 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 BIO-20, 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	If coastal scrub restoration is required pursuant to Mitigation Measure RMDP/SCP-BIO-20 for all or part of the 178.6 acres of coastal scrub preserved as mitigation for Homestead South Planning Area impacts, the Coastal Scrub Restoration Plan and annual reports required by this measure will be submitted to CDFW. If coastal scrub restoration is not required pursuant to Mitigation Measure RMDP/SCP-BIO-20, no further action will be required pursuant to this measure.	Until success criteria are met	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
implemented if habitat improvement/restoration efforts are not successful. Habitat restoration/enhancement will be judged successful when: (1) percent cover and species richness of native species reach 50% of cover and species richness at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning. Monitoring reports will describe all restoration/enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe vegetation survival or establishment in quantitative terms.				
RMDP/SCP-BIO-22: (a) Newhall Land shall prepare an Oak Resource Management Plan, to be submitted for approval to CDFG and County of Los Angeles, and implemented upon approval. The Plan shall identify areas suitable for oak woodland enhancement and creation. The Plan shall distinguish between oaks to be planted in compliance with CLAOTO (BIO-22b) and the additional measures required by this EIS/EIR (BIO-2 for woodlands in jurisdictional streambeds and BIO-22c and BIO-22d for upland areas). The Oak Resource Management Plan shall include measures to create or enhance woodlands as follows (1) locations and acreages of mitigation sites where woodland creation or enhancement will occur; (2) a description of proposed cover and number of native trees, shrubs, and grasses per acre to be established.	The Oak Resource Management Plan required by this measure has been prepared and approved by CDFW and the County of Los Angeles. No further action is required regarding the Plan. The applicant will implement oak tree mitigation as required by the Plan and this measure to offset impacts to oak trees within the Homestead South Planning Area.	Prior to final map recordation	Applicant	• • LACD • • RP • • CDF • • W • • LACF • • D

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
This description shall be based on comparable intact woodlands in the area of impact or elsewhere within the RMDP planning area, consistent with conditions of the proposed mitigation site; (3) site preparation measures to include (as appropriate) topsoil treatment, soil decompaction, erosion control, weed grow/kill cycle, or as otherwise approved by the agencies; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) a plant palette listing all species, including sizes, planting densities, or seeding rates, to be based on target vegetation; (6) the source of all plant propagules (e.g., seed, potted nursery stock) and the quantity and species of seed or potted stock of all plants to be introduced or planted into the mitigation areas; (7) temporary irrigation, protection from herbivores, fertilizer, weeding, <i>etc.</i>; (8) 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 five years total and no less than two years after removal of irrigation (if any); (9) where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the mitigation areas shall be implemented as needed; (10) tree protection standards to be implemented for individual trees or woodlands adjacent to development activity; (11) success criteria as stated in BIO-22b and BIO-22d; and (12) contingency measures, such as replanting, erosion control, irrigation system repair, or understory re-seeding, to be implemented if habitat				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
improvement/restoration efforts do not meet the success criteria stated in the plan. (b) To meet the minimum mitigation criteria set forth in CLAOTO, Newhall Land will replace impacted oaks (measuring eight inches in diameter, or greater, or with a combined diameter of 12 inches for multi-stem oaks) at a ratio of 2:1. Additionally, oaks meeting the criteria for classification as a Heritage Tree (defined by CLAOTO as “any oak tree measuring 36 inches or more in diameter”) will be replaced at a ratio of 10:1. Whether they are planted in dedicated open space areas or developed areas, replacement oak trees planted in conformance with CLAOTO shall adhere to the following standards: 1. Replacement oak trees shall be exclusively indigenous species, shall be at least a 15-gallon size specimen, and measure at least one inch in diameter one foot above the base, unless otherwise approved by the County Forester. 2. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by Newhall Land if mortality occurs within that period. 3. Replacement planting shall be conducted in phases as impacts occur. Alternatively, Newhall Land may choose to plant replacement trees in open space areas prior to realization of Project-related impacts (pre-mitigation). Any pre-mitigation shall adhere to the standards outlined herein. 4. Following completion of the two-year maintenance period, the County Forester shall provide final authorization that CLAOTO standards have been met.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
(c) In addition to the CLAOTO requirements (BIO-22b), this EIS/EIR requires replacement of oak trees at the ratios in the table below for trees lost or impacted in uplands. These trees are in addition to the CLAOTO requirement described above. These additional trees may also be incorporated into woodland habitat enhancement or creation, as described above. Additional replacement ratios are provided in Table 15. (d) Newhall will mitigate lost oak woodlands occurring on upland sites (i.e., outside CDFG/Corps jurisdictional stream channels) by creating or enhancing oak woodlands in the Salt Creek area and High Country SMA. At minimum, Newhall Land will mitigate woodland habitat at a 1:1 ratio through creation of new oak woodlands. As an alternative, Newhall Land may choose to enhance, improve, and manage existing degraded woodland areas at a minimum 2:1 ratio for lost woodland acreage. For woodland enhancement or replacement, dominant species (coast live oak or valley oak) and planting densities will be based on mitigation site suitability. All plant propagules, including acorns or tree cuttings and all seed or potted nursery stock of oaks or other species, shall be collected within a five-mile radius and within 1,000 feet elevation of the restoration site. The woodland creation or enhancement sites shall be monitored for oak tree survival and vigor and other habitat values, including species diversity and wildlife use. The replacement or enhancement sites will be considered "complete" upon meeting all of the following success criteria, or as otherwise approved by CDFG. Any replacement oak trees planted in woodlands for conformance with CLAOTO will also be subject to CLAOTO performance criteria (BIO-22b).				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
General performance standards for woodland creation or enhancement sites include the following: 1. Regardless of the date of initial woodland creation or enhancement, each site must have been without active manipulation by irrigation, planting, or re-seeding for a minimum of three years prior to evaluation for successful completion. 2. The percent cover and species richness of restored or enhanced native vegetation shall be evaluated based on target vegetation described in the woodland creation or enhancement plan. 3. Densities (numbers/acre) of surviving, healthy oak trees shall be within 5% of the plan target density. Cover and species richness of other native shrubs shall reach 50% of the cover and species richness described for the “target” woodland. Optimal woodland densities and acorn planting quantities, by oak woodland type, are presented in Table 16. 4. Non-native grass cover shall not exceed the “target” woodland non-native grass cover, and other non-native species shall not exceed 10% cover at any time. Any species listed on the California State Agricultural list (CDFA 2009) or Cal-IPC invasive plant inventory (Cal-IPC 2006, 2007) will not be present on the revegetation site at the time that project success is determined. <i>(Table number corresponds to the numbering in the State-certified EIR.</i> [Table 4.5-70, Additional BIO-22c Oak Tree Replacement Ratios, and Table 4.5-71, Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type, are provided in Appendix C of this MMRP.]				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-24: The spineflower preserves shall be managed by Newhall Land and their preserve manager(s) and/or natural lands management organization(s) (NLMO). Newhall Land shall submit a statement of qualifications for their proposed preserve manager(s)/NLMO(s) for approval by CDFG. Newhall Land will fund in full all implementation of spineflower preserve management as described in the SCP and all mitigation measures listed in this document. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	Adoption and CDFW approval of the SCP, and permanent protection of the SCP spineflower preserves, have been completed. Protection and management of the Homestead South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation. No additional reporting is required pursuant to this measure.	In conjunction with the Compliance Verification Notice (CVN) reviewed and approved by CDFW	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-25: 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% 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	Protection and management of the Homestead South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to spineflower impact on-site resulting from Homestead South Planning Area activities until success criteria are met	Applicant	• CDFW • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
enhancement efforts within the spineflower preserve areas shall be in conformance with the Spineflower Conservation Plan. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>				
RMDP/SCP-BIO-26: 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 Newhall Land 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% maximum threshold (see BIO-25). 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 LACFD at least once every five 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.	Protection and management of the Homestead South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	In perpetuity	Applicant	• CDFW • LACFD • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>				
RMDP/SCP-BIO-27: 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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	During grading/ construction within 500 feet of spineflower preserve	Applicant/Preserve Manager	• CDFW • LACDRP •
RMDP/SCP-BIO-28: 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	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the	Prior to commencement of grading within 500 feet of spineflower preserve	Applicant	• CDFW • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.			
RMDP/SCP-BIO-29: 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) shall include minimum BMPs. Together, the implementation of these requirements shall ensure that spineflower preserve populations are protected	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP	Approval of CVN by CDFW	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 BIO-31 for temporary fencing and BIO-36 for permanent fencing); • Provide location and details for any dust control fencing along preserve boundaries (per BIO-32); and	compliance documentation.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
- Provide location and details for any stormwater run-on controls/BMPs coming from development area to spineflower preserve (per BIO-38 and BIO-39). (This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)				
RMDP/SCP-BIO-30: 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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Approval of CVN by CDFW	Preserve Manager	- CDFW - LACDRP
RMDP/SCP-BIO-31: Spineflower preserves shall be protected prior to clearing and during construction with temporary construction fencing as described in BIO-27. 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 U.V. stabilized polyethylene construction “snow” fencing, attached to metal T-posts that extend at least four feet above grade or equivalent. Protective fencing shall be maintained in good condition until completion of Project construction. Where	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to grading until completion of construction	Applicant/Preserve Manager	- CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>				
RMDP/SCP-BIO-32: 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 six-foot high chain link fence with green fabric up to a height of five feet) shall be installed to protect spineflower locations. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to and during grading	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-33: 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	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the SCP and documented in	During construction within 500 feet of spineflower preserve	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 Newhall Land 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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	the SCP annual work plan and spineflower ITP compliance documentation.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-34: 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). <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve, except that the current Cal-IPC website is www.cal-ipc.org/ip/inventory/.)</i>	Compliance with the measure will be implemented and monitored through the SCP compliance verification process and documented in the SCP annual work plan.	In conjunction with the CVN reviewed and approved by CDFW	Applicant/Preserve Manager	• CDFW • LACDRP
RMDP/SCP-BIO-35: 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	Protection and management of the Homestead South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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, Newhall Land, and CDFG. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	compliance documentation.			
RMDP/SCP-BIO-36: 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 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 four feet above grade and include wood-doweled split rail fencing, exterior grade heavy-duty vinyl three-railed fencing, three-strand non-barbed wire, or similar. Fencing installed adjacent to	Protection and management of the Homestead South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
native vegetation communities and natural open space areas will allow for the passage of animals. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>				
RMDP/SCP-BIO-37: 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 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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	Protection and management of the Homestead South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager	• CDFW • LACDRP
RMDP/SCP-BIO-38: 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	Protection and management of the Homestead South spineflower preserve is implemented and	Approval of CVN by CDFW	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.			
RMDP/SCP-BIO-39: 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 Mitigation Measure SP-4.6-69). Storm drains and permanent structural BMPs shall be designed by a licensed civil engineer. Requirements of BIO-29 and BIO-38, 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.	Compliance with this measure will be ensured through preparation and implementation of a SWPPP for the Homestead South Planning Area that incorporates the requirements of the measure. Protection and management of the Homestead South spineflower preserve is further monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Approval of CVN by CDFW	Applicant/Preserve Manager	- CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>				
RMDP/SCP-BIO-40: The Draft RMDP Slender Mariposa Lily Mitigation and Monitoring Plan (Dudek 2007c) 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, spineflower preserves, or River Corridor SMA) 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 and Salt Creek area identified in the Draft Newhall Ranch Mitigation Feasibility Study (Dudek 2007a); (2) a description of “target” vegetation (native shrubland or grassland) to include estimated cover and abundance of native shrubs and grasses in occupied slender mariposa lily habitat on Newhall Ranch land (either at sites to be destroyed by construction or at sites to be preserved); (3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non-native plants (e.g., mowing,	Revision and approval of the RMDP Slender Mariposa Lily Mitigation and Monitoring Plan has been completed. Implementation of the Plan is documented in the annual monitoring reports prepared and submitted to CDFW pursuant to the measure.	Prior to ground disturbance to occupied habitat	Applicant	• CDFW • LACDRP • • •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (seed, potted nursery stock, <i>etc.</i>), 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 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 feet elevational difference from the mitigation site, unless otherwise approved by CDFG. Bulbs may be salvaged and transplanted from slender mariposa lily occurrences to be lost; alternately, seed may be collected from protected occurrences, following CDFG-approved seed collection				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
guidelines (i.e., MOU for rare plant seed collection). No bulbs will be translocated into areas within 300 feet of proposed or existing development. Newhall Land or its designee will monitor the reintroduction sites for no fewer than five additional years to estimate slender mariposa lily survivorship (for bulbs) or seedling establishment (for seeded sites). Annual monitoring reports will be prepared and submitted to CDFG and 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 and Salt Creek area, and two acres occur within the River Corridor SMA 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 Homestead 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.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-41: 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 than four inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers shall occur only after consultation with CDFG. A written report documenting the badger removal shall be provided to CDFG within 30 days of relocation. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.	Submittal of pre-construction survey reports and construction monitoring and/or relocation reports, as applicable	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-42: 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	Submittal of construction monitoring reports	Prior to and during clearing and grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
least 15 feet from the trunk or five 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.				
RMDP/SCP BIO-43: 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.	Conduct survey for the presence of the unarmored threespine stickleback, arroyo chub, and Santa Ana sucker.	Prior to 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.	Applicant	• CDFW • LACDRP • USFWS

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP BIO 45: (a) <u>Stream diversion bypass channels:</u> 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 MM RMDP/SCP BIO-44 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.	Records of consultation with CDFW and/or USFWS	Prior to start of dewatering or bridge development.	Applicant	• CDFW • LACDRP • USFWS

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Construction of diversion channels shall not occur if surveys determine that gravid fish are present, spawning has recently occurred, or juvenile fish are present in the proposed construction areas. At the conclusion of the diversion, either at the commencement of the winter season, or the completion of construction, the applicant will coordinate with CDFG/USFWS to determine if the diversion should be left in place or the stream returned to the original channel. If CDFG/USFWS determine the stream should be diverted to the original channel, the original channel will be modified prior to re-diversion (i.e., while dry) to construct curves (sinuosity) into that channel, including the placement of obstructions (i.e., boulders, large logs, or other CDFG/USFWS-approved materials). The original channel will be replanted with emergent vegetation as the diversion channel was planted. If the diversion channel is abandoned, the boulders will remain in place. (b) <u>Dewatering</u>: 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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
flowing stream) to assess any flow regimes and overbank areas that may be susceptible to flooding and therefore fish stranding at the cessation of discharge. Discharge locations shall also be assessed for potential channel bed erosion from dewatering discharge, and appropriate BMPs must be implemented to prevent excessive erosion or turbidity in the discharge. The information above shall be summarized and provided in a plan approved by CDFG and Corps. Fish shall be excluded from any artificial flowing channels from dewatering discharge. Methods to ensure separation may include but are not limited to: block netting at the confluence; creation of a physical drop greater than four inches at the confluence; or maintaining a velocity range unsuitable for fish passage, such as a berm at the confluence with small diameter pipes for discharge.				
RMDP/SCP-BIO-48: 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 two feet per second to allow fish passage.	Sub-notification under MSAA.	Prior to construction of bridges.	Applicant	• CDFW • LACDRP • USFWS
RMDP/SCP-BIO-49: 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.	Compliance with this measure will be ensured through preparation and implementation of a SWPPP for the Homestead South	During clearing and grading	Applicant	• CDFW • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	Planning Area. No further reporting is required pursuant to this measure.			
RMDP/SCP BIO-50: 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	Surveys for the southwestern pond turtle.	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.	Applicant	• CDFW • LACDRP • USFWS

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
disturbance). If both of those conditions are met, a qualified biologist shall conduct focused, systematic surveys for southwestern pond turtle nesting sites. The survey area shall include all suitable nesting habitat within 1,300 feet of occupied habitat in which Project-related ground disturbance will occur. This area may be adjusted based on the existing topographical features on a case-by-case basis with the approval of CDFG. Surveys will entail searching for evidence of pond turtle nesting, including remnant eggshell fragments, which may be found on the ground following nest depredation. If a southwestern pond turtle nesting area would be adversely impacted by construction activities, the applicant shall avoid the nesting area. If avoidance of the nesting area is determined to be infeasible, the authorized biologist shall coordinate with CDFG to identify if it is possible to relocate the pond turtles. Eggs or hatchlings shall not be moved without written authorization from CDFG. The qualified biologist shall be present during all activities immediately adjacent to or within habitat that supports populations of southwestern pond turtle. Clearance surveys for pond turtles shall be conducted within 500 feet of potential habitat by the authorized biologist prior to the initiation of construction each day. The resume of the proposed biologist will be provided to CDFG for approval prior to conducting the surveys. (Note: southwestern pond turtle has since been renamed western pond turtle.)				
RMDP/SCP-BIO-52: Prior to grading and construction activities, a qualified biologist shall be retained to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of	Submittal of a WEAP training log and construction monitoring reports	Prior to grading and construction	Applicant	• CDFW • LACDRP • •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. Night work and use of lights on equipment shall not be allowed unless CDFG approves of the night work and use of lights. Lighting shall not be used where threatened or endangered species occur. Lights shall be directed from natural areas and remain 200 feet away from natural areas unless otherwise approved by CDFG. 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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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)				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
and weeds (including weed seeds) during Project clearing and construction, all heavy equipment proposed for use on the Project site shall be verified cleaned (including wheels, tracks, undercarriages, and bumpers, as applicable) before delivery to the Project site. Equipment must be documented as exotic invasive invertebrate (e.g., mud snail) and weed free upon delivery to the Project site initial staging area, including: (1) vegetation clearing equipment (skid steer loaders, loaders, dozers, backhoes, excavators, chippers, grinders, and any hauling equipment, such as off-road haul trucks, flat bed, or other vehicles); (2) earth-moving equipment (scrapers, dozers, excavators, loaders, motor-graders, compactors, backhoes, off-road water trucks, and off-road haul trucks); and (3) all Project-associated vehicles (including personal vehicles) that, upon inspection by the monitoring biologist, are deemed to present a risk for spreading exotic invasive invertebrates (e.g., mud snails) or weeds. Equipment shall be cleaned at existing construction yards or at a wash station. The biological monitor shall document that all construction equipment (as described above) has been cleaned prior to working within the Project work site. Any equipment/vehicles determined to not be free of exotic invasive invertebrates (e.g., mud snails) and weeds shall immediately be sent back to the originating construction yard for washing, or wash station where rinse water is collected and disposed of in either a sanitary sewer or other legal point of disposal. Equipment/vehicles moved from the site must be inspected, and re-washed as necessary, prior to re-engaging in construction activities in the Project work area. A written daily log shall be kept for all vehicle/equipment washing that states the date, time,				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
location, type of equipment washed, methods used, and location of work; • Be present during initial vegetation clearing and grading; and • Submit to CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special-status biological resources.				
RMDP/SCP-BIO-53: Prior to the issuance of a grading permit for ground disturbance, construction, or site preparation activities, the applicant shall retain the services of a qualified biologist to conduct pre-construction surveys for western spadefoot toad within all portions of the Project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species could be detected (e.g., the presence of rain pools). If western spadefoot toad is identified on the Project site, the following measures will be implemented. 1. Under the direct supervision of the qualified biologist, western spadefoot toad habitat shall be created within suitable natural sites on the Specific Plan site outside the proposed development envelope. The amount of occupied breeding habitat to be impacted by the Project shall be replaced at a 2:1 ratio. The actual relocation site design and location shall be approved by CDFG. The location shall be in suitable habitat as far away as feasible from any of the homes and roads to be built. The relocation ponds shall be designed such that they only support standing water for several weeks following seasonal rains in order that aquatic predators (e.g., fish, bullfrogs, and crayfish) cannot become established. Terrestrial habitat surrounding the proposed relocation site shall be as similar in type, aspect, and density to the location of the existing	Submit pre-construction survey reports and, if applicable, monitoring reports for relocation sites.	Prior to ground disturbance in suitable habitat	Applicant	• CDF • W • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
ponds as feasible. No site preparation or construction activities shall be permitted in the vicinity of the currently occupied ponds until the design and construction of the pool habitat in preserved areas of the site has been completed and all western spadefoot toad adults, tadpoles, and egg masses detected are moved to the created pool habitat. 2. Based on appropriate rainfall and temperatures, generally between the months of February and April, the biologist shall conduct pre-construction surveys in all appropriate vegetation communities within the development envelope. Surveys will include evaluation of all previously documented occupied areas and a reconnaissance-level survey of the remaining natural areas of the site. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected and released in the identified/created relocation ponds described above. 3. The qualified biologist shall monitor the relocation site for five years, involving annual monitoring during and immediately following peak breeding season such that surveys can be conducted for adults as well as for egg masses and larval and post-larval toads. Further, survey data will be provided to CDFG by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results will be provided to CDFG at the end of the monitoring effort. Success criteria for the monitoring program shall include verifiable evidence of toad reproduction at the relocation site. <i>(This measure applies to the Homestead South Planning Area with the following exceptions and/or changes: replacement habitat also may be created within areas of</i>				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>the Homestead South Planning Area Site not subject to development, where approved by CDFW.)</i>				
RMDP/SCP-BIO-54: 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/recording 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	Compliance with the relocation plan requirement of this measure will be demonstrated by CDFW approval of the submitted plan. Compliance with the survey and relocation requirements of the measure, if applicable, will be documented through pre-construction survey reports and, if applicable, relocation reports submitted to CDFW.	Prior to ground disturbance within potentially occupied habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. <i>(Coast horned lizard and coastal western whiptail are referred to as Blainville's horned lizard and San Diegan tiger whiptail, respectively, in this document.)</i>				
RMDP/SCP-BIO-55: (a) As a supplement to BIO-1 through BIO-16, 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	If mitigation for habitat of least Bell's vireo or California gnatcatcher is required, submit mitigation reports annually to CDFG.	Prior to impacts to jurisdictional resources.	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 BIO-1 through BIO-16. 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 BIO-2, 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. <i>(Figure 4.5-86, Alternative 2 Impacts to Least Bell's Vireo Habitat, is provided in the State-certified EIR.)</i>				
RMDP/SCP-BIO-56: 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	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW.	Within 30 days of ground disturbance in suitable habitat during nesting/ breeding season and ending no more than	Applicant	• USFWS • CDFW • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 seven 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 seven 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, 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)		7 days prior to initiation of work		

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 dBA hourly L_{eq} at the edge of the nest site as determined by a qualified biologist in coordination with a qualified acoustician. If the noise meets or exceeds the 60 dBA L_{eq} threshold, or if the biologist determines that the construction activities are disturbing nesting activities, the biologist shall have the authority to halt the construction and shall devise methods to reduce the noise and/or disturbance in the vicinity. This may include methods such as, but not limited to, turning off vehicle engines and other equipment whenever possible to reduce noise, installing a protective noise barrier between the nest site and the construction activities, and working in other areas until the young have fledged. If noise levels still exceed 60 dBA L_{eq} hourly at the edge of nesting territories and/or a no-construction buffer cannot be maintained, construction shall be deferred in that area until the nestlings have fledged. All active nests shall be monitored on a weekly basis until the nestlings fledge. The qualified biologist shall be responsible for documenting the results of the surveys and				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
the ongoing monitoring and for reporting these results to CDFG and USFWS. For coastal California gnatcatcher, the applicant shall conduct USFWS protocol surveys in suitable habitat within the Project area and all areas within 500 feet of access or construction-related disturbance areas. Suitable habitats, according to the protocol, include "coastal sage scrub, alluvial fan, chaparral, or intermixed or adjacent areas of grassland and riparian habitats." A permitted biologist shall perform these surveys according to the USFWS' (1997a) Coastal California Gnatcatcher Presence/Absence Survey Guidelines. If a territory or nest is confirmed, the USFWS and CDFG shall be notified immediately. If present, a 500-foot disturbance-free buffer shall be established and demarcated by fencing or flagging. No Project activities may occur in these areas unless otherwise authorized by USFWS and CDFG. Construction activities in suitable gnatcatcher habitat will be monitored by a full-time qualified biologist. The monitoring shall be of a sufficient intensity to ensure that the biologist could detect the presence of a bird in the construction area.				
RMDP/SCP-BIO-57: Thirty days prior to construction activities, a qualified biologist shall conduct CDFG protocol surveys to determine whether the western 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	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
RMDP/SCP-BIO-58: 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	Submit pre-construction survey reports and, if applicable, relocation reports and/or construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit.				
RMDP/SCP-BIO-59: 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.	The Project does not include construction of the SR-126 widenings; therefore, the Wildlife Movement Corridor Plan does not apply at this time. Implement the Salt Creek crossing enhancement plan described in the <i>Declaration of Restrictive Covenants Salt Creek Wildlife Movement Corridor</i> prior to initiation of construction in Long Canyon (southern portion of the Homestead Village). Perform crossing monitoring for two years after implementing the Salt Creek crossing enhancement plan and then for three years after Project buildout. Prior to construction of adjacent developments, place signs at roads indicating potential wildlife crossings where	Prior to construction in Long Canyon for enhancement plan; monitor for 2 years after enhancement; monitor for 3 years at completion of Project; it is not feasible to install road signage prior to constructing the development, so install road signage indicating potential wildlife crossings at an appropriate time period subsequent to construction of roadways and use by the public.	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	mountain lions and mule deer are likely to cross.			
RMDP/SCP-BIO-60: 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 2000 feet and inform CDFG with 24 hours. No construction activities shall occur in the 2000 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. <i>(The mountain lion is referred to as cougar.)</i>	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-61: 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 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	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP • •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
(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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
RMDP/SCP-BIO-62: At least 1,900 acres of Open Area within the Specific Plan area shall be offered for dedication to an NLMO in fee and/or by conservation easement. These 1,900 acres of the Open Area will be left as natural vegetation. Dedication of open areas lands shall be reported annually to CDFG.	Open space portions of Homestead South Project Site will be offered for dedication following map recordation.	Following completion of project development	Applicant	• CDFW • LADRP
RMDP/SCP-BIO-63: 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	The educational information required by the measure has been prepared by the	Prior to occupancy and in perpetuity during operation	HOA	• LACDRP • LACDAC

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
(e.g., coyote, bobcat, and mountain lion), indicate that those native animals could prey on pets, indicate that no actions shall be taken against native animals should they prey on pets allowed outdoors, and indicate that pets must be leashed while using the designated trail system and/or in any areas within or adjacent to open space. Control of stray and feral cats and dogs will be conducted in open space areas on an as-needed basis by the NLMO(s) or the Newhall Ranch <i>joint powers authority</i> (JPA) managing the River Corridor SMA, High Country SMA, 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.	Applicant and approved by CDFW. The CC&Rs for the project will require the project HOA to distribute the material to residents. No further action is required pursuant to the measure.			
RMDP/SCP-BIO-64: 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	An IPM Plan has been prepared pursuant to the measure and provided to CDFW. The recorded CC&Rs for the Homestead South Planning Area will prohibit anti-coagulant rodenticides. No further action is required pursuant to the measure.	Prior to issuance of building permit(s)	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
exceeded; and identify the most appropriate and efficient control method that avoids and minimizes risks to natural resources. Preparation of the CC&Rs for each tract map shall include language that prohibits the use of anticoagulant rodenticides in the Project site.				
RMDP/SCP-BIO-65: 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.	Pre-construction surveys for San Emigdio blue butterflies at a time of year and during weather conditions when the detection of eggs, larvae, or adults is possible. Potential removal may only occur 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. No further action is required pursuant to the measure.	Prior to grading permit(s)	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-66: 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	Replacement of quail brush or other host plants in occupied San Emigdio blue butterfly habitat at a 1.5:1 ratio. No further action is required pursuant to the measure.	Prior to grading permit(s)	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
consistent with survivorship requirements of Mitigation Measure BIO-6 and BIO-7.				
RMDP/SCP-BIO-67: 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.	San Emigdio blue butterfly habitat that is within 200 feet of construction activities will be marked and flagged. No further action is required pursuant to the measure.	Prior to grading permit(s)	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-68: Any common or special-status species bat day roost sites found by a qualified biologist during pre-construction surveys conducted per BIO-61, 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.	Submit pre-construction survey reports and, if applicable, mitigation implementation reports to CDFW.	As required by approved roosting habitat replacement plan	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-70: 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	Submit construction plans and a SWPPP containing the required BMPs.	Prior to issuance of grading permit	Applicant	• LACDPW • LACDRP • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 (BIO-71). • 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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
removed to areas above the high water mark before such flows occur. • Staging/storage areas for construction equipment and materials shall be located outside of the ordinary high water mark. • Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily, to prevent leaks of materials that could be deleterious to aquatic life if introduced to water. • Stationary equipment such as motors, pumps, generators, and welders which may be located within the riverbed construction zone shall be positioned over drip pans. No fuel storage tanks shall be allowed in the riverbed. • No debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil, petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into, watercourses included in the permit. When construction operations are completed, any excess materials or debris shall be removed from the work area. • No equipment maintenance shall be done within or near any stream where petroleum products or other pollutants from the equipment may enter these areas with stream flow. • The operator shall install and use fully covered trash receptacles to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
- 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.				
RMDP/SCP-BIO-71: Development areas shall have dust control measures implemented and maintained to prevent dust from impacting vegetation communities and special-status plant and aquatic wildlife species. Dust control shall comply with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of known special-status plant species locations, chemical dust suppression shall not be utilized. Where determined necessary by a qualified biologist, a screening fence (i.e., a six-foot-high chain link fence with green fabric up to a height of five feet) shall be installed to protect special-status species locations. See BIO-32 for dust control requirements related to spineflower preserves.	Submittal of construction plans containing the required BMPs and construction monitoring reports to CDFW	During construction	Applicant	- CDFW - LACDRP
RMDP/SCP-BIO-72: Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 200 feet of native vegetation communities shall be reviewed by a qualified restoration specialist to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation community degradation in the open space areas (River Corridor SMA, High Country SMA, 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	Approval of landscape plans and/or submittal of plant inspection reports, as applicable.	Approval of subnotification (CDFW)/construction notification (Corps) letters, or Clean Water Act section 404b permit, or a combination of both	Applicant	- LACDRP - CDFW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, landscape plants within 200 feet of native vegetation communities shall not be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC 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). (The current Cal-IPC website is https://www.cal-ipc.org/plants/inventory/ .)				
RMDP/SCP BIO-73: Permanent fencing shall be installed along all Santa Clara River SMA/SEA 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.	Installation of permanent fencing along all Santa Clara River SMA/SEA trails adjacent to the Santa Clara River, or other sensitive resources.	During construction	Applicant	• Corps • CDFW • LACDRP • USFWS
RMDP/SCP-BIO-78: 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	This measure applies to riparian restoration sites on the Santa Clara River that provide compensatory mitigation for Homestead South Planning Area impacts. Compliance is documented in annual	At the start of vegetation clearing and throughout monitoring of riparian restoration sites	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
must approve any relocation of the traps. Traps will be maintained beginning each year on April 1 and concluding on/or about November 1 (may conclude earlier, depending upon weather conditions and results of capture). The trapping contractor may also consult CDFG on a modified, CDFG-approved trapping schedule modification. The applicant shall follow CDFG and USFWS protocol. In the event that trapping is terminated after the first few years, subsequent phases of the RMDP development will require initiation of trapping surveys to determine whether re-establishment of the trapping program is necessary.	cowbird trapping reports provided with the annual mitigation status report required by Mitigation Measure BIO-12			
RMDP/SCP-BIO-80: 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. After five years, bi-annual monitoring shall occur in perpetuity to determine if additional control is necessary. The Project applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity. Monitoring will be conducted within sentinel locations along the River Corridor SMA and where the Project provides potential habitat for these species (e.g., future ponds and water features). Control shall be	An Exotic Wildlife Species Control Plan has been developed in accordance with the measure. Document in monitoring reports submitted to CDFW.	During construction within specified areas	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
conducted within Project facilities where monitoring results indicate that exotic species have colonized an area.				
RMDP/SCP-BIO-82: (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 CDFW and USFWS. All condor sightings in the Project area will be reported to CDFW and USFWS within 24 hours of the sighting.	Review of construction plans, where applicable, and submittal of construction monitoring reports to CDFW	Until success criteria are met	Applicant	• CDFW • USFWS • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Should condors be found roosting within 0.5 mile of the construction area, no construction activity shall occur between 1 hour before sunset to 1 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 CDFW 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/SEA 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.				
RMDP/SCP-BIO-83: 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	Preconstruction survey for ringtail thirty days prior to construction.	Prior to construction	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
RMDP/SCP-BIO-84: 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.	Approval of bridge and culvert design plans by the County Department of Public Works	Until success criteria met	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-85: 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 the following.	Submittal of development plans and annual reports to CDFW pursuant to the SCP	During preserve management	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-87: 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 in perpetuity. The Project applicant will fund an endowment.	Submit monitoring reports to CDFW	During Operation	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-88: Any southern California black walnut and mainland cherry trees or shrubs outside riparian areas greater than one inch dbh shall be replaced in the ratio of at least 2:1. Multi-trunk trees/shrub dbh shall be calculated based on combined trunk dbh. Mitigation shall be deemed complete when each replacement tree attains at least one inch in diameter one foot above the base.	Compliance with the measure, where applicable, will be documented through annual mitigation status reports to CDFW	Until success criteria are met	Applicant	• CDFW • LACDRP
RMDP/SCP BIO-89: Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 300 feet of construction sites and access roads shall be surveyed at the appropriate season for two-striped garter snake and south	Surveying for two-striped garter snake and south coast garter snake.	Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other	Applicant	• CDFW • LACDRP • USFWS

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
coast garter snake. Focused surveys shall consist of a minimum of four daytime surveys, to be completed between April 1 and September 1. The survey schedule may be adjusted in consultation with CDFG to reflect the existing weather or stream conditions. If located, the species will be relocated to suitable pre-approved locations identified in the two-striped garter snake and/or south coast garter snake Relocation Plan. The applicant shall develop a Plan to address the relocation of two-striped garter snake and south coast garter snake. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for each species, identify the locations where more intensive efforts should be conducted, identify the habitat and conditions in the proposed relocation site(s), identify the methods that would be utilized for trapping and relocating the individual species, and provide for the documentation/recording of the species and number of animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground-disturbing activities, within potentially occupied habitat. The qualified biologist shall be present during all activities immediately adjacent to or within habitat that supports populations of two-striped garter snake and/or south coast garter snake. Clearance surveys for garter snakes shall be conducted within 200 feet of potential habitat by the authorized biologist prior to the initiation of construction each day. The resume of the proposed biologists will be provided to CDFG for approval prior to conducting the surveys.		construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 300 feet of construction sites and access roads.		

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-SW-4: All areas where temporary construction impacts affect Corps or CDFG jurisdictional areas (generally, these are areas where impacts would occur due to the construction of Project facilities, but that are outside the permanent footprint of the actual facility), shall be revegetated with appropriate native vegetation after completion of construction in the area. A revegetation plan shall be prepared and implemented in accordance with the terms set forth in mitigation measures SP-4.6-1 through SP-4.6-15 and SP-4.6-63. <i>(The process for verifying that revegetation plans comply with the terms set forth in Mitigation Measures SP-4.6-1 through SP-4.6-15 and SP-4.6-63 is implemented through Mitigation Measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3 and RMDP/SCP-BIO-12.)</i>	Documented through annual mitigation reports required by Mitigation Measure RMDP/SCP-BIO-12.	Until success criteria are met	Applicant	• CDFW • Corps • LACDRP
RMDP/SCP SW-5: Prior to initiating work in a Corps or CDFW jurisdictional area, the Applicant or operator shall submit a Construction Notification to the Corps and a Sub-Notification Agreement to CDFW that shall contain all the information required of a Clean Water Act Section 404 Permit Application / Streambed Alteration Agreement. The information shall include, but not be limited to, an updated jurisdictional delineation of waters of the United States and CDFW jurisdictional streams. The acreages and locations of impacts, as well as the acreage and location of mitigation required, will be recalculated and included in the Construction Notification and Sub-Notification Agreement.	Submit a Construction Notification to the Corps and a Sub-Notification Agreement to CDFW.	Prior to initiating work in a Corps or CDFW jurisdictional area	Applicant	• Corps • CDFW • LACDRP • USFWS
RMDP/SCP-SW-6: To the extent that on-site mitigation for impacts to jurisdictional tributary drainages is insufficient to meet the mitigation ratios required by revised Mitigation Measure BIO-2, then the remaining mitigation obligation shall be met at off-site properties within the Santa Clara River watershed, via use of one or more of the following	The mitigation site criteria required by this measure will be reflected in the mitigation plans submitted to and	Until success criteria are met	Applicant	• CDFW • Corps • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigation approaches (at applicant's option): (a) creation of additional jurisdictional acreage in tributaries to the Santa Clara River occurring off site such that the mitigation site has an equal or greater value than the impacted site;(b) preservation of property containing jurisdictional tributaries to the Santa Clara River having an equal or greater value than the impacted site via a conservation easement or analogous method; or (c) habitat enhancement activities in jurisdictional tributaries for the necessary acreage (e.g., exotic species removal under the terms and conditions specified in Mitigation Measures BIO-9 and BIO-10).	approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Submit copies of the issued permits and/or copies of mitigation plan approval, as applicable			
RMDP/SCP-AEA-PDF-3-1: To avoid impacts on the unarmored threespine stickleback, as well as other sensitive fish in the Santa Clara River, no construction activities shall take place in the wetted channel of the Santa Clara River.	No construction in the wetted channel of the Santa Clara River.	Prior to issuance of grading permit(s)	Applicant	• Corps • CDFW • LACDRP • USFWS
RMDP/SCP-AEA-PDF-3-11: All construction dewatering of seepage water, associated with bank stabilization shall be conducted in a manner that does not create a risk of fish stranding, either through draw down (zone of influence) or by flow discharge creating temporary habitat suitable for unarmored threespine stickleback.	Construction of bank stabilizations that do not create a risk of fish stranding.	Prior to issuance of grading permit(s)	Applicant	• Corps • CDFW • LACDRP • USFWS
5. CULTURAL 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	The portion of Mitigation Measure SP 4.3-1 pertaining to CA-LAN-2133 is applicable to the Homestead South Project, as this site is proximate with the boundaries of the	Prior to grading permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
contained therein, thereby mitigating all significant impacts to the affected cultural resource. (The portion of Mitigation Measure SP 4.3-1 pertaining to CA-LAN-2133 is applicable to the Homestead South Project, as this site is located within the boundaries of the Homestead South Project site. However, the portion of Mitigation Measure SP 4.3-1 pertaining to CA-LAN-2235 and the northern portion of CA-LAN-2233 are not applicable to the Homestead South project, because both sites are located outside the boundaries of the Homestead South Project site; therefore, no significant impacts will occur to these archaeological sites with implementation of the Homestead South Project.)	Homestead South Project site. However, the portion of Mitigation Measure SP 4.3-1 pertaining to CA-LAN-2235 and the northern portion of CA-LAN-2233 are not applicable to the Homestead South project, because both sites are located outside the boundaries of the Homestead South Project site; therefore, no significant impacts will occur to these archaeological sites with implementation of the Homestead South 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.	Notification of an archaeologist if additional artifacts are found during grading	During construction	Applicant	LACDRP
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	Inspection for potential fossils	Prior to grading permit(s)	Applicant	- LACDRP - Los Angeles County Natural History Museum

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 stock-piled 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.				
RMDP/SCP CR-1b: The CA-LAN-2133 archaeological site, including a 100-foot buffer, shall be incorporated into the proposed Project design as "Open Area." To the extent possible, proposed road construction activities shall avoid the resource site and buffer area. If avoidance of the site and buffer is not feasible, Mitigation Measure CR-2 shall apply. The applicant shall include this mitigation measure as a note on a separate information sheet to be recorded with the final map. The location of the archaeological site	Develop a 100-foot Open Area buffer around the CA-LAN-2133 archaeological site.	Prior to grading permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
shall not be identified on the informational sheet to protect the site from vandalism.				
RMDP/SCP CR-2: In the event that any portion of archaeological sites CA-LAN-2133 and -2233 cannot be avoided by planned construction, a Phase III data recovery mitigation program consistent with federal, state, and county guidelines and funded by the applicant will be conducted. This will include consultation with the Tataviam community pursuant to the requirements of the Tataviam Agreement; hand excavation of a statistically valid sample of the impacted site area by qualified professional archaeologists; and processing, analysis, and curation of the recovered artifact assemblage. (Applicable for 2133 and not 2233).	This mitigation measure applies to CA-LAN-2133 which is located within the Homestead South Project Site. CA-LAN-2233 is not located within Homestead South Project Site, therefore the mitigation measure applies to this Project only with respect to site 2133 and not CA-LAN-2233.	Prior to grading permit(s)	Applicant	• LACDRP
RMDP/SCP-CR-3: Pursuant to the requirements of the Tataviam Agreement, a qualified archaeologist and a Native American monitor shall monitor all earth disturbances, including scarification and placement of fill, within 300 feet of any known archaeological site. If archaeological discoveries are made, earth disturbing activities will be diverted to other locales while the archaeological resources are exposed, mapped, evaluated, and recovered, as appropriate.	Maintain log demonstrating compliance. As determined by the qualified archaeologist, steep slopes or previously graded areas that have no potential for the presence of cultural remains may not require monitoring	During grading within 300 feet of any known archaeological site	Applicant	• LACDRP
RMDP/SCP-CR-4: During any earth disturbance within 300 feet of any known archaeological site, the area of the site and a 50-foot buffer shall be temporarily fenced with chain link flagged with color to ensure construction avoidance.	Fence known archaeological site(s), as specified	During grading within 300 feet of any known archaeological site	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-CR-5: In the event that cultural resources are encountered during grading anywhere in the Project area, work shall be stopped immediately or redirected until a qualified archaeologist and Native American representative pursuant to the requirements of the Tataviam Agreement are retained by the applicant to evaluate the eligibility of the resources pursuant to CRHR and NRHP criteria. If the remains are found to be significant, they shall be subject to a Phase III data recovery mitigation program consistent with federal, state, and county guidelines and funded by the applicant to the extent allowed by law (see, Pub. Resources Code § 21083.2).	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP
RMDP/SCP-CR-6: If, during any phase of Project construction, there is the discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps, which are based on Public Resources Code section 5097.98 and State CEQA Guidelines section 15064.5(e), shall be taken: 1. There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying adjacent human remains until: a. The Los Angeles County Coroner is contacted to determine that no investigation of the cause of death is required; and b. If the Coroner determines the remains to be Native American: (i) The Coroner shall contact the Native American Heritage Commission within 24 hours; (ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
(iii) The most likely descendent may make recommendations to the Project applicant for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or, 2. Where the following conditions occur, the Project applicant, or its designee, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: a. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the Commission; b. The descendant identified fails to make a recommendation; or c. The Project applicant, or its designee, rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the Project applicant.				
RMDP/SCP PR-1: A qualified paleontologist shall be retained to monitor and salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. (a) The Saugus and Pico Formations have a high potential to yield paleontological resources and will require continuous monitoring during all grading activities. This may require use of multiple paleontologists working on the site at the same time if simultaneous ground disturbing activities are occurring over an extensive area to assure all areas of	Maintain log and demonstrating compliance	During grading	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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). Because of the large size and long duration of this Project, it will be necessary to periodically review the paleontological potential assigned to each rock unit. This shall be done 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.				
RMDP/SCP PR-2: 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.	Maintain log and demonstrating compliance	During grading	Applicant	• LACDRP
RMDP/SCP PR-3: Microinvertebrates are known to exist in the Saugus Formation within the Project area. Samples of the Saugus Formation rock units shall be collected periodically as directed by the Project paleontologist. Appropriate materials for collection are samples of at least 2,000 pounds of rock from likely horizons identified by the Project paleontologist. These samples can be stockpiled (to allow for processing at a later time) to avoid delays in grading activities. The representative rock samples shall be analyzed by a qualified paleontologist for data	Maintain log and demonstrating compliance	During grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.				
RMDP/SCP PR-4: Because fossils were discovered during the course of the 1994 field survey, pre-grading salvage is necessary in localities 13, 13A, 14, and 23, as presented in the 1994 Paleontological Technical Report prepared by RMW. This report provides specific details pertaining to the existing conditions as they relate to paleontological resources of the Specific Plan portion of the RMDP and was presented in the Newhall Ranch Specific Plan Program EIR and is available for public review at the Los Angeles County Department of Regional Planning, 320 W. Temple Street, Los Angeles, California, 90012. These locations represent significant fossil discoveries. A minimum of 2,000 pounds of rock should be collected at each site, stockpiled, and screen washed before grading begins at these locations. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist. <i>(14 and 23 are within the Homestead South Project Site. The remainder are not.)</i>	Maintain log and demonstrating compliance	Prior to issuance of grading permit(s)	Applicant	• LACDRP
RMDP/SCP PR-5: 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	Maintain log and demonstrating compliance	Prior to issuance of grading permit(s)	Applicant	• LACDRP • Los Angeles County Museum

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				of Natural History
RMDP/SCP PR-6: Locations of recorded fossil deposits shall remain confidential and shall be disclosed to qualified paleontologists or other qualified individuals on a "need to know" basis.	Maintain log and demonstrating compliance	Prior to and during construction	Applicant	LACDRP
RMDP/SCP PR-7: To assure compliance with the Los Angeles County guidelines and CEQA, a final report summarizing the results of the mitigation efforts is necessary. To adequately report the results of the mitigation efforts, the report shall include: (1) an itemized inventory of the fossils; (2) pertinent geologic and stratigraphic data; (3) field notes of the collectors; and (4) indication of the repository. Because the Newhall Ranch Specific Plan and the VCC and Entrada planning areas will be developed in phases, a final report shall be prepared at the end of the grading activities associated with each phase of development. This report shall provide the information necessary to reassess the paleontological potential of each rock unit graded and shall include recommendations for future monitoring efforts in those rock units.	Maintain log and demonstrating compliance	Prior to issuance of building permit(s)	Applicant	LACDRP
6. ENERGY				
Refer to Section 8, Greenhouse Gas Emissions, and Section 19, Utilities, below.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
7. GEOLOGY AND SOILS				
All geology mitigation measures are satisfied or non-applicable.				
8. GREENHOUSE GAS EMISSIONS				
RMDP/SCP-AEA-2-1: Prior to the issuance of residential building permits for the project or a portion of the project, the project applicant or its designee shall submit one or more Zero Net Energy Confirmation (ZNE) Reports (ZNE Report) prepared by a qualified building energy efficiency and design consultant to Los Angeles County for review and confirmation that the residential development covered by the ZNE Report achieves the ZNE standard specified in this mitigation measure. Specifically, a ZNE Report shall demonstrate that the residential development within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations has been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, which requires the value of the net energy produced by project renewable energy resources to equal the value of the energy consumed annually by the project using the CEC's Time Dependent Valuation metric. A ZNE Report shall provide, at a minimum, the following information: • Confirmation that the residential development shall comply with Title 24, Part 6 building standards that are operative at the time of building permit application. • Identification of additional measures or building performance standards that shall be relied upon to achieve the ZNE standard (as defined above),	Submit ZNE Report for County review and confirmation An energy efficiency and design consultant is qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.	Prior to issuance of residential building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
assuming ZNE is not already achieved by meeting the operative Title 24, Part 6 building standards. In demonstrating that the residential development achieves the ZNE standard, the ZNE Report may: • Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building. • Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, shortfalls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE. • Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. • If interconnection of the project's renewable generation is not sufficient to allow compliance with the ZNE standard for the project, or a portion of the project, then Los Angeles County shall allow the project applicant or its designee to achieve an equivalent level of GHG emissions reductions to mitigate such shortfall by providing 5.1 metric tonnes carbon dioxide equivalents (MTCO₂e) of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard for the project, or				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
a portion of the project, as demonstrated in the ZNE Report. <i>(This mitigation measure applies to Homestead South with the qualification that the village-specific equivalency metric is 4.3 (not 5.1) MTCO₂e of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard.)</i>				
RMDP/SCP-AEA-2-2: Prior to the issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities, respectively, for the project or a portion of the project, the project applicant or its designee shall submit one or more Zero Net Energy Confirmation Reports (ZNE Report) prepared by a qualified building energy efficiency and design consultant to Los Angeles County for review and confirmation that the commercial development, private recreation centers, and/or public facilities covered by the ZNE Report achieve the ZNE standard specified in this mitigation measure. Specifically, a ZNE Report shall demonstrate that the commercial development, private recreation centers, and public facilities within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations have been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, which requires the value of the net energy produced by project renewable energy resources to equal the value of the energy consumed annually by the project using the CEC's Time Dependent Valuation metric. A ZNE Report shall provide, at a minimum, the following information: Confirmation that the commercial development, private recreation centers, and/or public facilities shall comply	Submit ZNE Report for County review and confirmation prior to issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities. An energy efficiency and design consultant is qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.	Prior to issuance of commercial building permit(s)	Applicant	- LACDPW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
with Title 24, Part 6 building standards that are operative at the time of building permit application. • Identification of additional measures or building performance standards that shall be relied upon to achieve the ZNE standard (as defined above), assuming ZNE is not already achieved by meeting the operative Title 24, Part 6 building standards. In demonstrating that the commercial development, private recreation centers, and/or public facilities achieves the ZNE standard, the ZNE Report may: • Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building. • Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, short falls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE. • Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. • If interconnection of the project's renewable generation is not sufficient to allow compliance with the ZNE standard for the project, or a portion of the project, then Los Angeles County shall allow the project applicant or its designee to achieve an equivalent level of GHG				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
emissions reductions to mitigate such shortfall by providing 5.1 MTCO₂e of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard for the project, or a portion of the project, as demonstrated in the ZNE Report. <i>(This mitigation measure applies to Homestead South with the qualification that the village-specific equivalency metric is 4.3 (not 5.1) MTCO₂e of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard.)</i>				
RMDP/SCP-AEA-2-3: Prior to the issuance of private recreation center building permits, the project applicant or its designee shall submit swimming pool heating design plans to Los Angeles County for review and approval. The design plans shall demonstrate that all swimming pools located at private recreation centers on the RMDP/SCP project site have been designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency.	Submit swimming pool heating design plans for County review and approval prior to issuance of building permit for private recreation center.	Prior to issuance of recreation center building permit(s)	Applicant	• LACDPW •
RMDP/SCP-AEA-2-4: Prior to the issuance of residential building permits, the project applicant or its designee shall submit building design plans, to Los Angeles County for review and approval, which demonstrate that each residence within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations shall be equipped with a minimum of one single-port electric vehicle (EV) charging station. Each charging station shall achieve a similar or better functionality as a Level 2 charging station. Additionally, prior to the issuance of the first building permit for the RMDP/SCP project site, the project applicant or its designee shall establish and fund a dedicated	As to the charging stations, submit building design plan prior to issuance of residential building permits. As to the subsidies, the Project applicant or its designee shall submit proof of the establishment and funding of a dedicated account for the administration of the	Prior to issuance of residential building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
account for the provision of subsidies for the purchase of zero emission vehicles (ZEVs), as defined by CARB. The project applicant or its designee shall provide proof of the account's establishment and funding to Los Angeles County. The dedicated account shall be incrementally funded, for each village-level project, in an amount that equals the provision of a \$1,000 subsidy per residence—on a first-come, first-served basis—for 65 percent of the village's total residences subject to application of Title 24, Part 6, of the California Code of Regulations.	subsidies to the County prior to the issuance of the first building permit for the RMDP/SCP Project site. The dedicated account shall be funded incrementally, prior to the issuance of residential building permits for each village-level project in an amount that equals the provision of subsidies for 65 percent of the village's total residences. For purposes of the Homestead South Project there are a total of 1,574 residential dwelling units. Therefore, the Project applicant or its designee would have a \$1,023,100 funding obligation $[(1,574 \text{ units} \times 0.65) \times (\\$1,000)]$, which equates to a funding obligation of \$650 per dwelling unit. Prior to the issuance of residential building permits, the Project applicant or its			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	designee shall provide proof of payment in an amount that corresponds to the number of residential units being permitted at that time. The dedicated account shall be administered by the Project's Transportation Management Organization (see Mitigation Measure RMDP/SCP-2-6), which shall be responsible for marketing and promoting the availability of the purchase subsidies to each village's residences and tracking the utilization of the subsidies. In the event that the account is not depleted after occupancy of the final residential dwelling unit, the Project applicant or its designee, which may include the Transportation Management Organization or its equivalent management			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emissions reductions. For purposes of calculating the greenhouse gas emissions reductions required to demonstrate equivalency, each unused subsidy shall equal 3.89 MT CO₂e reductions per year. The Project applicant or its designee shall be permitted to utilize any unused subsidy funding for purposes of achieving this equivalency requirement. An energy efficiency and design consultant is qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.			
RMDP/SCP-AEA-2-6: The project applicant-submitted Newhall Ranch Transportation Demand Management (TDM) Plan, located in Final AEA Appendix 7, shall be implemented to reduce vehicle miles traveled (VMT) resulting from project build out with oversight from Los Angeles County. The TDM Plan is designed to influence the transportation choices of residents, students, employees, and visitors, and serves to enhance the use of alternative transportation modes both on and off the project site through the provision of incentives and subsidies, expanded transit opportunities, bikeshare and carshare programs, technology-based programs, and other innovative means. Village-level implementation of relevant elements of the TDM Plan shall proceed in accordance with village-level applicability supplements prepared by a qualified transportation engineer that are reviewed and considered by Los Angeles County when approving tentative subdivision maps for land developments that are part of the project. Accordingly, the TDM Plan identifies key implementation actions that are critical to the effectiveness of the VMT-reducing strategies, as well as timeline and phasing requirements, monitoring standards, and performance metrics and targets tailored to each of the strategies. In accordance with the TDM Plan, a non-profit Transportation Management Organization (TMO) or	A copy of the Valencia TDM Plan is provided in Appendix D. Implementation of the TDM Plan shall proceed in accordance with the provisions outlined in the plan. The TDM Plan includes the provision of subsidies for the purchase of neighborhood electric vehicles (NEVs) and electric bikes (E-Bikes). The Transportation Management Organization or equivalent management entity shall be responsible for marketing and promoting the availability of the NEV and E-Bike purchase subsidies to each village's residences and tracking the utilization of the subsidies. In the event	Prior to issuance of building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
equivalent management entity shall be established to provide the services required, as applicable. <i>(The Newhall Ranch Transportation Demand Management Plan is now referred to as the Valencia Transportation Demand Management Plan is provided in Appendix D of this MMRP.)</i>	that the NEV and E-Bike subsidies are not fully utilized after occupancy of the final residential dwelling unit, the Project applicant or its designee, which may include the Transportation Management Organization or its equivalent entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emission reductions. For purposes of calculating the greenhouse gas emissions reductions required to demonstrate equivalency, each un-used NEV purchase subsidy shall equal 2.7 MT CO₂e reductions per year and each un-used E-Bike purchase subsidy shall equal 0.9 MT CO₂e reductions per year. The Project applicant or its designee shall be			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	permitted to utilize any unused subsidy funding for purposes of achieving this equivalency requirement.			
RMDP/SCP-AEA-2-7: Prior to the issuance of traffic signal permits, the project applicant or its designee shall work with Los Angeles County and the California Department of Transportation (Caltrans), as applicable, to facilitate traffic signal coordination along: • State Route 126 from the Los Angeles County line to the Interstate 5 north-bound ramps; • Chiquito Canyon Road, Long Canyon Road, and Valencia Boulevard within the RMDP/SCP Project site; • Magic Mountain Parkway from Long Canyon Road to the Interstate 5 north-bound ramps; and, • Commerce Center Drive from Franklin Parkway to Magic Mountain Parkway. To effectuate the signal synchronization and specifically the operational and timing adjustments needed at affected traffic signals, the project applicant or its designee shall submit traffic signal plans for review and approval, and/or pay needed fees as determined by Los Angeles County or Caltrans, as applicable. A majority of the signals that will be synchronized will be new signals constructed/installed by the project. Thus, for these signals, the project will provide the necessary equipment at the signal controller cabinet, as well as within the new roadways themselves, to enable and facilitate synchronization. The project is responsible for paying 100 percent of the applicable fee amount for the signal	Long Canyon Road and Magic Mountain Parkway are located within Homestead South. The Project applicant or its designee shall submit traffic signal plan(s) for County or Caltrans review and approval, as applicable, and/or pay applicable fees as needed for signal operations and timing adjustments to affected traffic signals prior to traffic signal permit issuance.	Prior to issuance of traffic signal permit(s)	Applicant	• LACDRP • Caltrans

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
synchronization work, with assurance that the necessary funding will be available to fully implement this measure.				
RMDP/SCP-AEA-2-8: Consistent with the parameters of the Newhall Ranch TDM Plan, the project applicant or its designee shall provide Los Angeles County with proof that funding has been provided for the purchase, operation and maintenance of zero emission school buses in furtherance of the school bus program identified in the project's TDM Plan. The proof of funding shall be demonstrated incrementally as the school bus program is paced to village-level occupancy and student enrollment levels.	See Mitigation Measure RMDP/SCP-2-6, above. Provide the County with proof of payment per the standards established in the Valencia TDM Plan for the administration of the school bus program; the funding shall be made available incrementally as the school bus program is paced to village-level occupancy and associated student enrollment levels.	Per TDM Plan Phasing	Applicant	LACDRP
RMDP/SCP-AEA-2-9: Prior to the issuance of the first 2,000th residential building permit within the RMDP/SCP project site and every 2,000th residential building permit thereafter, the project applicant or its designee shall provide Los Angeles County with proof that it has provided a subsidy of \$100,000 per bus for the replacement of up to 10 diesel or compressed natural gas transit buses with zero emission buses to the identified transit provider(s).	Prior to the issuance of the first 2000th residential building permit within the RMDP/SCP project site and every 2,000th residential building permit thereafter, provide the County with proof of establishment of an escrow account in the amount of \$100,000, representing a subsidy for one zero emission transit bus for the benefit of the identified transit	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	provider(s). The escrow instructions shall document that the subsidies only can be used by the transit provider(s) exclusively for the purpose specified herein (i.e., the purchase of zero emission transit buses). The Project applicant or its designee, which may include the Transportation Management Organization or its equivalent management entity, shall monitor the transit provider(s)'s utilization of the subsidies.			
RMDP/SCP-AEA-2-10: Prior to issuing grading permits for village-level development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully mitigate the construction and vegetation change GHG emissions associated with each such grading permit (the "Incremental Construction GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the project applicant-submitted Newhall Ranch GHG Reduction Plan (GHG Reduction Plan; see Final AEA Appendix 6): Directly undertake or fund activities that reduce or sequester GHG emissions ("Direct Reduction Activities") and retire the	Prior to obtaining grading permits for development within the Homestead South Project Site, the incremental GHG emissions associated with such construction and vegetation change-related activities shall be offset. Compliance with this measure shall be demonstrated as	Prior to issuance of grading permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
associated “GHG Mitigation Credits” in a quantity equal to the Incremental Construction GHG Emissions. A “GHG Mitigation Credit” shall mean an instrument issued by an Approved Registry that satisfies the performance standards set forth in the GHG Reduction Plan and shall represent the estimated reduction or sequestration of one metric tonne of carbon dioxide equivalent that will be achieved by a Direct Reduction Activity that is not otherwise required (California Environmental Quality Act [CEQA] Guidelines Section 15126.4(c)(3)). An “Approved Registry” is an accredited carbon registry as defined by the GHG Reduction Plan; or—Obtain and retire “Carbon Offsets” in a quantity equal to the Incremental Construction GHG Emissions. “Carbon Offset” shall mean an instrument issued by an Approved Registry that satisfies the performance standards set forth in the GHG Reduction Plan and shall represent the past reduction or sequestration of one metric tonne of carbon dioxide equivalent achieved by a Direct Reduction Activity or any other GHG emission reduction project or activity that is not otherwise required (CEQA Guidelines Section 15126.4(c)(3)).	provided for in Section VIII of the Newhall Ranch GHG Reduction Plan (see Final AEA Appendix 6). In the event that multiple village-level projects have shared improvements, as defined to include any type of utility, roadway and/or infrastructure improvement identified for the implementation of each project, the construction-related emissions for the shared improvements only shall be offset once and shall be the responsibility of the village-level project that occurs first in time from a grading permit issuance perspective.			
RMDP/SCP-AEA-2-11: Prior to the issuance of building permits for development within the RMDP/SCP project site, the project applicant or its designee shall undertake or fund Direct Reduction Activities pursuant to the Building Retrofit Program (“Retrofit Program”), as included in Final AEA Appendix 13 to improve the energy efficiency of existing buildings located primarily in disadvantaged communities (as defined in the Retrofit Program). The project applicant or its designee shall retire GHG Mitigation Credits or Carbon Offsets issued by an Approved Registry	Prior to the issuance of building permits for development within the RMDP/SCP project site, the Project Applicant or its designee shall provide the County with an attestation from an Approved Registry that the Project Applicant	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
based on such Direct Reduction Activities in a quantity equal to the sum of the following (together, the “Retrofit Reduction Requirement”) as included in Final AEA Appendix 13: - For the residential portion of a building permit application, the product of the planned number of residential units for the village-level project multiplied by 0.0377 MTCO₂e; - For the commercial portion of a building permit application, the product of the planned commercial development per thousand commercial square feet multiplied by 0.0215 MTCO₂e. (“Commercial development” includes retail, light industrial, office, hotel and mixed-use buildings.) Building retrofits covered by the Retrofit Program can include, but are not limited to: cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting (including, but not limited to, light bulb replacement), energy efficient appliances, energy efficient windows, pool covers, insulation, and water conservation measures. The Retrofit Program shall be implemented within the geographic area defined to include Los Angeles County and primarily within disadvantaged communities, as defined by the Retrofit Program, or in other areas accepted by the Los Angeles County Planning Director.	has retired a sufficient quantity of GHG Mitigation Credits or Carbon Offsets associated with Direct Reduction Activities to undertake or fund building retrofits in a quantity equal to the Retrofit Reduction Requirement. See Final AEA Appendix 6.			
RMDP/SCP-AEA-2-12: Prior to the issuance of the first building permit for the RMDP/SCP project site, the project applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations capable of serving 20 off-site parking spaces. Thereafter, the project applicant or its designee shall provide Los Angeles County proof of installation of EV charging stations prior to the	As part of implementation of the Mission Village project, the County has been provided with proof (e.g., illustrative photos) of installation of electric	Prior to issuance of building permit(s), as specified	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
issuance of residential and commercial building permits per the following ratios: one (1) off-site parking space shall be served by an electric vehicle charging station for every 30 dwelling units, and one (1) off-site parking space shall be served by an electric vehicle charging station for every 7,000 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) Off-site EV charging stations capable of servicing 2,036 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour. The EV charging stations shall be located within the geographic area defined to include Los Angeles County. The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities.	vehicle charging stations capable of servicing 20 off-site parking spaces prior to the issuance of the first building permit for the RMDP/SCP project site; therefore, this portion of the measure has been satisfied. Prior to issuance of the 30th residential building permit and each 30th residential building permit thereafter, provide evidence (e.g., illustrative photos) of installation of one off-site parking space being equipped with an electric vehicle charging station. Prior to the issuance of a commercial building permit for 7,000 square feet and each additional 7,000 square feet thereafter, provide evidence (e.g., illustrative photos) of installation of one off-site parking space being equipped with an electric vehicle charging station.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-AEA-2-13: In addition to Mitigation Measures 2-1 through 2-12, the project applicant or its designee shall offset GHG emissions to zero by funding or undertaking Direct Reduction Activities or, if necessary, obtaining Carbon Offsets through the Newhall Ranch GHG Reduction Plan. The project applicant-submitted Newhall Ranch GHG Reduction Plan focuses on achieving GHG reductions or sequestration through the Direct Reduction Activities in coordination with an Approved Registry, such as the Climate Action Reserve. If these Direct Reduction Activities do not achieve the necessary amount of GHG reductions, the project applicant or its designee can obtain Carbon Offsets issued by an Approved Registry. Prior to issuing building permits for development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully offset the, project's remaining (i.e., post implementation of Mitigation Measures 2-1 through 2-12) operational GHG emissions over the 30-year project life associated with each such building permit (the "Incremental Operational GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the Newhall Ranch GHG Reduction Plan: • Undertake or fund Direct Reduction Activities that are estimated to result in GHG Mitigation Credits, as described in the GHG Reduction Plan, and retire such GHG Mitigation Credits in a quantity equal to the Incremental Operational GHG Emissions; • Undertake or fund Direct Reduction Activities and retire the Carbon Offsets in a quantity equal to the Incremental Operational GHG Emissions; or • If necessary, as determined by the Los Angeles County Planning Director in accordance with the GHG	Prior to obtaining building permits for an incremental amount of development within the RMDP/SCP project site, the incremental operational GHG emissions over the 30-year Modified Project life associated with such building permits that must be offset (the "Incremental Operational GHG Emissions") will be equal to the sum of: (1) the number of proposed residential units covered by the applicable building permit multiplied by 108.89 MT CO₂e; and (2) every thousand square feet (TSF) of proposed commercial development covered by the applicable building permit multiplied by 506.86 MT CO₂e. For example, to obtain a building permit for 75 residential units and 40,000 square feet of commercial development, the Incremental Operational GHG Emissions would	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Reduction Plan, to fully offset Incremental Operational GHG Emissions, the project applicant or its designee may purchase and retire Carbon Offsets that have been issued by an Approved Registry in a quantity equal to the Incremental Operational GHG Emissions. Compliance with Mitigation Measure (MM) 2-13 shall be demonstrated incrementally prior to obtaining building permits. The incremental Operational GHG Emissions shall be equal to the sum of (1) the number of proposed residential units covered by the applicable building permit multiplied by a "GHG Residential Ratio" and (2) every thousand square feet of proposed commercial development covered by the applicable building permit multiplied by a "GHG Commercial Ratio." ("Commercial development" includes retail, light industrial, office, hotel, and mixed-use buildings.) GHG Residential Ratio and GHG Commercial Ratio shall mean the emissions ratios in MTCO₂e set forth in the applicable CEQA analysis completed by the County of Los Angeles for a specific village-level project to ensure that the related GHG emissions are reduced to zero.	be: 75 units x 108.89 MT CO₂e/unit + 40 TSF x 506.86 MT CO₂e/sq. ft. = 28,441 MT CO₂e. Compliance with this measure shall be demonstrated as provided for in Section VIII of the Newhall Ranch GHG Reduction Plan (see Final AEA Appendix 6).			
Project Applicant–Proposed Supplemental Commitment				
In addition to the installation of EV charging stations required by Mitigation Measures 2-5 and 2-12, and although not required for the project to achieve net zero GHG emissions, the project applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) parking space shall be served by an electric vehicle charging station for every 50 dwelling units, and one (1) parking space shall be served by an electric	Prior to issuance of each additional 50th residential building permit, provide evidence (e.g., illustrative photos) of installation of one on- or off-site parking space being equipped with an electric vehicle charging station.	Prior to issuance of building permits, as specified	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
vehicle charging station for every 15,900 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) EV charging stations capable of servicing 1,010 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour. The EV charging stations shall be located either on the project site or within the jurisdictional area of the Southern California Association of Governments. The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities.	Prior to issuance of a commercial building permit for each additional 15,900 square feet, provide evidence (e.g., illustrative photos) of installation of one on- or off-site parking space being equipped with an electric vehicle charging station. If installed on the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure RMDP/SCP-2-5. If installed off of the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure RMDP/SCP-2-12.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	Because the parking spaces serviced by the electric vehicle charging stations provided by this measure are in addition to those required by Mitigation Measures RMDP/SCP-2-5 and RMDP/SCP-2-12, a tracking matrix shall be maintained to ensure that this measure's benefits are additive and that the requirements of each measure are independently satisfied.			
9. HAZARDS AND HAZARDOUS MATERIALS				
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 220-230 kV lines; and 250 feet from 345 kV lines.	The Homestead South Project design implements this mitigation measure as the schools proposed as part of the Project will not be sited within an electric transmission line restricted zone. This determination will be confirmed during the Subdivision Committee review process and conditions of approval. Thus, this mitigation measure will be implemented upon the	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	approval of VTTM 084508. No further action is required beyond the Subdivision Committee review process and conditions of approval to fulfill the requirements of SP 4.5-1.			
SP 4.5-2: Only non-habitable structures shall be located within SCE easements.	The Homestead South Project design implements this mitigation measure as no habitable structures are located within an SCE easement. This determination will be confirmed during the Subdivision Committee review process and conditions of approval. Thus, this mitigation measure will be implemented upon the approval of VTTM 084508. No further action is required beyond the Subdivision Committee review process and conditions of approval to fulfill the requirements of SP 4.5-2.	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 Southern California Gas Company easements. These requirements would be explicitly defined by SCGC at the future tentative map stage.	This measure has been implemented through the Homestead South vesting tentative tract map, which 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.	Prior to issuance of grading permit(s)	Applicant	LACDRP
RMDP/SCP-PH-1: During the earthwork phase of construction, all known abandoned oil wells located beneath the Project site shall be exposed to allow DOGGR to examine the well heads, assess any potential for methane, and determine if reabandonment of any wells will be required. Additionally, any unknown (i.e., “wildcat”) wells encountered during earthwork shall also be subject to investigation and potential reabandonment requirements of DOGGR as described below: - File Notice of Intent to re-abandon well; - Excavate and expose several feet of well casing; - Perform hot tap—a method of drilling a hole into the casing under control in order to deal with possible pressure; - Install a wellhead and blow out prevention equipment; - Move drill rig into place and drill out any surface cement plug or any other cement plug to reach a minimum clean-out as required by DOGGR;	Submit confirmation that required records were filed with CalGEM.	Upon completion of work	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
- Place cement plugs of varying lengths as required by DOGGR; - All portions of well not plugged with cement are to be filled with inert mud fluid having a density of 70 pounds per cubic foot and a gel strength of 25 pounds per 100 square feet; - Move out drill rig; - Cut off casing at least five feet below final finished grade; - Weld a steel plate on top of the wellhead; - Backfill and compact excavation and clean up location; - Survey the center point of the buried well using GPS instrumentation; - Place a permanent survey mark at the surface, demarcating a buried, abandoned oil well; and - Submit the re-abandonment record to DOGGR within 60 days upon completion of work. Additionally, proposed development plans shall be evaluated by means of the Construction-Site Plan Review Program and comply with setbacks from oil and gas wells as determined by DOGGR. Recommendations by DOGGR regarding abandonment procedures shall be incorporated into the final development plans for the Project, if applicable. <i>(Note that DOGGR is now referred to as the California Geologic Energy Management Division or CalGEM.)</i>				
RMDP/SCP-PH-4: 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 Homestead South Project design implements this mitigation measure as the schools proposed as	Prior to issuance of school building permit	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
the right-of-way of 100 to 110 kV lines; 150 feet from 220 to 230 kV lines; and 350 feet from 500 to 550 kV lines. <i>(This mitigation measure applies only to the elementary school potentially located in the central portion of the Homestead South Planning Area.)</i>	part of the Project will not be sited within an electric transmission line restricted zone. This determination will be confirmed during the Subdivision Committee review process and conditions of approval. Thus, this mitigation measure will be implemented upon the approval of VTTM 084508. No further action is required beyond Subdivision Committee review and the conditions of approval to fulfill the requirements of MM RMDP/SCP PH-4.			
RMDP/SCP-PH-6: All activities associated with pipeline relocation, grading in the vicinity of gas mains, and development with the SCGC easements would be conducted in conformance with the requirements of SCGC. These requirements would be explicitly defined by SCGC prior to implementation of the Newhall Ranch Specific Plan. <i>(SCGC refers to the Southern California Gas Company, or SoCalGas. No structures are proposed within the SoCalGas easements along the southern boundary of the Homestead South Planning Area. Nonetheless, this</i>	This measure has been implemented through the Homestead South vesting tentative tract map, which incorporates all applicable requirements of the Southern California Gas Company [SCGC] with respect to pipeline relocation, grading in the vicinity of gas mains,	Prior to issuance of grading permit(s) within any SoCalGas easement	Applicant	LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>measure applies to any SoCalGas pipeline relocation and nearby grading.)</i>	and development within SCGC easements.			
RMDP/SCP-PH-8: 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.	Provide confirmation of construction contract documentation	During grading/ construction	Applicant	• LACDRP
RMDP/SCP-PH-10: Prior to initiation of construction activities, the applicant shall prepare a Chemical Inventory for construction and maintenance of the Project. The Chemical Inventory shall be submitted to the Los Angeles County Fire Department Health Hazardous Materials Division for evaluation to determine whether a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling and potential releases of hazardous materials from the sites. It shall also include: (1) an inventory of all hazardous material and waste handled on site; (2) emergency response plans; (3) procedures in the	Submit Chemical Inventory; if required by LACFD, prepare and submit a Hazardous Materials Business Plan	During construction, prior to start of work by each contractor necessitating chemical use	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
event of a reportable or threatened release of a hazardous material; and (4) safety procedure training for all employees in the event of a release or threatened release of a hazardous material.				
RMDP/SCP-PH-11: 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.	Submit documentation of Remedial Action Plan in the Applicant's annual MMRP compliance report, if a Remedial Action Plan is required.	Prior to issuance of building permit(s) in areas where remediation is performed	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-PH-12: 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	Document in log demonstrating compliance.	Prior to issuance of building permit(s) in areas of impacted soils	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
warranted. The Certified Unified Program Agency shall determine and oversee the handling and disposal of impacted soils.				
RMDP/SCP-PH-13: 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, or within the vicinity of, the high-pressure gas mains.	Provide form of disclosure regarding SoCalGas transmission lines if any SCGC transmission lines located within vicinity of Homestead Project Site.	Prior to occupancy	Applicant	• LACDRP
RMDP/SCP-PH-14: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, 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 Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone, the size of which shall be consistent with the Los Angeles 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. 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 Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve.	Submit Wildfire Fuel Modification plan	Prior to issuance of building permit(s)	Applicant	• LACFD • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>(Construction period requirements (a) through (d) are superseded by -PDF-WF-1 listed below in Section 17, Wildfire.)</i>				
10. HYDROLOGY AND WATER QUALITY—FLOOD CONTROL				
RMDP/SCP HY-3: Flood control within the Santa Clara River portion of the Newhall Ranch Specific Plan boundaries shall conform to the following requirements as stated in the Conceptual Backbone Drainage Plan of the Specific Plan: (a) The flood corridor will allow for the passage of the Los Angeles County capital flood discharge without the permanent removal of natural River vegetation (except at bridge crossings); (b) The banks of the River generally will be established outside of the waters of the United States, as defined by federal laws and regulations and determined by the delineation for the Santa Clara River completed by the Corps in August 1993; (c) 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 without the necessity of permanently removing vegetation or significantly increasing velocity; and (d) Soil cement will occur only where necessary to protect against erosion adjacent to the proposed development. Where existing bluffs are determined to be stable and there is no adjacent proposed development, no bank protection will be built.	Develop the flood channel in conformance with the Conceptual Backbone Drainage Plan			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
11. HYDROLOGY AND WATER QUALITY – FLOODPLAIN MODIFICATIONS				
RMDP/SCP GRR-7: A Geomorphology Monitoring and Management Plan (Plan) will be prepared to ensure that the modified/re-engineered drainages along the major tributaries (Long, Lion, Potrero, Chiquito, and San Martinez Grande Canyons) 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.³ 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 and will include (but will not be limited to) the following: 1. Immediately after construction the following activities shall be carried out: An as-built survey shall be conducted for the completed channels to include a full longitudinal profile, cross-sections, and all in-channel structures.	Development of a Geomorphology Monitoring and Management Plan (Plan).	Prior to issuance of building permit(s)	Applicant	LACDRP

³ In this context, constrained dynamic equilibrium indicates that the channels will be designed to periodically change width, depth, and location on the floodplain in response to changing rainfall and vegetation dynamics, but stay within a predefined corridor and not encroach on infrastructure or fill slopes.

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
The channel floodplain and valley toe shall be mapped into three classes of channel migration zone: green zones where channel migration is permissible, yellow zones which should trigger site inspections by a qualified engineer or geomorphologist leading to possible stabilization actions, and red zones which should trigger immediate repair and stabilization efforts. 2. In years 1, 3, 5, 10, and 20 following construction and after a flow event exceeding the 10-year recurrence interval, the following activities shall be carried out: A re-survey of the channel longitudinal profile and cross-sections. The longitudinal profile shall include a point on the thalweg every 50 feet where there are no visible steps or gradient changes in the channel profile, with additional points at any gradient changes. The longitudinal profile shall be surveyed in more detail through in-channel structures such as step-pools, with particular attention to the scour pool geometry. A visual inspection of each step-pool structure shall be performed. The inspection shall look for evidence of soil piping or washing out between rocks, movement of rock out of position (e.g. into the scour pool), presence of visible geotextile or cut-off wall materials, evidence for outflanking of the structure, exposure of the base of the toe rock. The longitudinal profile shall be compared to the as-built profile and the as-built step-pool structures, so that scour relative to the depth of the rock armor can be noted. The low flow channel configuration shall be compared with the channel migration zones.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
3. The monitoring data will be evaluated to determine whether remedial actions or more detailed studies are required. The criteria used to trigger more detailed investigations or maintenance/remedial actions will include (but will not be limited to) the following: If the low-flow channel migrates into the yellow zone, then a qualified geomorphologist or civil engineer shall conduct a more detailed investigation to determine the probability of further migration into a red zone. If channel migration towards a red zone is occurring at a rate less than 3 feet per year, then this would trigger more frequent site inspections. These inspections shall include annual inspections and inspections after every large flow event (2-year recurrence interval flow or greater) until the channel migration ceases or the channel migrates away from the red zone. If the rate of migration towards a red zone exceeds 3 feet per year or is within 10-feet of a red zone, then remedial actions will be implemented to stabilize the channel and restore channel functionality to comply with the basis of design criteria. If channel erosion exposes the toe protection of the step-pools, then a qualified geomorphologist or civil engineer shall conduct a more detailed investigation to and develop a remedial plan to stabilize the channel and structure (e.g. extend toe protection deeper, or use grade control downstream to restore the channel bed elevation at the step-pool). Following review and approval of the plan, the remedial actions will be implemented. If channel erosion results in a decrease in the channel elevation of 1-foot or greater over a length of more than 50 feet or forms knickpoints, then a qualified geomorphologist or civil engineer shall conduct a more				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
detailed investigation to determine whether the erosion/channel incision is likely to migrate and threaten the stability of project structures. If the results of the investigation indicate that the stability of the structures is in jeopardy, then a remedial plan will be developed to stabilize the channel and structure (e.g., keying in additional boulder ramps to the channel bed). Following review and approval of the plan, the remedial actions will be implemented. If channel aggradation occurs such that step-pool structures are buried by sediment and/or the low-flow channel is no longer well-defined, then a qualified geomorphologist or civil engineer shall conduct a more detailed investigation to determine whether the aggradational trend is short-term or long-term. For the purposes of this monitoring program, short term means that the structure was not buried in the previous monitoring survey and long term means that the structure was buried during the previous monitoring survey. If aggradation appears to be short-term, then a pilot channel shall be cut through the original step-pool alignment to ensure that subsequent erosive flows do not flank the step-pools and jeopardize the channel stability. The pilot channel shall have the same dimensions as the original design channel. If aggradation appears to be long-term and the aggradation does not threaten the stability of the channel, then the channel shall be allowed to form itself (no sediment removal shall be carried out). However, if the aggradation appears to be long-term and potentially threatens the stability of the channel, then a remedial plan will be developed to stabilize the channel. Following review and approval of the plan, the remedial actions will be implemented.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
After all flood events exceeding the 5-year recurrence interval flow, then a qualified geomorphologist or civil engineer shall conduct an inspection of the channel to evaluate for signs of erosion, knickpoints, flanking of structures, and piping or erosion around the project structures. If the results of the inspection indicate evidence of channel instability, then a more detailed site investigation shall be carried out to determine whether corrective action is required. In addition to the measures identified above, the Plan shall describe the potential remedial techniques to prevent, mitigate, abate, or control undesirable geomorphic response. These measures will include (but will not be limited to) the following: 1. Repair, maintenance or replacement of creek structures and development improvements. 2. Stabilization (either partial or total) of eroded areas or failures of the creek slopes by removal and replacement with appropriate materials. 3. Construction of erosion control measures that, where feasible, will consist of bio-engineering techniques. 4. Placement of subsurface drainage devices (e.g., underdrains, or horizontal drilled drains). 5. Slope correction (e.g., gradient change, slope trimming or contouring). 6. Construction of additional surface ditches and/or ponds, sediment traps, or backfill of eroded channels. All monitoring reports shall be submitted to the U.S. Army Corps of Engineers, CDFG, DPW, and/or other designated entities. Prior to implementing any remedial actions, applicable approvals and permits will be obtained from the U.S. Army Corps of Engineers, CDFG, and LA DPW.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Following construction, the applicant will maintain responsibility for implementation of the Plan and will be responsible for all monitoring and necessary maintenance/remedial actions until transfer of the maintenance and monitoring responsibilities to the LA DPW or other designated entity.				
12. HYDROLOGY AND WATER QUALITY – WATER QUALITY				
RMDP/SCP-WQ-1: Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), a final SUSMP shall be prepared consistent with the terms and content of both the Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan and Project Water Quality Technical Report that specifically identifies the BMPs to be used on site. The SUSMP shall be submitted to the DPW for review. The SUSMP shall identify, at a minimum: (1) site design BMPS (as appropriate); (2) the source control BMPs; (3) treatment control BMPs; (4) hydromodification control BMPs; and (5) the mechanism(s) by which long-term operation and maintenance of all structural BMPs would be provided. The BMPs identified in the SUSMP shall include, as applicable, but not be limited to, the PDFs set forth in Table 4.4-12 this EIS/EIR.	SUSMP requirements have been superseded by the requirements of the County's Low Impact Development [LID] Ordinance and LID Manual. The final SUSMP is now referred to as the LID Plan per the County LID Manual. Prior to the issuance of any rough grading or building permit (whichever comes first) and as part of the design level hydrology study and facilities plan, a final LID Plan will be prepared. The BMPs identified in the LID Plan will include, as applicable, but not be limited to, the BMPs set forth in Table 7.4.1-1 of the Water Quality Report. The BMPs set	Prior to final tract map or issuance of any grading or building permit (whichever comes first)	Applicant	LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	forth in Table 7.4.1-1 therein supersede the PDFs set forth in Table 4.4-12 of the State-certified EIR			
RMDP/SCP-WQ-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 the Department of Regional Planning a Landscape and Integrated Pest Management Plan, identified in this Section 4.4, which shall be designed to meet the standards set forth below. A Landscape and Integrated Pest Management Plan shall be developed and implemented for common area landscaping within the Specific Plan, Homestead, and VCC 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 (Techniques 1–6 below); and the limited use of pesticides according to treatment thresholds, when monitoring indicates pesticides are needed because pest populations exceed established thresholds (Technique 7). 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.	Submit Landscape and Integrated Pest Management Plan	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. Fertilizer management—soil assessment, fertilizer types, application methods, and storage and handling. 7. 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). <i>(Reference to Section 4.4 refers to the Water Quality Section of the State-certified EIR.)</i>				
13. NOISE				
SP 4.9-2: Limit all construction activities near occupied residences to between the hours of 6:30 a.m. and 8:00 p.m. and exclude all Sundays and legal holidays pursuant to County Department of Public Works, Construction Division Standards.	Maintain log demonstrating compliance	During construction	Applicant	LACDRP
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	Maintain log demonstrating compliance	During construction	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
acoustic barriers around stationary construction noise sources.				
SP 4.9-4: Locate construction staging areas on-site to maximize the distance between staging areas and occupied residential areas.	Finalize construction staging areas	Prior to construction	Applicant	• LACDRP
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.	Preparation of an acoustic analysis showing that the building is designed so that interior noise levels resulting from outside sources will be no greater than 45 dB(A) CNEL.	Prior to approval of building permit(s)	Applicant	• LACDRP
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.	Prepare acoustic analysis to show exterior noise in outdoor living area will be 60 dB(A) CNEL or less.	Prior to issuance of building permit(s)	Applicant	• LACDRP
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.	Prepare acoustic analysis to show exterior noise in outdoor living area will be 65 dB(A) CNEL or less.	Prior to tentative approval of the subdivision	Applicant	• LACDRP
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.	Prepare acoustic analysis to show exterior noise in exterior play areas will be 70 dB(A) CNEL or less.	Prior to tentative approval of the subdivision	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. 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.	Prepare acoustic analysis to assess project and cumulative development based upon state noise land use compatibility criteria and shall be approved by the Los Angeles County Department of Health Services.	Prior to tentative approval of the subdivision	Applicant	LACDRP
14. POPULATION AND HOUSING				
4.21-1: The Los Angeles County General Plan and the Santa Clarita Valley Area Plan shall be amended by Los Angeles County to accommodate the Newhall Ranch Specific Plan.	Amendments to the Los Angeles County General Plan and the Santa Clarita Valley Area Plan.	Prior to building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
15. PUBLIC SERVICES - FIRE				
SP 4.18-1: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMA, a Wildfire Fuel Modification Plan shall be prepared and submitted for approval by the County Fire Department. The Wildfire Fuel Modification Plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to County Fire Department requirements. The wildfire fuel modification plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the County Forester. Fire resistant plant species containing habitat value may be planted in the fuel modification zone.	Development of a Wildfire Fuel Modification Plan	Prior to construction	Applicant	• LACDRP • LA County Fire Department
SP 4.18-2: Each subdivision and site plan for the proposed Specific Plan shall provide sufficient capacity for fire flows of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two hour duration for single family residential units, and 5,000 gpm at 20 psi residual pressure for a five-hour duration for multi-family residential units and commercial/retail uses, or whatever fire flow requirement is in effect at the time of subdivision and site plan approval.	Maintain log demonstrating compliance	Prior to each subdivision approval	Applicant	• LACDRP
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	As the County has changed the classification system for areas subject to wildland	Prior to each subdivision approval	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Fire Zones 3 and 4 that are in effect at the time of subdivision map and site plan approval.	fires, this mitigation measure will now apply to on-site areas designated as High and Very High Wildfire Severity Zones.			
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 one acre. If the cost of constructing the three fire stations, providing and dedicating the two fire station sites, and providing 3-engines, 1 paramedic squad, and 63 percent of a truck company exceeds the developer’s developer fee obligation for the Newhall Ranch development as determined by the Fire District, the Fire District will fund the costs in excess of the fee obligation. Two of the three fire stations to be funded by the developer will not exceed 6,000 square feet; the third fire station to be funded by the developer will not exceed 8,500 square feet. The Fire District will fund the cost of any space/square footage of improvement in excess of these amounts as well as the cost of the necessary fire apparatus for any such excess square footage of improvements. The cost of three fire engines, a proportionate share of a truck and one squad to be provided by the developer will be determined based upon the apparatus cost at the time the apparatus is placed in service.	After certification of the Specific Plan EIR, the County Fire Department and the Project Applicant agreed that in lieu of the fire station at the Fire District’s Del Valle facility, three fire stations would be located within the Newhall Ranch Specific Plan area, specifically within the Landmark Village, Mission Village, and Potrero Valley project areas, and a fourth fire station would be located within the Legacy Village project area, which is located adjacent to the Specific Plan area and the Homestead South Project site.	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
RMDP/SCP PH-7: All development of the Newhall Ranch Specific Plan site and the VCC and Entrada planning areas shall be in compliance the provisions of Los Angeles County Code, title 21, chapter 21.24, for secondary evacuation access.	Maintain log demonstrating compliance	During construction and operation	Applicant	• LACDRP
RMDP/SCP PH-14: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, 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 Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone,	Development of a Wildfire Modification Plan	Prior to construction	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
the size of which shall be consistent with the Los Angeles 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. 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 Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve.				
16. PUBLIC SERVICES— LAW ENFORCEMENT				
SP 4.17-1: As subdivision maps are submitted to the County for approval in the future, the applicant shall incorporate County Sheriff's Department design requirements (such as those pertaining to site access, site security lighting, etc.) which will reduce demands for Sheriff's service to the subdivisions and which will help ensure adequate public safety features within the tract designs.	Maintain log demonstrating compliance	At the time subdivision maps are submitted to the County	Applicant	LACDRP
17. PUBLIC SERVICES - SCHOOLS				
SP 4.16-1: The Specific Plan developer shall reserve five elementary school 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 Homestead South Project implements this measure in part by reserving one elementary school site, one junior high school site, and one high school site within the	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	Homestead South Project boundaries.			
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 District.	The Homestead South Project implements this mitigation measure by complying with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Newhall District.	Prior to issuance of building permit(s)	Applicant	LACDRP
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.	The Homestead South Project implements this mitigation measure by complying 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.	Prior to issuance of building permit(s)	Applicant	LACDRP
SP 4.16-4: The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Castaic Union School District.	The Homestead South Project implements this mitigation measure by complying with the terms and conditions of the School Facilities Funding Agreement between The Newhall	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	Land and Farming Company and the Castaic Union High School.			
18. PUBLIC SERVICES – PARK & 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: – <i>Regional River Trail;</i> – <i>Salt Creek Corridor;</i> – <i>Community trails; and</i> – <i>Unimproved trails.</i>	The Homestead South project would implement a portion of Mitigation Measure SP 4.20-1 as it includes: two public Neighborhood Parks; 3 private recreation facilities; Open Space; Community trails; Recreation trails; Local trails; and Pathways.	Prior to issuance of building permit(s)	Applicant	• LACDRP
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.	Finalize the alignment of trails with the County Department of Parks and Recreation.	Prior to construction	Applicant	• LACDPR • LACDRP
SP 4.20-3: Trail construction shall be in accordance with the County of Los Angeles Department of Parks and Recreation trail system standards.	Construct trails to be consistent with the County of Los Angeles Department of Parks	Prior to issuance of building permit(s)	Applicant	• LACDPR • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	and Recreation trail system standards.			
19. PUBLIC SERVICES - LIBRARIES				
SP 4.19-1: The developer would provide funding for two libraries to the County Librarian, including funding for the construction of the libraries and provision of furniture, fixtures, equipment and materials. In lieu of the County's Library Facilities Mitigation Fee (Ordinance No. 98-0068, Section 22.72.090 of Section 2), the developer would dedicate a maximum of two library sites within the Specific Plan boundary. The actual net buildable site area required and provided by the developer would 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 square footage to be funded by the developer would not exceed 0.35 net square foot per person. The developer's funding of construction of the library(s) and furnishings, fixtures, equipment and materials for the library(s) would be determined based on the cost factors specified in the library facilities mitigation fee in effect, at the time of commencement of construction of the library(s). A Memorandum of Understanding (MOU) between the developer and the County Library, executed prior to the issuance of first residential building permit within the Specific Plan would determine the library's location, size, funding and the Library Construction Plan. The MOU would be based on 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. The MOU would include an agreement by the developer to dedicate sufficient land and pay the agreed	The Memorandum of Understanding (MOU) has been executed.	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 would be completed and operational by the time of County's issuance of the 8,000th residential building permit of the Specific Plan and the second library would 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 would be constructed, the library would be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch. No other payment with respect to library facilities would be required under Section 2.5.3.d. of the Specific Plan in order for the developer to obtain building permits for nonresidential buildings.				
20. TRANSPORTATION/TRAFFIC				
SP 4.8-1: The applicants for future subdivision maps which permit construction shall be responsible for funding and constructing all on-site traffic improvements except as otherwise provided below. The obligation to construct improvements shall not preclude the applicants' ability to seek local, State or Federal funding for these facilities.	On site traffic improvements shall be designed and submitted prior to final map phase for which the improvement is required for.	Prior to issuance of building permit(s)	Applicant	LACDRP
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	Development of a transportation performance evaluation.	Prior to the approval of each subdivision map.	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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.	Eleven (11) of the intersections located within the Homestead South Project. The project would demonstrate compliance by developed traffic signals at those 11 intersections.	Prior to the approval of each subdivision map.	Applicant	• LACDRP
SP 4.8-5: The applicants for all future subdivision maps which permit construction shall consult with the local transit provider regarding the need for, and locations of, bus pull-ins on highways within the Specific Plan area. All bus pull-in locations shall be approved by the Department of Public Works, and approved bus pull-ins shall be constructed by the applicant.	Final locations of bus pull-ins will be coordinated with the local transit provider and the Department of Public Works and constructed in conjunction with the Project.	Prior to the approval of each subdivision map.	Applicant	• LACDRP • LACDPW
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	Development of a transportation performance evaluation.	Prior to the approval of the first subdivision map.	Applicant	• LACDRP • LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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.	Development of a transportation performance evaluation and if applicable, analyze for additional lanes for the SR-126.	Prior to the approval of the subdivision map.	Applicant	• LACDRP • LACDPW
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.	Project design compliance with the current CMP.	Prior to the approval of each subdivision map.	Applicant	• LACDRP • LACDPW
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 SP 4.8-2 [of the Newhall Ranch Specific Plan Final EIR] which	Development of fair-share contributions and transportation performance evaluation.	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 SP 4.8-6, above, shall be made.				
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.	Development of the Traffic Impact Analysis (TIA) report.	Prior to the approval of the subdivision map.	Applicant	• LACDRP • LACDPW
RMDP/SCP-TR-5: The Project applicant shall contribute its fair-share of the costs to add additional capacity to The Old Road north of Magic Mountain Parkway by increasing the planned six-lane roadway to a six-lane augmented	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2, 3, and 7 only.)				
RMDP/SCP-TR-7: The Project applicant shall contribute its fair-share of the costs to add additional capacity to Rye Canyon Road east of The Old Road by increasing the existing six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2 through 7.)	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	LACDPW
RMDP/SCP-TR-8: The Project applicant shall contribute its fair-share of the costs to add additional capacity to Via Princessa east of Santa Clarita Road by increasing the planned six-lane roadway to a six-lane roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2, 3, 4 and 5 only.) <i>(As a clarification, Via Princessa, would be increased from a planned six-lane roadway to an eight-lane roadway. The Homestead South Project's fair share of the cost of this improvement is 0.3%.)</i>	Via Princessa, would be increased from a planned six-lane roadway to an eight-lane roadway. Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	LACDPW
21. TRIBAL CULTURAL RESOURCES				
Refer to Section 5, Cultural Resources, above.				
22. UTILITIES AND SERVICE SYSTEMS – WATER SUPPLY				
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.	Development of the Newhall Water Reclamation Plant (WRP), use of existing water reclamation plants, and development of a distribution system would satisfy this MM.	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
SP 4.11-2: Landscape concept plans shall include a palette rich in drought-tolerant and native plants.	Develop a landscaping plan.	Prior to issuance of building permit(s)	Applicant	• LACDRP
SP 4.11-3: Major manufactured slopes shall be landscaped with materials that will eventually naturalize, requiring minimal irrigation. (This mitigation measure is satisfied by Project regulatory compliance with the provisions of Los Angeles County Code, Title 26 (Building Code), Appendix J, Section J110.3 and Title 31 (Green Building Standards) No further action is required beyond regulatory compliance to fulfill the requirements of SP 4.11-3.)	Compliance with the provisions of Los Angeles County Code, Title 26 (Building Code), Appendix J, Section J110.3 and Title 31 (Green Building Standards).	Prior to issuance of building permit(s)	Applicant	• LACDRP
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 Homestead South project shall incorporate into all of its irrigation systems, water conservation measures required by the State of California. In addition, this mitigation measure is satisfied by Project regulatory compliance with the provisions of the following: California Code of Regulations, Title 23, Chapter 2.7, State Model Water Efficient Landscape Ordinance; and	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	California Code of Regulations, Title 24, Part 11 (California Green Building Standards Code). No further action is required beyond regulatory compliance to fulfill the requirements of SP 4.11-4.)			
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.	Obtain written confirmation from the retail water agency identifying the source(s) of water available to serve the map concurrent with need, and phased if applicable.	In conjunction with the submittal of applications for tentative tract maps or parcel maps.	Applicant	LACDRP
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.	If an ASR program is used, submit a report documenting the requirements of this measure have been satisfied.	Prior to issuance of building permit(s)	Applicant	LACDRP
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 acre-feet per year and withdraw	If an ASR program is used, submit a report documenting the requirements of this	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
the ultimate target withdraw volume of 4,100 acre-feet per year.	measure have been satisfied.			
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".)	If an ASR program is used, submit a report documenting the requirements of this measure have been satisfied.	Prior to issuance of building permit(s)	Applicant	• LACDRP
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.	If an ASR program is used, submit a report documenting the requirements of this measure have been satisfied.	Prior to issuance of building permit(s)	Applicant	• LACDRP
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	Consistent with this measure, the applicant has provided the County with the annual reports.	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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 Homestead South Project will meet the drinking water quality standards required under Title 22 prior to use. In addition, this mitigation measure is satisfied by Project regulatory compliance with the provisions of California Code of Regulations Title 22, Chapter 15, Domestic Water Quality and Monitoring Regulations. No further action is required beyond	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	regulatory compliance to fulfill the requirements of SP 4.11-16.			
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 preparation of the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR (SCH No. 2000011025) ("State-certified EIR"). The State-certified EIR included project level analysis of developing the Specific Plan villages, including buildout of Homestead South. The State-certified EIR took into account subdivision map application details for the Homestead South site, and thus supplemented the analysis in the Specific Plan EIR consistent with the purpose of this measure. In addition, the State-certified EIR completed a water	In conjunction with each project-specific subdivision map for the Newhall Ranch Specific Plan	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	supply analysis based on the anticipated buildout, and the water demand and supplies for the Project will be further analyzed in accordance with SP 4.11-6. No further action is needed with respect to this measure.			
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.	Development of annual status report indicating the amount of water placed in storage in the groundwater bank.	Prior to issuance of building permit(s)	Applicant	LACDRP
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.	Sample surface and groundwater quality from a location upstream and downstream of the Newhall Ranch Specific Plan annually and submit results to the County and RWQCB.	During approval of the first subdivision map.	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 Homestead South project has provided the County with this documentation. As a condition of approval of the Homestead South 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 Homestead South subdivision.	Newhall shall provide documentation to the County 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.	Filing of the first subdivision map and prior to issuance of building permit(s).	Applicant	LACDRP
23. UTILITIES AND SERVICE SYSTEMS - WASTEWATER				
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.	Prior to issuance of building permit(s)	Applicant	LACDRP
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	This mitigation measure, as it applies to Homestead South, will be implemented	Prior to recordation of each subdivision	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
stating that treatment capacity will be adequate for that subdivision.	concurrent with Project development.			
SP 4.12-7: Each subdivision permitting construction shall be required to be annexed into the Los Angeles County Consolidated Sewer Maintenance District.	This mitigation measure, as it applies to Homestead South, will be implemented concurrent with Project development.	Prior to recordation of each subdivision	Applicant	• LACDRP
24. UTILITIES AND SERVICE SYSTEMS - ENERGY				
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.	Notify SCE regarding the development of the project.	Prior to recordation of all future subdivisions.	Applicant	• LACDRP
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.	Compliance with SCE guidelines for grading, construction, and development within SCE easements.	Prior to recordation of all future subdivisions.	Applicant	• LACDRP
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.	Coordination with SCE regarding electrical infrastructure removals and relocations.	Prior to recordation of all future subdivisions.	Applicant	• LACDRP
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.	Tract map submittal to the County.	Prior to recordation of all future subdivisions.	Applicant	• LACDRP
SP 4.13-2: A letter from 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 recordation.	Obtain letter from SCGC stating that they are able to provide adequate gas supply for the project.	Prior to recordation of all future subdivisions.	Applicant	• LACDRP • SCGC

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.	Compliance with SCGC regulations regarding pipeline relocation, grading in the vicinity of gas mains, and development within Southern California Gas Company easements.	Prior to recordation of all future subdivisions.	Applicant	LACDRP
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.	Notification to potential buyers and tenants within the vicinity of SCGC transmission lines.	During the sale of the project's residential units.	Applicant	LACDRP
25. UTILITIES AND SERVICE SYSTEMS – SOLID WASTE				
SP 4.15-3: The first purchaser of each residential unit within the Specific Plan shall be given educational or instructional materials which will describe what constitutes recyclable and hazardous materials, how to separate recyclable and hazardous materials, how to avoid the use of hazardous materials, and what procedures exist to collect such materials.	The Applicant will ensure that all first purchasers of the project's residential units will be given a presentation on how to separate solid waste materials.	During the sale of the project's residential units.	Applicant	LACDRP
26. WILDFIRE				
Refer to Section 14, Public Services - Fire, above.				
^a <i>The Project Applicant will, as appropriate, maintain an implementation log to document compliance with various mitigation measures and PDFs identified in this MMRP. Results contained in the implementation log will be submitted to the County in the Project Applicant's annual report to the extent applicable. Depending on the nature of the measure, compliance may be documented in a single occurrence (i.e., once the action is completed) or on an ongoing or periodic basis, as appropriate, based on the specific requirements of each measure.</i>				

APPENDIX A

MITIGATION MONITORING AND REPORTING PROGRAM—ACRONYMS, SHORTENED TERMS, AND ABBREVIATIONS

ACOE	Army Corps of Engineers
AEA	Additional Environmental Analysis
AG	Agriculture and Forest Resources
APLIC	Avian Power Line Interaction Committee
AQ	Air Quality
BACT	Best Available Control Technology
BIO	Biological Resources
BMP	Best Management Practices
Cal/OSHA	California Division of Occupational Safety and Health
CalGEM	California Geologic Energy Management Division
Cal-IPC	California Invasive Plant Council
Caltrans	California Department of Transportation
CAM	Cismontane alkali marsh
CARB	California Air Resources Board
CBC	California Building Code
CC&R	Covenants, Conditions, and Restrictions
CDFG	California Department of Fish and Game (became CDFW)
CDFA	California Department of Food and Agriculture
CDFW	California Department of Fish and Wildlife (formerly CDFG)
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFPP	Construction Fire Prevention Plan

CGS	California Geological Survey
CHP	California Highway Patrol
CLAOTO	County of Los Angeles Oak Tree Ordinance
CMIP	Comprehensive Mitigation Implementation Plan
CNLM	Center for Natural Lands Management
Corps	Army Corps of Engineers
County Fire	Los Angeles County Fire Department
CR	Cultural Resources
CRHR	California Register of Historic Resources
CVN	Compliance Verification Notice
dbh	diameter at breast height
DOGGR	Department of Conservation, Division of Oil, Gas and Geothermal Resources (now CalGEM)
DPW	Department of Public Works
E-Bike	Electric Bike
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
ERZ	Ember Resistant Zone
EV	Electric Vehicle
FHWA	Federal Highway Administration
FMZ	Fuel Modification Zone
FPP	Fire Prevention Plan
GEO	Geology and Soils
GHG	Greenhouse Gas
GPS	Global Positioning System
GRR	Geomorphology and Riparian Resources
HARC	Hybrid Assessment of Riparian Communities
HOA	Home Owners' Association

IPM	Integrated Pest Management
ITP	Incidental Take Permit
JPA	Joint Powers Authority
LACDAC	Los Angeles County Department of Arts and Culture
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sanitation Districts
LID	Low Impact Development
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
Modified Project	Project
MOU	Memorandum of Understanding
MTCO _{2e}	Metric Tons Carbon Dioxide Equivalent
NEV	Neighborhood Electric Vehicle
NLMO	Natural Lands Management Organization
NOI	Noise
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OSHA	Occupation Safety and Health Administration
PDF	Project Design Feature
PH	Potentially Hazardous
PR	Paleontological Resources
PS	Public Services
Retrofit Program	Building Retrofit Program
RMDP/SCP	Resource Management and Development Plan and Spineflower Conservation Plan
RMP	Resource Management Plan

RMW	RMW Paleo Associates, Inc.
RWQCB	Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
SCGC	Southern California Gas Company
SCH	State Clearinghouse
SCP	Spineflower Conservation Plan
SEA	Significant Ecological Area
SMA	Special Management Area
SoCalGas	Southern California Gas Company
SOON	Surplus Off-Road Opt-In for NO _x
SP	Specific Plan
Spineflower Preserve	Spineflower Conservation Area
sq. ft.	square feet
SUSMP	Standard Urban Stormwater Mitigation Plan
SW	Jurisdictional Waters and Streams
SWPPP	Stormwater Pollution Prevention Plan
TDM	Transportation Demand Management
TMO	Transportation Management Organization
TR	Transportation/Traffic
TSF	Thousand Square Feet
USFWS	United States Fish and Wildlife Service
VCC	Valencia Commerce Center
VMT	Vehicle Miles Traveled
VR	Visual Resources
WEAP	Worker Environmental Awareness Program
WF	Wildfire
WFEP	Wildland Fire Evacuation Plan

WQ	Water Quality
ZEV	Zero Emission Vehicle
ZNE Report	Zero Net Energy Confirmation Report
ZNE	Zero Net Energy



APPENDIX A1

Potential Plant Species for Vegetation Community
Restoration in the River Corridor SMA and Tributaries

Table 4.5-69**Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries****Trees**

red willow	<i>Salix laevigata</i>
arroyo willow	<i>Salix lasiolepis</i>
Fremont cottonwood	<i>Populus fremontii</i>
black cottonwood	<i>Populus balsamifera</i> ssp. <i>trichocarpa</i>
western sycamore	<i>Platanus racemosa</i>

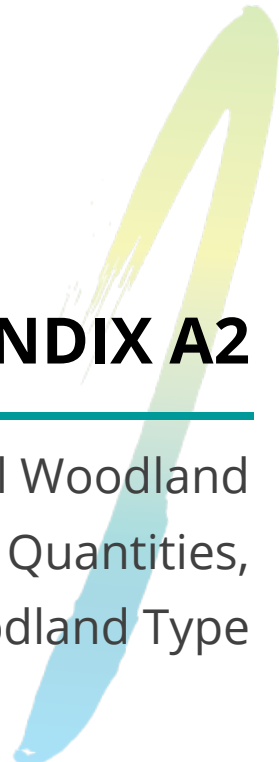
Shrubs

mulefat	<i>Baccharis salicifolia</i>
sandbar willow	<i>Salix exigua</i>
arrow weed	<i>Pluchea sericea</i>

Herbs

mugwort	<i>Artemisia douglasiana</i>
western ragweed	<i>Ambrosia psilostachya</i>
cattail	<i>Typha latifolia</i>
bulrush	<i>Scirpus americanus</i>
prairie bulrush	<i>Scirpus maritimus</i>

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



APPENDIX A2

Oak Tree Replacement Ratios and Optimal Woodland
Densities and Acorn Planting Quantities,
by Oak Woodland Type

Table 4.5-70
Additional BIO-22c Oak Tree Replacement Ratios

Trunk Diameter*	Mitigation Ratio
8 – 35	0.5:1
36 +	2.5:1

* Trunk diameter measured at 4.5 feet above mean natural grade. Mitigation required for single-stem oaks with a minimum 8-inch diameter and multi-stem oaks with a combined diameter of 12 inches.

Table 4.5-71
Optimal Woodland Densities and Acorn Planting Quantities,
by Oak Woodland Type

Woodland Type	Average Existing Woodland Density (trees per acre)	Target Density for Newhall Land (trees per acre)
Coast live oak woodland	22	50
Mixed oak woodland	19	40
Valley oak woodland	16	25

APPENDIX A3

Valencia Transportation Demand Management Plan

Valencia

Transportation Demand Management Plan

October 2022

Prepared by UrbanTrans North America

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Executive Summary

The Valencia Transportation Demand Management (TDM) Plan¹ is a comprehensive plan designed to achieve reductions in vehicle miles traveled (VMT) and, in so doing, reduce greenhouse gas (GHG) emissions.² Accordingly, this TDM Plan provides a summary description of the existing and planned regional transportation network, a listing of each of the strategies that comprise this TDM Plan with corresponding information regarding application of the strategy, and a step-by-step plan of implementation.

The TDM Plan applies to new development located on the Newhall Ranch Specific Plan, Entrada, and Valencia Commerce Center planning areas (the Project Site) that is facilitated by the Newhall Ranch Resource Management and Development Plan/Spineflower Conservation Plan (RMDP/SCP) Project. Specifically, the TDM Plan will serve planned development within the Project Site, which consists of up to approximately 21,242 residential units; about 9.3 million square feet of commercial uses; and, numerous public facilities, including schools, fire stations, a library, and recreational amenities. This TDM Plan will serve as an “umbrella plan,” with appropriate and customized application to individual villages and land uses, as applicable, located within the three planning areas (i.e., the Newhall Ranch Specific Plan, Entrada and Valencia Commerce Center sites).

The core objectives of the TDM Plan are to reduce the number of single occupancy vehicle trips, through the utilization of alternative forms of motorized and non-motorized transport and related strategies, and thereby reduce total VMT and the corresponding GHG emissions. Therefore, as presented below, the TDM Plan includes a number of strategies that enable the Project Site’s residents, employees, and visitors to utilize transit, ridesharing, walking, biking, telecommuting, and other transportation options. The TDM Plan relies, in part, on the design of the planned development and, in part, on innovative strategies developed by the transportation planning and engineering community to achieve

¹ Formerly called “Newhall Ranch TDM Plan”. “Valencia” in this context refers to the development to be facilitated by the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan, and includes the Newhall Ranch Specific Plan, Entrada, and Valencia Commerce Center planning areas.



its objectives, and provides the foundational elements necessary for the successful implementation of the TDM strategies outlined herein.

A non-profit Transportation Management Organization (TMO) or equivalent management entity will be established to provide the services required by this TDM Plan, as applicable. The TMO and the long-term implementation of the TDM Plan will be funded by TDM assessments, or other funding mechanisms that may be applicable, which all applicable property owners will be required to pay; this payment structure will be enforced through Covenants, Conditions and Restrictions (CC&Rs) placed on residential and commercial properties.

This TDM Plan is based, in part, on information and analysis contained in a technical memorandum entitled *RMDP/SCP Project: Transportation Demand Management Plan Evaluation*, Fehr & Peers (September 2016) and as updated in a technical memorandum entitled *Quantification of Implementing TDM Strategies*, Fehr & Peers (2022). The memorandum analyzes each of the VMT reduction strategies presented in this Plan and based primarily on guidance provided by the California Air Pollution Control Officers Association, calculates the VMT reduction expected to result with implementation of each strategy. The memorandum, including appendix and exhibits, provides technical support for the VMT reductions expected to be achieved with implementation of this Plan.

1.0 Background Information

1.1 Regional Setting

This section provides an overview of the existing and planned transportation network in the vicinity of the Project Site, including transit, roadways, bicycle/trails network, and the pedestrian environment.

The Project Site is located in the northern portion of unincorporated Los Angeles County in the Santa Clarita Valley. The Project Site area begins just west of Interstate 5 and continues to the boundary between Los Angeles and Ventura Counties, as shown in Figure 1. Traversing the Site is State Route (SR) 126, which functions as an east-west travel corridor between the Santa Clarita Valley and Ventura County. This section describes the transportation context to provide an understanding of the TDM needs and opportunities at the Project Site.



Figure 1: Project Site Vicinity Map



1.1.1 Transit Network

The Project Site is located within the City of Santa Clarita Transit service area. The agency operates nine local bus routes and four commuter routes that connect the City's neighborhoods with each other, as well as provide connections to regional transit via the following six transfer stations: the Santa Clarita, Newhall, Via Princessa, and Chatsworth Metrolink stations, the North Hollywood Red/Orange Line Station, and the McBean



Regional Transit Center, which includes a park and ride lot. Commuter Express Service also is available during rush hours to Century City and downtown Los Angeles.

On average, service frequency for local bus routes ranges from 30 minutes to an hour during morning and evening peak hours. Most routes run between 5:00 A.M. and 9:00 P.M. on weekdays. Weekend service is less frequent, starts later in the morning, and ends earlier in the evening. Commuter train service into downtown Los Angeles is provided via the Metrolink Antelope Valley Line, which takes less than an hour to reach Union Station and runs 11 times a day. From the North Hollywood Metro Station, the Red Line runs every ten minutes through Hollywood to Union Station, a ride that takes approximately 30 minutes. The Orange Line serves points west and terminates in Chatsworth. Figure 2 shows a map with regional connections. Figure 3 illustrates the existing local Santa Clarita Transit Network.

Figure 2: City of Santa Clarita Transit Regional Transit Connections

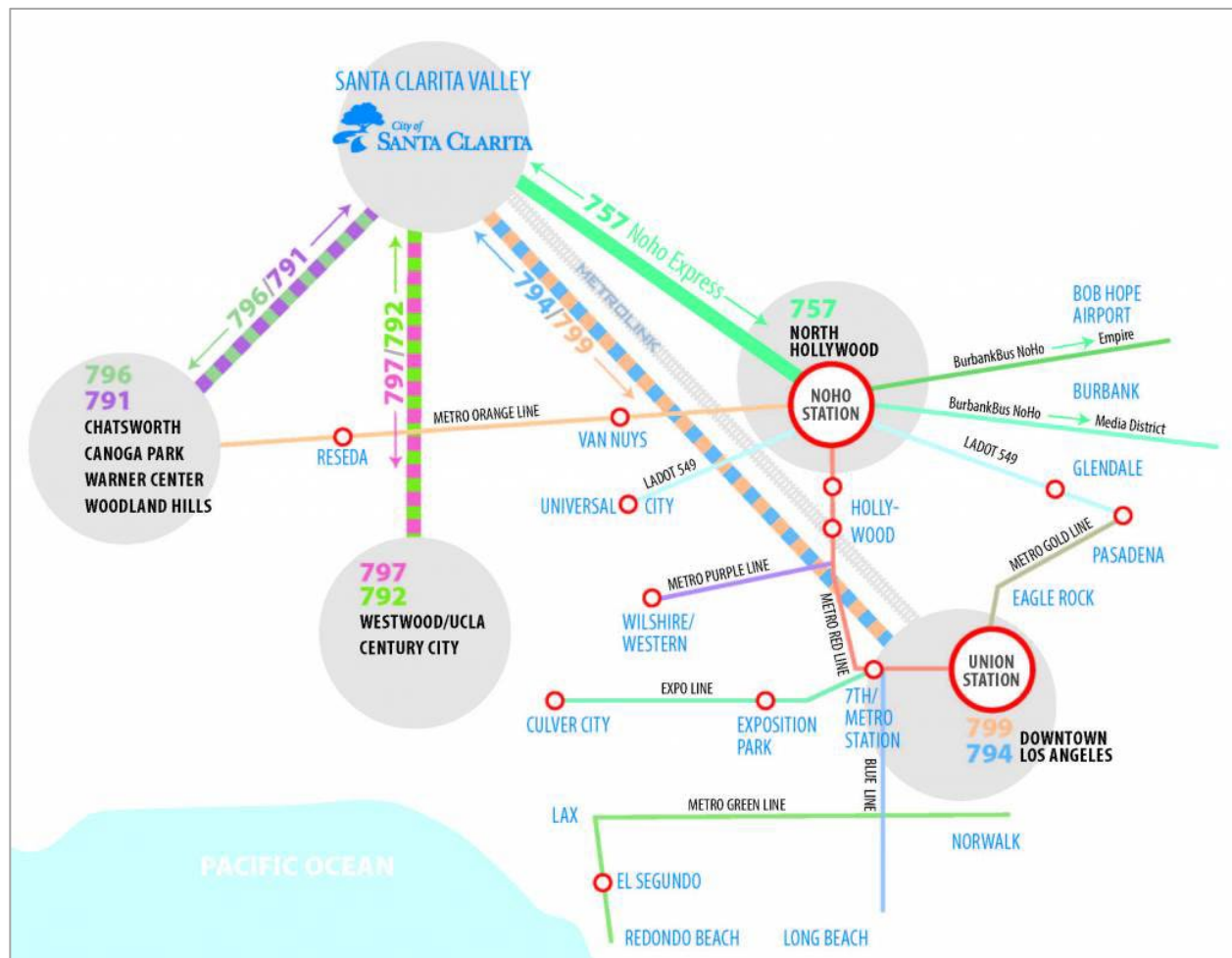
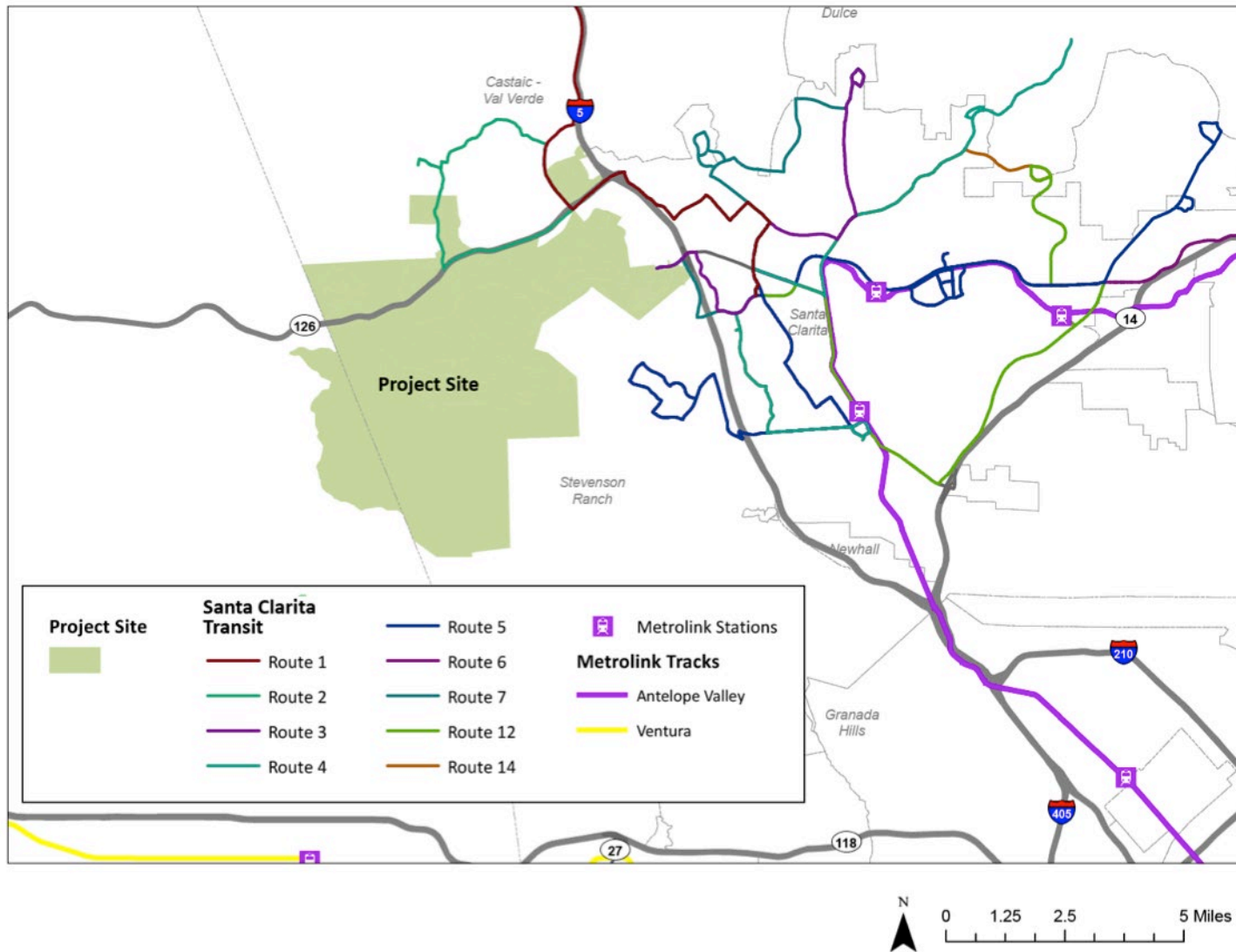


Figure 3: City of Santa Clarita Transit Local Service



1.1.2 Major Roadways

The Project Site is easily accessible from Interstate 5, which runs north-south and connects to downtown Los Angeles, and from Highway 126, which runs east-west between I-5 and the City of Ventura. A northward expansion of existing high occupancy vehicle (HOV) lanes from Highway 14 to north of Highway 126 is planned and scheduled to be completed in 2023. Within the Project Site area, an extension of Magic Mountain Parkway will run through the center of the site and connect with Long Canyon Road, an extension of the existing Valencia Boulevard. North-south connections will be provided by the extension of Commerce Center Drive, which will connect across Highway 126 to the Valencia Commerce Center, and by Long Canyon Road, which will connect to the existing Chiquito Canyon Road north of Highway 126. These new roads will be constructed as major and secondary highways along which transit service will be available.

1.1.3 Bicycle/Trails Network

The Los Angeles County Bicycle Master Plan adopted in 2012 identifies the addition of bike paths, lanes, or routes to several roadways adjacent to the Project Site. Planned improvements include bike paths and lanes along The Old Road, Castaic Creek, and the Santa Clara River/Highway 126. The bicycle master plan and related resources can be found here: <https://dpw.lacounty.gov/pdd/bike/masterplan.cfm>.

In 2020, the City of Santa Clarita adopted an update to its non-motorized transportation plan, which includes network and infrastructure improvements, facility design recommendations, and programmatic recommendations, including bicycle education and encouragement programs. The City of Santa Clarita is a Bronze level Bicycle Friendly Community, a recognition awarded by the League of American Bicyclists. The city's web site includes maps, bike parking information, safety tips, bicycles and transit information, and other resources. See: <http://bikesantaclarita.com/>.

The Project's proposed network of bicycle and multi-use trails generally will resemble the extensive existing trail network in neighboring Valencia. Off-street, multi-use trails will connect the villages within the Project Site. They will be supplemented by paseos, wide sidewalks with lighting, benches, and shade trees that provide connections to activity centers, such as schools, recreation centers, and neighborhood centers. On-street bike lanes will be provided on major roads as well.



1.1.4 Pedestrian Environment

Sidewalks will be provided along all roads within the planned development located on the Project Site, supplemented by the trail network. Cul-de-sacs are part of the street design in certain locations, although pedestrian connections will be provided at some of the planned cul-de-sacs to improve pedestrian connectivity.

2.0 TDM Strategies

The strategies outlined below shall be implemented pursuant to this TDM Plan. However, in light of the ongoing evolution of transportation technology and advancements, the strategies set forth below may be modified or replaced, as necessary, with alternative strategies of equal or enhanced effectiveness. Therefore, the applicant (or its designee) and/or the TMO, or equivalent management entity, shall periodically evaluate the parameters of this TDM Plan so as to ensure that the strategies are meeting the needs and priorities of the residents, employees, tenants, and visitors to the Project Site. As new technologies and strategies become available, the TDM Plan can be modified in order to implement alternative technologies and/or strategies of equal or enhanced effectiveness.

2.1 TDM Strategy Description

The following is a brief description of each TDM strategy and its application to the Project Site.

Construction

1. Construction Traffic Management Plan

Description: A construction traffic management plan can be effective both to reduce VMT and reduce the potential construction-related congestion on traffic by maintaining mobility to, from, and within the Project Site during the construction period.

Application: Prior to issuance of a grading or building permit for each village level project, the applicant, or its designee, shall develop a Construction Traffic Management Plan that may include, as applicable: worker carpools through available incentives; remote parking areas and corresponding shuttle service; work hours and truck deliveries scheduled to the extent feasible to avoid peak hour traffic conditions (i.e., 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M.); and re-routing construction-related traffic from congested streets (i.e., those streets, if any, operating at unacceptable levels of service during the peak hours).



Operation

1. Integrate Affordable and Below Market Rate Housing

Description: Income has a statistically significant effect on the probability that a commuter will take transit or walk to work³. Below Market Rate (BMR) housing provides greater opportunity for lower income families to live closer to job centers and achieve jobs/housing balance near transit. Incorporating BMR also can encourage smaller units within the same building footprint, thereby increasing density and potential transit ridership.

Application: The applicant, or its designee, shall include an Affordable Housing Program as part of the planned development within the Project Site, in accordance with the County of Los Angeles' Newhall Ranch Specific Plan approvals.

2. Pedestrian Network

Description: Providing a pedestrian access network to link areas of a Project Site encourages people to walk instead of drive. This mode shift results in people driving less and, thus, a reduction in VMT.

Application: The applicant, or its designee, shall include within the planned development located on the Project Site pedestrian-movement facilities (e.g., sidewalks, paseos, and trails as depicted in the Newhall Ranch Specific Plan Mobility Plan) that eliminate physical barriers and provide pedestrian-based access to both on- and off-site complementary land uses (e.g., neighborhood-serving commercial retail opportunities; schools; recreational amenities).

3. Traffic Calming

Description: Providing traffic calming measures can encourage people to walk or bike instead of using a vehicle, thereby reducing VMT. Examples of traffic calming features include: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.

³ Bento, Antonio M., Maureen L. Cropper, Ahmed Mushfiq Mobarak, and Katja Vinha. 2005. "The Effects of Urban Spatial Structure on Travel Demand in the United States." *The Review of Economics and Statistics* 87,3: 466-478.



Application: The applicant, or its designee, shall include within the planned development located on the Project Site design elements that reduce motor vehicle speeds and improve pedestrian and bicyclist safety on the on-site streets and intersections. These design elements may include, but are not limited to, count-down signal timers, marked crosswalks, raised crosswalks, raised intersections, speed tables, median islands, planter strips with trees, curb extensions, on-street parking, tight corner radii, roundabouts or mini-circles, and chicanes/chokers.

4. Transit Network Expansion

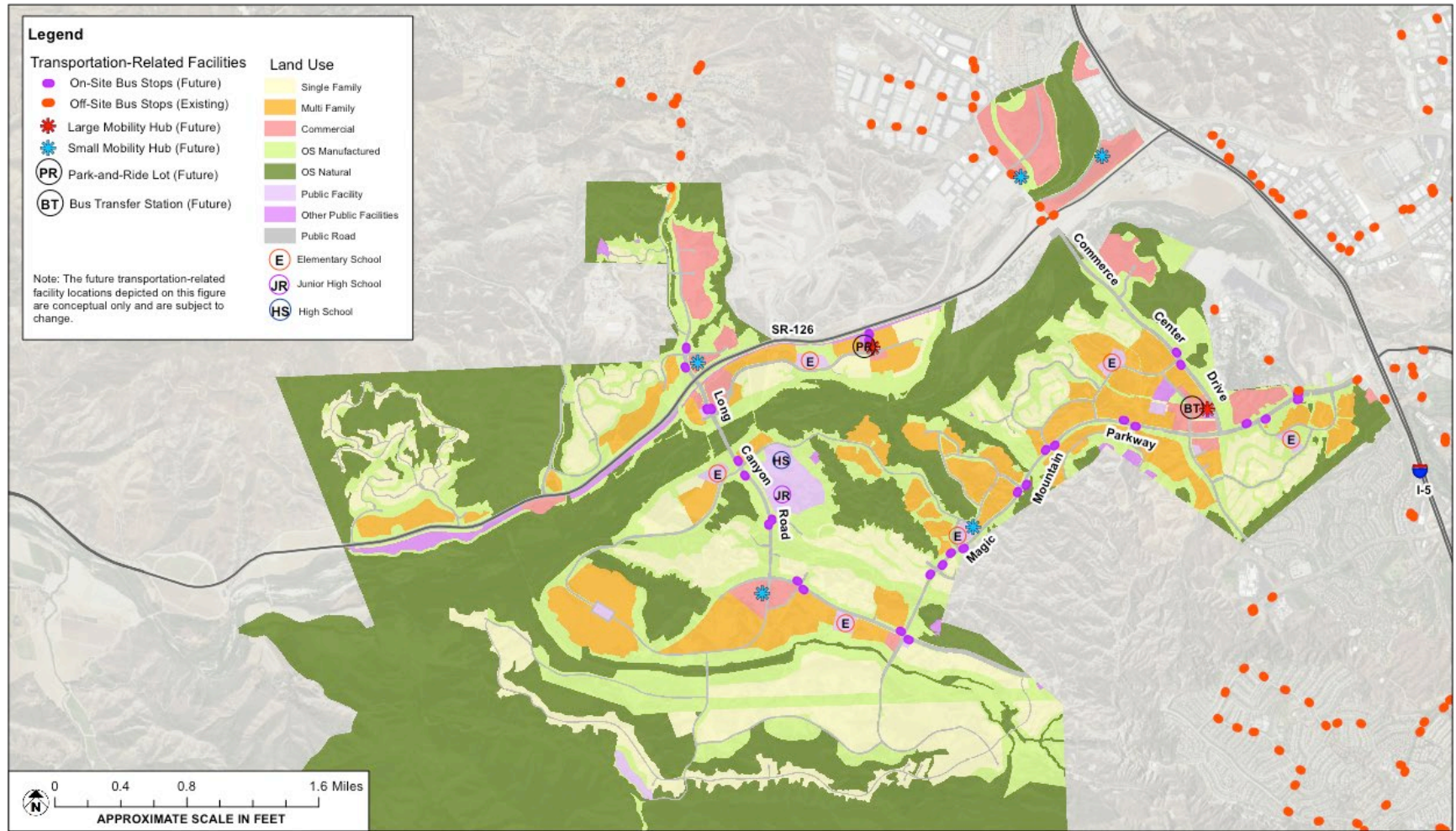
Description: Increasing transit availability through route expansion or increasing existing transit frequency improves access to the Project Site and, therefore, will encourage transit ridership. This mode shift results in people driving less and, thus, a reduction in VMT.

Application: The TMO, or its equivalent management entity, shall coordinate with the local transit agencies, including Santa Clarita Transit, to implement the Conceptual Transit Plan illustrated on Figure 4, to provide an expanded transit network that connects the Project Site to major transit centers in the Santa Clarita Valley, and enhance on and off-site connectivity options via transit.⁴ The expanded transit network shall include bus stops located throughout the development area, a bus transfer station, and a park-and-ride lot to the extent deemed appropriate.

⁴ See, Fehr & Peers Technical Memorandum, *RMDP/SCP Project: Transportation Demand Management Plan Evaluation* (September 2016), Exhibit 2.



Figure 4: Conceptual Transit Plan



SOURCE: Hunsaker & Associates - 2016; Santa Clarita Transit - 2016; Meridian Consultants - 2016

FIGURE A



Conceptual Transit Plan



5. **Alternative Work Schedules and Telecommute Program (Residential End)**

Description: Encouraging telecommuting and alternative work schedules reduces the number of commute trips and, therefore, VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed workweeks.

Application: In furtherance of this strategy relative to Project residents, the TMO, or its equivalent management entity, shall utilize all appropriate marketing tools, including incentive strategies, to promote alternative work schedules and telecommuting on the part of Project residents, as feasible. In addition, the applicant, or its designee, shall construct all residential units to facilitate installation of high-speed internet services.

6. **Required Commute Trip Reduction Program**

Description: A Commute Trip Reduction (CTR) program is an employer-administered program that discourages single-occupancy vehicle trips and encourages alternative modes of transportation such as carpooling, taking transit, walking, and biking. A CTR program provides employees with assistance in using alternative modes of travel and provides both “carrots” and “sticks” to achieve behavior change. A typical CTR program may include the following: preferential carpool parking, flexible work schedules for carpools, ridematching, designation of a transportation coordinator, transit subsidies, vanpool assistance, and bicycle end-trip facilities (e.g., parking, showers, and lockers). Participation in required commute trip reduction programs typically is required of employers above a certain size threshold, exempting small businesses and non-traditional employers from the requirement to participate.

Application: The TMO, or its equivalent management entity, shall coordinate with large business employers of the planned development located on the Project Site to implement a required CTR program that may include, but is not limited to, the utilization of ride sharing; provision of transit subsidies and preferential parking to carpools, vanpools and other commute strategies that minimize the use of single occupancy vehicles; and installs end-of trip bicycle facilities. As part of the program, the TMO (or equivalent management entity) shall establish performance and monitoring standards for the program’s implementation status. In furtherance of this strategy, the TMO (or equivalent management entity) shall develop marketing strategies, targeted towards the tenants, employers, and employees of the Project Site’s commercial areas, which establish and promote the benefits of commuting habits that reduce vehicle miles traveled. Additionally, the applicant/designee or the TMO (or equivalent management entity), as applicable, shall coordinate with



commercial builders/property owners to promote ridesharing through a multi-faceted approach that includes, but is not limited to, the measures below:

- Designating a certain percentage of parking spaces for ride-sharing vehicles that is equivalent to at least one dedicated parking space per 25,000 square feet of office space;
- Designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles; and
- Providing a web site or message board for coordinating rides

7. Alternative Work Schedules and Telecommute Program (Work End)

Description: Encouraging telecommuting and alternative work schedules reduces the number of commute trips and, therefore, VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed workweeks.

Application: The TMO, or its equivalent management entity, shall coordinate with employers of the planned development located on the Project Site to facilitate the utilization of non-traditional worker commute patterns, for both Project residents and Project employees, by encouraging the use of alternative work schedules and telecommuting. In furtherance of this strategy for Project employees, the TMO (or equivalent management entity) shall develop marketing strategies, targeted towards the tenants and employers located in commercial areas on the Project Site that establish the benefits of alternative work schedules/telecommuting and provide successful templates for the implementation of such alternative approaches in the workplace. Additionally, any property management company managing commercial property on the Project Site shall require employers with 100 or more employees within the Project Site to develop and implement an alternative work schedules/telecommuting program consisting of the following elements: (1) appointment of a program coordinator; (2) identification of specific categories of employment positions that are appropriate for alternative work schedules and/or telecommuting; (3) provision of required equipment for telecommuting (e.g., hardware, software, and security); and (4) establishment of communications strategies to facilitate satisfaction of employment responsibilities (e.g., instant messaging). In furtherance of this strategy for Project residents, all residential units will be constructed with high-speed, high-capacity internet, and will be included in the TMO's marketing and incentive strategies.

8. School Bus Program and School Travel Program



Description: School travel can be a large vehicle trip generator. Under a school bus program, student school bus transit subsidies and Safe Routes to School (SRTS) programming have shown to be important and cost-effective ways to reduce overall trips in the community.

Application: The applicant, or its designee, in coordination with the Project Site's school districts shall establish a school bus program by offering fully subsidized transit passes to all Junior High and High School students residing within the Project Site. The TMO will staff a Safe Routes to School Coordinator position to work with all Valencia Elementary Schools to coordinate SRTS programming. In addition, the TMO will fund a part-time SRTS coordinator position at each of the three school districts (0.25 FTE per district) to leverage resources and coordinate and implement school travel planning to promote the school bus program as well as to provide education, encouragement, and incentives intended to increase taking transit, biking, walking, and carpooling to school. The school bus program, including the transit subsidies and SRTS program, and related staffing will be phased in based on the number of on-site schools and students residing within the Project Site.

9. Transit Fare Subsidies for Employees

Description: Subsidizing the cost of transit or other alternative modes can encourage adoption of these modes.

Application: The TMO, through assessments, or other funding mechanisms that may be applicable, shall fund and shall coordinate with those employers of the planned development located on the Project Site not required to participate in the Required Commute Trip Reduction program (Strategy 6) to provide alternative transportation subsidies to employees who commute to jobs located within the Project Site.

10. Carshare Program

Description: Carshare members, on average, have lower auto ownership rates and drive less than non-carshare members. One study found that, on average, 21% of carshare members in North America gave up their primary or secondary vehicle after joining a carsharing program⁵.

⁵ IBI Group. (2009). *Parking Standards Review: Examination of Potential Options and Impacts of Car Share Programs on Parking Standards*. The City of Toronto.



Application: The TMO, or its equivalent management entity, shall establish a membership-based carshare program, whereby members have access to a shared fleet of vehicles. In order to incentivize participation, carshare program participation will be subsidized. Specifically, the TMO, through assessments, or other funding mechanisms that may be applicable, will subsidize 50 percent of the annual membership fee for up to 50 percent of the market rate households that elect to participate in the program (i.e., a 50% subsidy for all households that elect to participate in the program, capped at 50% of the total Project households); and, will subsidize 100 percent of the annual fee for up to 100 percent of the below market rate households. In the event the TMO is unable to retain a commercial carshare vendor, the TMO may consider diverting the funds otherwise planned to provide membership subsidies to the establishment of a peer-to-peer carsharing model, such as Getaround. The peer-to-peer model relies on private individuals registering their car for use by other residents for a fee. To ensure comparable levels of service and reliability to a traditional carshare provider (such as Zipcar), the peer-to-peer model would require aggressive marketing, outreach, and incentives to ensure that a sufficient fleet is established in terms of the number of vehicles and their locations. Another alternative approach could be the establishment of a Valencia-specific carshare service, as has been done successfully in small cities such as Ithaca, New York (population 30,515).

11. Neighborhood Electric Vehicle (NEV) and Electric Bicycle (E-Bike) Strategy

Description: NEVs are classified in the California Vehicle Code as a “low speed vehicle”. They are electric powered and must conform to applicable federal automobile safety standards. NEVs offer an alternative to traditional vehicle trips and can legally be used on roadways with speed limits of 35 MPH or less (unless specifically restricted). They are ideal for short trips up to 30 miles in length and can promote a mode shift from single-occupancy vehicles, particularly in their ability to replace short trips.

E-Bikes present another travel option with similar mode shift potential for short trips. Low-speed, pedal-assisted and throttle-assisted E-Bikes (Class 1 and 2) can reach a maximum speed of 20 MPH and are allowed by state law on all bicycle facilities, including dedicated bicycle paths, unless a local ordinance specifies otherwise. A survey conducted in 2015⁶ showed that E-Bikes are particularly

⁶ “E-bikes in North America: Results from an Online Survey,” John MacArthur, http://www.bikeleague.org/sites/default/files/E_bikes_mini_report.pdf.



popular in hilly areas and improve the mobility of older residents or people with disabilities who are unable to ride a standard bicycle. Class 1 and 2 E-Bikes do not require a driver's license, registration or insurance and the State of California specifies no minimum age.

Application: The applicant, or its designee, shall incorporate into the design of the planned development located on the Project Site a comprehensive, interconnected travel network that accommodates NEV use and includes features such as NEV parking, charging facilities, striping, signage, and educational tools. Additionally, the applicant or its designee will provide funding for a subsidy covering 25 percent of the NEV purchase price (up to a \$2,750 subsidy) that would be made available to residential detached single-family units located on the Project Site. The applicant or its designee also will provide funding for a subsidy covering 50 percent of the E-Bike purchase price (up to a \$750 subsidy) that would be made available to all residential units on the Project Site. Subsidies will be made available to original homeowners. Should funding remain available at build-out, the TMO may expand eligibility to subsequent homeowners.

12. Mobility Hubs

Description: Mobility hubs are one-stop centers for transit, rideshare meeting, carshare, bicycle repairs, bicycle share, end-of-trip facilities, and other commuter amenities. Mobility hubs are designed to facilitate multi-modal travel and encourage mode shifts by co-locating services and aggregating information.

Application: The applicant, or its designee, shall incorporate into the design of the planned development located on the Project Site four small mobility hubs and two large mobility hubs. The following amenities are typical amenities that may be included at each mobility hub, dependent upon size (see *RMDP/SCP Project: Transportation Demand Management Plan Evaluation, Fehr & Peers, September 2016, Exhibits 3 and 4*):

Small Mobility Hub:

- Information kiosks
- Transit arrival information
- Bike lockers and bike parking
- Enhanced pedestrian amenities
- Branding/signage



- Co-location of carshare and bikeshare

Large Mobility Hub:

- Information kiosks
- Transit arrival information
- Bike lockers and bike parking
- Enhanced pedestrian amenities
- Branding/signage
- Co-location of carshare and bikeshare
- Designated park-and-ride spaces

13. Tech-Enabled Mobility

Description: Advances in technology have led to innovative new TDM opportunities. Recent technological applications include improved ride matching apps, real-time ride sharing, and innovative platforms that allow for trip planning, trip tracking, the administration of rewards programs, and real-time bus information.

Application: The TMO, or its equivalent management entity, shall establish as part of the planned development located on the Project Site a one-stop website for transportation information, as well as complementary apps for mobile devices and computers.

14. Bike/Scootershare Program

Description: Similar to carshare members, bikeshare members also have lower auto ownership rates and drive less than non-bikeshare member counterparts. Studies have found that on average 7% of bikeshare members replaced their personal vehicle with the bikeshare⁷. Both bikeshare and scootershare programs have been shown to reduce vehicle trips and associated greenhouse gas emissions.

Application: The TMO, or its equivalent management entity, shall establish a station-based or dockless bike/scootershare system on the Project Site with up to 24 stations or designated micromobility parking areas, in the case of a dockless system. The system may offer a variety of micromobility devices, however, at least fifty percent of the fleet will be comprised of electric devices. In order to increase

⁷ Johnston, K. (2014, April 7). Beyond Urban Planning: The Economics of Capital Bikeshare. *Georgetown Public Policy Review*. Retrieved from <http://gppreview.com/2014/04/07/beyond-urban-planning-the-economics-of-capital-bikeshare/>



ridership, program participation will be subsidized. Specifically, the TMO, through assessments, or other funding mechanisms that may be applicable, will subsidize 50 percent of the annual membership cost for up to 1.5 percent of Project residents who live in market rate housing; and 100 percent of the annual household membership cost for below market rate households.

15. Transit Fare Subsidies for Residents

Description: Subsidizing the cost of transit or other alternative modes can encourage adoption of these modes.

Application: The TMO, through assessments, or other funding mechanisms that may be applicable, shall fund, and shall provide alternative transportation subsidies to residents located within the Project Site (up to 3250 passes based on anticipated participation rates). Market-rate properties must be part of the HOA or pay TMO dues for their residents to qualify.

Table 1: TDM Plan Performance Metrics and Targets, sets forth the applicable performance metrics and targets for each strategy identified for implementation herein. Notably, however, and as described in Chapter 4.0 below, implementation of this “umbrella plan” will be subject to applicability evaluations and customization efforts in conjunction with the processing of County-level entitlements for planned development located on the Project Site. The overall implementation of this TDM Plan on the Project Site is anticipated to produce the desired effect and facilitate transportation behaviors and patterns that result in meaningful reductions in the number of vehicle trips and vehicle miles traveled.

2.2 TDM Resources

The following regional and local resources presently are available to facilitate implementation of the TDM Plan.

2.2.1 Go511

Go511 is Southern California’s traffic information portal. It links commuters and employers to resources and information about car- and vanpooling, trip planning, commute costs, current traffic, and other helpful commute information. It offers regional employer programs, including a free Guaranteed Ride Home program, which provides commuters



who take transit, car- or vanpool, or bike or walk to work with a free ride home in case of an emergency.

The affiliated ride share service, RideMatch, a joint partnership between Los Angeles County, Orange County, and Ventura County, provides commuters with a platform to find a car- or vanpool match, as well as other local resources and incentives for use. Additional employer and commuter programs are available from the Los Angeles County Metropolitan Transportation Authority, which also offers assistance with and incentives for setting up vanpools.

Associated web sites:

<http://www.go511.com/>

<https://www.ridematch.info/>

<http://www.metro.net/riding/rideshare/>

2.2.2 Vanpool Providers

Commuter vanpooling is a transportation mode that encourages employees who live near each other to commute to work via a van leased to the group by a private company. Three vanpool providers operating in Southern California are Commute with Enterprise, Green Commuter, and AVR Vanpool. The Los Angeles County Metropolitan Transportation Authority (Metro) has a vanpool program that offers assistance with vanpool formation and provides a subsidy of up to \$500 subsidy per vanpool. An additional subsidy may be available through Rideshare L.A. County as a pilot program.

Associated web sites:

<https://www.metro.net/riding/vanpool/>

<https://rideshare.lacounty.gov/vanpool-new/>

<https://www.commutewithenterprise.com/en.html>

<https://www.airportvanrental.com/vanpool>

<https://greencommuter.org/vanpooling>

2.2.3 Ridesourcing Options

In addition to traditional taxicab service, both Uber and Lyft operate in a service area that includes the City of Santa Clarita and the County of Los Angeles, including the Project Site.



Both companies allow users to request rides real-time via a mobile app with payment processed through the app and offer carpooling options on the fly (Lyft Shared and UberX Share). Rides are generally less expensive than a taxi ride, based on supply and demand of drivers and passengers.



3.0 TDM Implementation Plan

Following the California Department of Fish & Wildlife's (CDFW) approval of the Newhall Ranch RMDP/SCP, implementation of this TDM Plan is overseen by the County of Los Angeles as individual village-level projects are processed and approved by the County. Because the VMT-reducing strategies that comprise the TDM Plan are expected to have varying levels of applicability and degrees of effectiveness for individual village-level projects, the TDM Plan (including performance metrics) may be refined, as necessary, as part of the County's approval process, to reflect the relevant characteristics (e.g., land use mix) of each respective village.

Notwithstanding, the performance metrics identified in this TDM Plan shall be met in full, upon buildout of all development facilitated by the RMDP/SCP. In the event the maximum development potential authorized by CDFW's approvals is not achieved as part of the County's approval processes for the individual village-level projects, the VMT-reducing strategies and performance metrics may be adjusted to reflect the modified buildout projections while maintaining consistency with the core objectives of this TDM Plan (i.e., to reduce the number of single occupancy vehicle trips through the utilization of alternative forms of motorized and non-motorized transport and related strategies and, thereby, reduce total VMT and the corresponding GHG emissions).

3.1 Funding Options

The TMO and the long-term implementation of the TDM Plan, including transit, carshare and bikeshare programs subsidies, will be funded by TDM assessments, or other funding mechanisms that may be applicable, which all applicable property owners will be required to pay. The payment structure will be enforced through Covenants, Conditions and Restrictions (CC&Rs) placed on residential and commercial properties. The applicant or designee will provide funding for infrastructure components, such as mobility hubs, traffic calming, the pedestrian network, bikeshare facilities, and NEV/E-Bike subsidies. As needed, the applicant, or its designee, also may subsidize TMO operation during the first years until revenues from assessments are sufficient to fund the annual TMO operating expenses.



3.2 Organizational Structure

As previously discussed, a non-profit Transportation Management Organization (TMO) or equivalent management entity will be established to deliver the programs and services identified in this TDM Plan, as applicable.

3.3 TMO Creation Action Plan

It is estimated that the start-up activities to prepare for implementation of the TDM programs and strategies identified in this plan will begin approximately three months prior to issuance of the first building permit. The timing ensures that an organizational structure that facilitates the receipt of funds and the provision of applicable TMO services will be in place as soon as the first property owners and tenants move in. The TMO will be a non-profit organization. The governing body's membership gradually will expand to include a growing number of property owners as they begin occupancy at the Project Site. TMO creation steps are as follows:

- **Create a TMO and form a governing body:** If the TMO is a division of an existing entity, such as a master owners' association, this step simply involves formalizing and expanding a steering committee. If the TMO is envisioned as an independent non-profit organization, the steps for incorporating the entity are listed below.
- **Incorporation of the TMO (optional):** The process for incorporating a TMO is outlined below.
 - Draft and file the articles of incorporation
 - Recruit and appoint a Board of Directors
 - Draft by-laws and conflict of interest policy
 - Conduct initial board actions (election of board officers, approval of the by-laws and conflict of interest policy, and establishment of a bank account).
 - Obtain an employer identification number
 - File the initial registration form (Form CT-1) with the California Attorney General's Registry of Charitable Trusts
 - File the Statement of Information (Form SI-100) with the Secretary of State
 - Apply for federal tax exemption with the Internal Revenue Service (IRS) and receive a determination letter from the IRS
 - Apply for California tax exemption with the California Franchise Tax Board (FTB) and receive an affirmation of exemption letter from the FTB



3.4 Key Implementation Actions

Implementation of the TDM Plan shall be phased in, based on the mix of uses developed, occupancy rates, need, and demand. Additionally, in coordination with the County of Los Angeles, the applicant (or its designee) shall review the planned development located within the Project Site concurrent with the processing of County-level entitlements for each village. Each village's land use map, composition of land use categories, and geographic placement within the Project Site shall guide the determination of the precise implementation of the strategies identified herein. It is not anticipated that every village necessarily will implement each strategy enumerated in this TDM Plan (e.g., each village may not include its own mobility hub). Village-specific performance metrics and targets will be prepared in conjunction with the County's approval process for use in lieu of the overarching metrics and targets presented in Table 1. That said, the overall implementation of this TDM Plan on the Project Site is anticipated to facilitate transportation behaviors and patterns that result in meaningful reductions in the number of vehicle trips and vehicle miles traveled.

3.4.1 Start Up Activities

The start-up activities summarized below will be undertaken to prepare for TDM service delivery. The applicant, or its designee, will:

- Hire staff and establish the TMO, including creation of a financial structure and accounting procedures

The applicant, or its designee, and TMO staff will proceed to:

- Create the TMO budget and ensure TDM program funding by finalizing assessment rates;
- Identify stakeholders and establishing the relationships necessary to successfully implement the TDM strategies;
- Finalize a business plan and create a detailed work plan;
- Create TMO branding and identity;
- Develop a marketing plan;
- Create a steering committee; and
- Establish monitoring and evaluation procedures.



3.4.2 Year One Activities – Based on development triggers

The activities described in this section prepare the TMO for effectively implementing its service when certain milestones are reached. These include employers and residents moving in, schools opening, and bikeshare and carshare systems launching. These activities do not necessarily happen during the first year of operation; instead, they are triggered by differing development milestones dependent upon the particular strategy and, generally, correspond to the first year of residential occupancy or the first year of school operation within the district unless otherwise noted. The timeline in section 3.5 below lists the triggers along with the corresponding strategies and actions. In Year One, the TMO will:

- Initiate the preparation of marketing materials, which may include new resident and new employee welcome kits, as well as general marketing materials;
- Establish an incentive structure for behavior-supportive subsidies, including prizes for drawings or giveaways to be used to incentivize and reward change from single occupant vehicle travel;
- Begin working with employers prior to their move to the Project Site;
- Conduct outreach to developers and property managers to ensure that preferential carpool parking, loading and passenger waiting zones and other end-of-trip facilities are implemented;
- Develop an effective system to administer payment of transit, bikeshare, and carshare program subsidies to employees, students and residents, as applicable;
- Develop a SRTS travel planning strategy that will promote transit service and encourage walking, biking and carpooling to school;
- Assess and employ tech-enabled mobility to provide functionalities such as trip planning, ridematching, ridehailing, trip tracking, rewards programs, and others;
- Begin implementation of monitoring and evaluation activities;
- Launch bikeshare program;
- Launch carshare program.

3.4.3 Ongoing Activities – Years 2 – 5

While specific implementation details will evolve over time and may be adjusted based on new strategies, technologies, or approaches that become available, these general categories will remain key components of program implementation during the first five years and beyond. During these years, TMO staff will:



- Administer transit/alternative transportation subsidies and introduce bikeshare and carshare subsidies as the programs are launched;
- Implement a residential engagement strategy to educate residents about alternative transportation options, available subsidies, and related programs;
- Implement an employer engagement strategy to educate both employers and their employees about the commute options, subsidies, and programs available to them;
- Administer school travel planning programs, such as school pools, walking, school bus, bike trains, incentives, and other programs available at that time; and
- Continue to monitor and evaluate TDM activities.



3.5 Timeline and Phasing

This timeline of TMO activities was developed to provide an estimate of when, during the development phasing process, certain actions need to begin in order to ensure service delivery as building occupancy occurs. The timeline may be adjusted based on changes to the TDM strategies. The TMO will begin operations approximately after the 1,000th residential unit has been occupied. Once the TMO is operational, the implementation will follow the triggers outlined in Table 1 below.

Table 1: Development Triggers

Timeline	Development Triggers	Applicable Land Use				Strategy	Actions
		Residential	School	Retail	Office		
	Approximately at 1,000 residential units occupancy	✓	✓	✓	✓	TMO operations	TMO begins operations. Branding and marketing plan development begins.
	Prior to first occupancy		✓	✓	✓	Required commute trip reduction program	TMO outreach to developers to ensure preferential parking, passenger loading for rideshare vehicles, waiting areas for rideshare
	Prior to occupancy for each applicable land use	✓	✓	✓	✓	TMO operations	Implement systems to deliver subsidies to residents, students, and employees
			✓			SRTS travel planning	Develop school travel planning program, implementation of programs
			✓	✓	✓	Required commute trip reduction program	Pre-relocation employer outreach
		✓				Alternative transportation subsidies - affordable housing	Market subsidies to affordable housing residents
			✓	✓	✓	Alternative transportation subsidies - employees	Work with employers to market alternative transportation subsidies
			✓	✓	✓	Alternative work schedules & telecommute program	General employer outreach, assistance to employers >100 employees, develop monitoring methods and begin tracking of implementation at large employer sites (>100 employees)
		✓				Alternative work schedules & telecommute program	Residential outreach through welcome kits and marketing
			✓	✓	✓	Required commute trip reduction program	Select and launch ridematching tool
		✓	✓	✓	✓	Tech-enabled mobility	Manage web site updates, app selection, distribution & marketing, etc.
	1,250 residential units in each village	✓				Carshare program	Begin implementation of carshare program and promotion of subsidies to residents
		✓				Bikeshare program	Begin implementation of bikeshare program and promotion of subsidies to residents



Activities that do not fall under the purview of the TMO, such as the review and approval of construction traffic management plans, inclusion of affordable housing, the development of a pedestrian network, traffic calming, and the transit network expansion, shall be incorporated into the County of Los Angeles' development review and approval activities and, in the case of transit expansion, coordinated and negotiated with City of Santa Clarita Transit.

4.0 Program Monitoring

The applicant (or its designee) and/or the TMO or equivalent management entity will track the progress towards meeting the performance metrics and targets identified in Table 2, RMDP/SCP TDM Plan Performance Metrics and Targets. Such monitoring includes verification of the installation of infrastructure components, payment of subsidies, and implementation of the various programs and services identified in this TDM plan. Progress will be monitored as identified in Table 2 to ensure that program goals are met and to inform the implementation of TDM strategies going forward.

Progress towards meeting the identified targets will be tracked via the following data collection mechanisms:

- **Field verification:** Field verification primarily will be used to verify installation of infrastructure components such as the Pedestrian Network, Traffic Calming, NEV travel network, Mobility Hubs, and Bikeshare Network. The field verification will be performed by the TMO or equivalent entity.
- **Resident Surveys:** The TMO or equivalent entity will track program participation and conduct resident surveys as needed to track the following metrics:
 - Percentage of workforce residents participating in an alternative work schedule;
 - Percentage of students arriving at school via public transit or non-motorized modes;
 - Percentage of households with a carshare membership;
 - Percentage of households with an NEV or E-Bike; and
 - Percentage of below-market households with a subsidized transit pass.
- **TMO Reports:** The TMO or equivalent entity will prepare an annual report detailing its activities and accomplishments, including the establishment of, and ongoing activities related to:



- Required Commute Trip Reduction Program; and
 - Tech-enabled Mobility Program.
- Employer Reports/Surveys: Employers will submit an annual report to the TMO, or participate in an annual survey conducted by the TMO, as appropriate, to ensure the following metrics are tracked:
 - Percentage of employees participating in an alternative work schedule;
 - Percentage of employees receiving a discounted transit pass or other alternative transportation subsidy.

Additional methods listed in Table 2 include the review of partnership documents and reports from partnering agencies, and final as-built documents.



Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
1	Integrate Affordable and Below Market Rate Housing	Because income has a statistically significant effect on the probability that a commuter will take transit or walk to work, affordable and below market rate housing provides greater opportunity for lower income families to live closer to job centers and achieve jobs/housing balance near transit.	Percentage of deed-restricted, below market housing units	10% of total housing units upon full build-out of the development facilitated by the RMDP/SCP	Review of deed-restricted, below market housing units within the development divided by total number of housing units	Once after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
2	Pedestrian Network	Pedestrian facilities, such as sidewalks, paseos, and trails.	Pedestrian network build-out that provides internal pedestrian facilities and facilities that connect off-site	Full build-out of planned pedestrian network that provides internal and external pedestrian connections	Field Verification	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village
3	Traffic Calming	One or more traffic calming measures for all on-site roadways and intersections. These measures include but are not limited to: count-down signal timers, marked crosswalks, raised crosswalks, raised intersections, speed tables, median islands, planter strips with trees, curb extensions, on-street parking, tight corner radii, roundabouts or mini-circles, and chicanes/chokers.	Percentage of streets and intersections with a traffic calming improvement	100% of streets and intersections	Field Verification	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village
4	Transit Network Expansion	Extension of Santa Clarita Transit routes into Valencia.	Extension of transit system coverage throughout RMDP/SCP project area to each village, consistent with the Conceptual Transit Plan (or equivalent)	Extension results in 80% increase in Santa Clarita Transit system network coverage within the RMDP/SCP project area, as compared to the existing coverage provided within the project area	Transit Operator Reports	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
5	Alternative Work Schedules and Telecommute Program (Residential End)	High-speed internet available to residents and marketing efforts by the Transportation Management Organization (or equivalent entity). ⁸	Percent of workforce residents participating in an alternative work schedule	10% of workforce residents participating in an alternative work schedule	Resident Surveys/Big Data ⁹	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
		Internet speeds	Pre-wired residential access to high-speed internet	Internet Service Provider Reports	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village	
6	Required Commute Trip Reduction Program	Multi-strategy required program that encompasses a combination of individual VMT reduction measures, such as ride-sharing, marketing, transit fare subsidy, preferential parking, and/or end-of-trip facilities at larger employers. (This is neither intended to be an inclusive or exclusive list of potential measures.)	Program established with a threshold for participation set such that at least 50% of employees at Valencia are captured in the program	Establishment of a multi-strategy program that includes components such as preferential carpool parking, flexible work schedules for carpools, transit fare subsidies, ridematching, designation of a transportation coordinator, vanpool assistance, and bicycle end-trip facilities	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
7	Alternative Work Schedules and Telecommute Program (Work End)	Encouraging telecommuting and alternative work schedules (e.g., 4/40, 9/80).	Percent of employees participating in an alternative work schedule	10% of employees participating in an alternative work schedule	Employer Report or TMO Survey	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
8	School Bus Program	Fully subsidized school bus transit pass to all junior high and high school students	School bus transit passes distributed to Junior High and High School Students	Established as part of the development of each respective village	TMO report	Annually after full build-out of each village	Concurrent with the full build-out of each

⁸ When referred to in this table, TMO includes a Transportation Management Organization or an equivalent entity.

⁹ Advances in Big Data have increased the data’s suitability for measuring mode share. Replica is one example of a tool that uses big data and provides mode share and telework data.

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
		TMO staffs a Safe Routes to School Coordinator position for each Valencia Elementary School to coordinate SRTS programming. Each School District staffs a SRTS Coordinator position (0.25 FTE per district) to coordinate programming on-site, work with the TMO and work with school staff to implement Safe Routes to School.	Percentage of Junior High and High School students arriving at school via bus or non-motorized modes	76% of students	Resident Surveys		respective village
			Staff person hired at TMO	1 FTE	TMO report		
			Staff person hired at each School District	0.25 FTE per district	School Districts report		
			Percentage of Elementary School students walking or biking to school	28% of students	Resident Surveys		
9	Transit Fare Subsidy for Employees	Discounted daily or monthly public transit passes or other alternative transportation subsidy for employees whose employer does not participate in the CTR Program.	Fund a transit or alternative transportation subsidy program for 10% of all employees employed at Valencia whose employer does not participate in the CTR Program, at \$5.96 subsidy per person per day.	10% of non-CTR Program employees	Employer Reports or TMO Survey	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
10	Carshare Program	On-site availability of car-share vehicles throughout the project site, such as Zipcar or other.	Provide infrastructure for carshare parking spaces at mobility hubs	Full build-out of supportive carshare network	Final as-built documents	Once as to each village that includes a mobility hub, after build-out of each such village is complete	Full development build-out of each village with an identified mobility hub
			Carshare provider contracted to serve Valencia	Partnership with carshare provider	Partnership documents	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
			Membership in carshare program	1% of residents participate in carshare program	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
11	NEV & E-Bike Strategies	Travel network that accommodates NEV & E-Bike use, including features such as charging facilities, striping, signage, and educational tools. Initial financial incentive in the form of subsidies is included in this strategy: NEV subsidies are available to original owners of detached single-family homes and E-Bike subsidies are available to all original homeowners.	NEV travel network build-out	Full build-out of planned NEV travel network	Field Verification	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village
			Percent of households with an NEV	20% of single-family households (1,749 households)	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
			Percent of households with an E-Bike	55% of all households (11,683 households)	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
12	Mobility Hubs	One-stop centers for transit, rideshare meeting, carshare, bicycle repairs, bicycle share, end-of-trip facilities, commuter amenities. Centrally located within neighborhood and employment centers, consistent with the Conceptual Transit Plan (or equivalent).	Number of small mobility hubs (providing information kiosks, transit arrival information, bike lockers and bike parking, enhanced pedestrian amenities, branding/signage, co-location for carshare and bikeshare)	4 small mobility hubs	Field Verification	Once as to each village that includes a mobility hub, after build-out of each such village is complete	Full development build-out of each village with an identified mobility hub
			Number of large mobility hubs (providing information kiosks, transit arrival information, bike lockers and bike parking, enhanced pedestrian amenities, branding/signage, co-location for carshare and bikeshare, designated park-and-ride spaces)	2 large mobility hubs	Field Verification	Once as to each village that includes a mobility hub, after build-out of each such village is complete	Full development build-out of each village with an identified mobility hub

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
13	Tech-Enabled Mobility	One-stop website for Valencia transportation information. Comprehensive commute planning, on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, carshare), traffic information, etc. All-in-one Valencia specific transportation app or suite of apps. Similar information and services as on website.	Mobile Application implemented by TMO that displays the following: on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, carshare), traffic information	One TMO-implemented application	TMO Report	Annual updates and upgrades to application	Full development build-out of each village
			Website implemented by TMO for transportation information that displays the following: on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, carshare), traffic information	One TMO-implemented website	TMO Report	Annual updates and upgrades to website	Full development build-out of each village
14	Bike/Scootershare	On-site availability of bikeshare bicycles, including standard and E-Bikes or e-scooters in the fleet, throughout the project site with subsidized membership.	Provide infrastructure for up to 15 bikeshare stations/parking areas at mobility hubs and other locations, including 50% E-Bike/E-Scooter composition	Full build-out of planned bike/scootershare network	Field Verification	Once after full build-out of all development facilitated by the RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
			Third party provider contracted to serve Valencia	Partnership with third party provider	Partnership documents	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
15	Transit Fare Subsidy for Residents	Discounted daily or monthly public transit passes or other alternative transportation subsidy for residents (excluding residents of market-rate properties that do not pay HOA or TMO dues).	Fund subsidized transit pass at \$5.96 per day for residents in all households	3,250 subsidies	TMO Report	Annually after full build-out of housing facilitated by RMDP/SCP	Full build-out of housing facilitated by RMDP/SCP



MEMORANDUM

Date: December 16, 2022

To: Alex Herrell, The Newhall Land and Farming Company

From: Tom Gaul & Chelsea Richer, Fehr & Peers

Subject: Quantification of Implementing TDM Strategies

Ref: LA16-2810/LA22-3381

The purpose of this memorandum is to document the VMT reductions associated with expanded transportation demand management (TDM) strategies to implement the School Bus Strategy in the Newhall Ranch TDM Plan in the Final Additional Environmental Analysis by the California Department of Fish & Wildlife (TDM Plan).¹ As background, the TDM Plan includes fifteen strategies designed to maximize VMT reduction opportunities within the facilitated development areas of the RMDP/SCP Project, taking into account the Project location and the types of land uses that would be facilitated by the Project. The estimated total VMT reduction for these 15 strategies was previously determined to be 14.9%. The TDM Plan allows for alternative strategies to be implemented over time that provide an equivalent level of VMT reduction. This memo describes five TDM strategies that are expected to achieve an equivalent level of VMT reduction once implemented and incorporated into the TDM Plan.²

In some cases, quantification of these strategies is based on research contained in the California Air Pollution Control Officers Association's 2010 report entitled *Quantifying Greenhouse Gas Mitigation Measures – A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures* (CAPCOA). For some strategies, the creation of a quantification methodology was required, based on a review of available research and documentation.

This implementation memorandum describes the five adjusted and expanded strategies that are incorporated into the TDM Plan and achieve an equivalent level of VMT reduction, as shown below:

¹ Fehr & Peers (2016). RMDP/SCP Transportation Demand Management Plan Evaluation, dated September 7, 2016, published as Appendix 8 of the Final Additional Environmental Analysis, California Department of Fish & Wildlife, SCH No. 2000011025, June 12, 2017.

² Valencia Transportation Demand Management Plan, October 2022. Formerly called "Newhall Ranch TDM Plan". "Valencia" in this context refers to the development to be facilitated by the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan, and includes the Newhall Ranch Specific Plan, Entrada, and Valencia Commerce Center planning areas.

- Strategy 8: School Bus Program
- Strategy 9: Transit Subsidies for Newhall Ranch Employees
- Strategy 11: NEV & E-bike Strategy
- Strategy 14: Bikeshare & Scootershare
- Strategy 15: Transit Subsidies for Newhall Ranch Residents

STRATEGY 8 – SCHOOL BUS PROGRAM

The School Bus Strategy, Strategy 8, will be adjusted in conjunction with additional strategies during implementation as described below to provide an equivalent level of reduction in VMT.

As originally described and quantified in the TDM Plan, Strategy 8 assumes 76% of families in the area covered by the TDM Plan participate in the school bus program across elementary, junior, and senior high schools, which would be free for students to use. During implementation, by partnering with Santa Clarita Transit (SCT), the organization established to implement the TDM Plan will fully subsidize high school and junior high school student school bus fares to implement Strategy 8. SCT currently provides busing services for high school and junior high school students via their public bus service, with fares at \$1 per ride, in conjunction with other measures described below.

For the high school and junior high school level, uptake between a school-district operated system and the existing SCT service is expected to be equivalent because Newhall will offer full fare school bus subsidies to all students and coordinate closely with SCT to ensure the routes, stops, and service hours are in line with student needs, including before school and after-school hours. Given potential parent concerns about elementary school students traveling on a public bus system, the SCT system currently does not provide service to elementary school students that would result in equivalent uptake as a district-provided school bus system.

The total number of students anticipated within the area covered by the TDM Plan is 8,778.³ Of this total, 4,320 would be elementary students, or 49%. Therefore, Newhall could expect to see 51% of the previously-estimated overall VMT reduction for the School Bus Strategy (3.4%) as a result of implementing the SCT program (100% of students less 49% elementary students). This would result in an estimated VMT reduction of 1.7% ($51\% \times 3.4\%$).

In order to achieve an additional 1.7% VMT reduction for an equivalent level of TDM reduction, a portion will be realized through a strong Safe Routes to School (SRTS) program implemented at the elementary schools. Approximately 22% of elementary school students are expected to live

³ Data provided by FivePoint on 5/16/19.

within a quarter mile of their school, and would comprise the maximum reasonable “baseline” for students walking and biking to school. Research on the effectiveness of SRTS programs shows that an increase of 25% of students walking or biking could be anticipated as a result of SRTS programming (separate from the effects of physical infrastructure changes) (McDonald, et al, 2014).

As previously described in the TDM Plan evaluation memo, the reduction in school VMT is calculated by multiplying the participation rate – in this case, the 25% marginal increase in walking and biking participation rate attributable to the implementation of the SRTS program – by the number of school weeks divided by the number of total weeks in the year.

$$\% \text{ Reduction in Elementary School VMT} = 25\% \text{ marginal participation rate of families} * 22\% \text{ baseline} * (39 \text{ school weeks} / 52 \text{ weeks})$$

This percent reduction is then applied to the VMT that would be generated by the Project’s elementary school-based trips, or 49% of the 5.9% of total annual school VMT, to calculate the reduction to overall project VMT. In total, this results in an additional overall project VMT reduction of 0.1% ($25\% * 22\% * 39/52 * 49\% * 5.9\%$).

Therefore, the combined school bus SCT and SRTS strategies would result in a 1.8% overall VMT reduction. The remaining 1.6% VMT reduction is discussed below.

STRATEGY 9 – TRANSIT SUBSIDIES FOR NEWHALL RANCH EMPLOYEES

The Employee Transit Subsidy, Strategy 9, will be expanded during implementation, as follows. By increasing the amount of subsidy from \$2.98 per day to \$5.96 per day, while maintaining the assumptions about levels of employee eligibility at 50%, Strategy 9 will achieve an additional 0.3% reduction in VMT, reaching a total of 1.4% for Strategy 9. As described in the evaluation of the TDM Plan, \$2.98 equates to between 25%-100% of a round-trip fare on Santa Clarita Transit, depending on the service class selected. Currently, a one-way fare for a local route is \$1.00, while a one-way fare for the most expensive commuter route (to Century City and Los Angeles) is \$4.00. A \$5.96 subsidy per day would cover substantially more of the cost of a round-trip fare on the commuter routes, but not 100%. Employee eligibility cannot be adjusted for this strategy, since 50% of employees are already assumed to have transit pass subsidies provided through Strategy 6.

STRATEGY 11 – NEV & E-BIKE STRATEGY

The E-bike Strategy will be expanded during implementation. In the original TDM Plan, this strategy is considered as a component of the NEV strategy, Strategy 11, with a bifurcated approach to implementation that provides NEV subsidies to single-family households and e-bike subsidies to

multi-family households. During implementation, e-bike subsidies will be provided to all households, at the same value as assumed in the TDM Plan, to achieve an additional 0.4% reduction in VMT, reaching a total of 2.9% for Strategy 11.

STRATEGY 14 – BIKESHARE & SCOOTERSHARE

The Bikeshare Strategy, Strategy 14, will be expanded during implementation. In the original TDM Plan, the effectiveness of the Bikeshare Strategy is based on empirical bikeshare usage data from Los Angeles. Implementation of the strategy assumes a non-electric fleet. Recent research into the implementation of electric bikeshare compared to standard bikeshare indicates a higher level of usage for electric bikeshare, higher rates of mode shift from automobile modes, and lower sensitivity to environmental factors such as weather and air quality (Campbell et al, 2016). In addition, dockless e-bike-based fleets were used between two and three times as frequently as standard pedal bike-based fleets in 2018 (NACTO, 2019). Preliminary research from the Capital Bikeshare system pilot in Washington, D.C., shows that e-bike trips are approximately 20% longer than standard bike trips taken on the same bikeshare system (Sussman, 2018). In recent years, electric dockless scootershare programs have also become a popular iteration of this type of mobility system, with a limited base of literature demonstrating VMT reduction potential (Volker, 2020).

However, not all trips taken on bikeshare or scootershare – whether on e-bikes, e-scooters, or standard bikes – are replacements for vehicle trips; some are entirely new trips. Given this consideration, it is reasonable and conservative to increase the effectiveness of the bikeshare system in reducing VMT by 50% over its previously-estimated levels of effectiveness, if the fleet were comprised of e-bikes in addition to standard bicycles. Making this adjustment to the implementation guidelines in the TDM Plan achieves an additional 0.15% VMT reduction, for a total of 0.5% for Strategy 14.

STRATEGY 15 – TRANSIT SUBSIDIES FOR NEWHALL RANCH RESIDENTS

The Resident Transit Subsidy, Strategy 15, will be expanded during implementation. For Strategy 15, increasing the level of subsidy offered to people who live in below market rate households from \$2.98 to \$5.96 per day, and adding a transit subsidy benefit for people who live in market rate households at a level of \$5.96 per day, will achieve an additional 0.8% reduction in VMT, for a total of 0.9% for Strategy 15.

CONCLUSION

Together, the above implementation adjustments to the TDM Plan achieve an equivalent level of VMT reduction as previously estimated for the TDM Plan. This includes the dampening effects of combining the individual VMT reduction amounts associated with each strategy, as described in the memorandum evaluating the TDM Plan. A total estimated 14.9% VMT reduction will result from the TDM Plan with the above adjustments and additions.

Table 1
Strategies in the Recommended TDM Plan for the RMDP/SCP Project ^{1,2}

Strategy Number	Strategy	Description	Relevant Data	CAPCOA Reference	CAPCOA Reduction Range	CAPCOA VMT Reduction for Trip Type	Reduction to Overall VMT ³
1	Integrate Affordable and Below Market Rate Housing	Below market rate housing provides greater opportunity for lower income families to live closer to job centers and achieve jobs/housing match near transit. Income has a statistically significant effect on the probability that a commuter will take transit or walk to work.	6% of units are below market rate and affordable to an average income of 75% below area median income	LUT-6	0.04%-1.2%	0.2%	0.2%
2	Pedestrian Network	Pedestrian facilities such as sidewalks, paseos, and regional trails.	Within project and connecting off-site	SDT-1	0%-2%	2.0%	2.0%
3	Traffic Calming	One or more traffic calming measures for all on-site roadways and intersections.	100% of streets within project; 100% of intersections within project	SDT-2	0.25%-1%	1.0%	1.0%
4	Transit Network Expansion	Extension of Santa Clarita Transit routes within the RMDP/SCP project area.	80% increase of transit network coverage; 2.3% transit mode share as a % of total daily trips; includes TST-2 ⁴	TST-3	0.1%-8.2%	1.3%	1.3%
5	Alternative Work Schedules and Telecommute Program (Residential End)	Highest internet speed available to residents and marketing efforts by the Transportation Management Organization.	10% of employees participating; 1.5 days of telecommuting to jobs outside Newhall Ranch	TRT-6	0.07%-5.5% (commute trips only)	2.2%	0.2%
6	Required Commute Trip Reduction Program	Multi-strategy required program that encompasses a combination of individual VMT reduction measures such as ride-sharing, marketing, preferential parking, and end-of-trip facilities. Targets for the program are set and subject to regular performance monitoring and reporting.	50% of employees eligible (participating); includes TRT-3, TRT-5, TRT-7, TRT-8	TRT-2	4.2%-21% (commute trips only)	10.5%	1.5%
7	Alternative Work Schedules and Telecommute Program (Work End)	Encouraging telecommuting and alternative work schedules (e.g., 4/40, 9/80).	10% of employees participating; 4/40 plan	TRT-6	0.07%-5.5% (commute trips only)	1.5%	0.2%
8	School Bus Program	Implement modified school bus program: 51% of students (junior and senior high school level) taking SCT service with fully-subsidized pass. Implement modified school bus program: 49% of students (elementary level) participating in a Safe Routes to School program to encourage greater walking/biking.	76% of families with students in junior or senior high school use SCT Program 30.5% of families with students in elementary school walk/bike to school	TRT-13 (mod) N/A	38%-63% (school trips only) 25% (school trips only) ⁵	57.0% 4.1%	1.7% 0.1%
9	Transit Fare Subsidy for Employees	Discounted daily or monthly public transit passes for employees.	50% of employees eligible at \$5.96/day subsidy	TRT-4	0.3%-20% (commute trips)	10.0%	1.4%
10	Carshare Program	On-site availability of car-share vehicles throughout the project site, such as Zipcar or a Newhall Ranch-specific fleet.	Suburban setting	TRT-9	0.4%-0.7%	0.4%	0.4%
11	NEV & Electric Bicycle (E-Bike) Strategy	Travel network that accommodates use of NEVs and e-bikes, including features such as charging facilities, striping, signage, and educational tools. Initial financial incentive in the form of subsidies are included in this strategy.	1 NEV per 5 single-family residences; plus 1 e-bike per residence.	SDT-3 (NEVs only)	0.5%-12.7%	2.9%	2.9%
12	Mobility Hubs	One-stop centers for transit, rideshare meeting, car share, bicycle repairs, bicycle share, end-of-trip facilities, commuter amenities. Centrally-located within each neighborhood and employment center.	Contributes to increased uptake of all strategies; co-located with electric vehicle charging stations	N/A	0%-0.5% ⁶	0.3%	0.3%

Table 1
Strategies in the Recommended TDM Plan for the RMDP/SCP Project ^{1,2}

Strategy				CAPCOA	CAPCOA	CAPCOA VMT	
Number	Strategy	Description	Relevant Data	Reference	Reduction Range	Trip Type	Reduction to Overall VMT ³
13	Tech-Enabled Mobility	One-stop website for Newhall Ranch transportation information. Comprehensive commute planning, on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, car share), traffic information, etc. All-in-one Newhall Ranch specific transportation app or suite of apps. Similar information and services as on website.	Smart-phone apps and online resource centers contribute to increased uptake of all strategies	N/A	1%-2.5% ⁶	1.5%	1.5%
14	Bikeshare & Scootershare	On-site availability of bikeshare bicycles throughout the project site, with a mixed fleet of standard and electric bicycles as well as e-scooters.	Minimal impact when implemented alone, but with other strategies can further enhance VMT reduction	TRT-12	0.2%-0.5% ⁶	0.5%	0.5%
15	Transit Fare Subsidy for Residents	Discounted public transit passes to all households.	Increases transit mode share for external home-work productions.	N/A	N/A	10.0%	0.9%

Overall Global VMT Reduction	14.9% ⁷
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Notes

1. Based on the CAPCOA report, the land use type is Suburban Center.
2. The TDM Plan would include establishment of a transportation management organization (TMO) to implement and manage strategies.
3. 14% of total VMT is home-to-work attractions, 11% of total VMT is home-to-work productions, and 78% of home-to-work productions are external to Newhall Ranch calculated based on traffic modeling conducted for the RMDP/SCP EIS/EIR (December 2010). 5.9% of total VMT is school trips based on CAPCOA.
4. 2.3% transit mode share based on 2014 Census Journey to Work data for Santa Clarita City.
5. Estimated VMT reduction associated with Safe Routes to School based on research by McDonald, et al (2014).
6. Estimated VMT reduction associated with these strategies based on Fehr & Peers research.
7. Individual rows' VMT reductions do not sum to overall total since effect of individual strategy reductions are multiplicative (not additive).

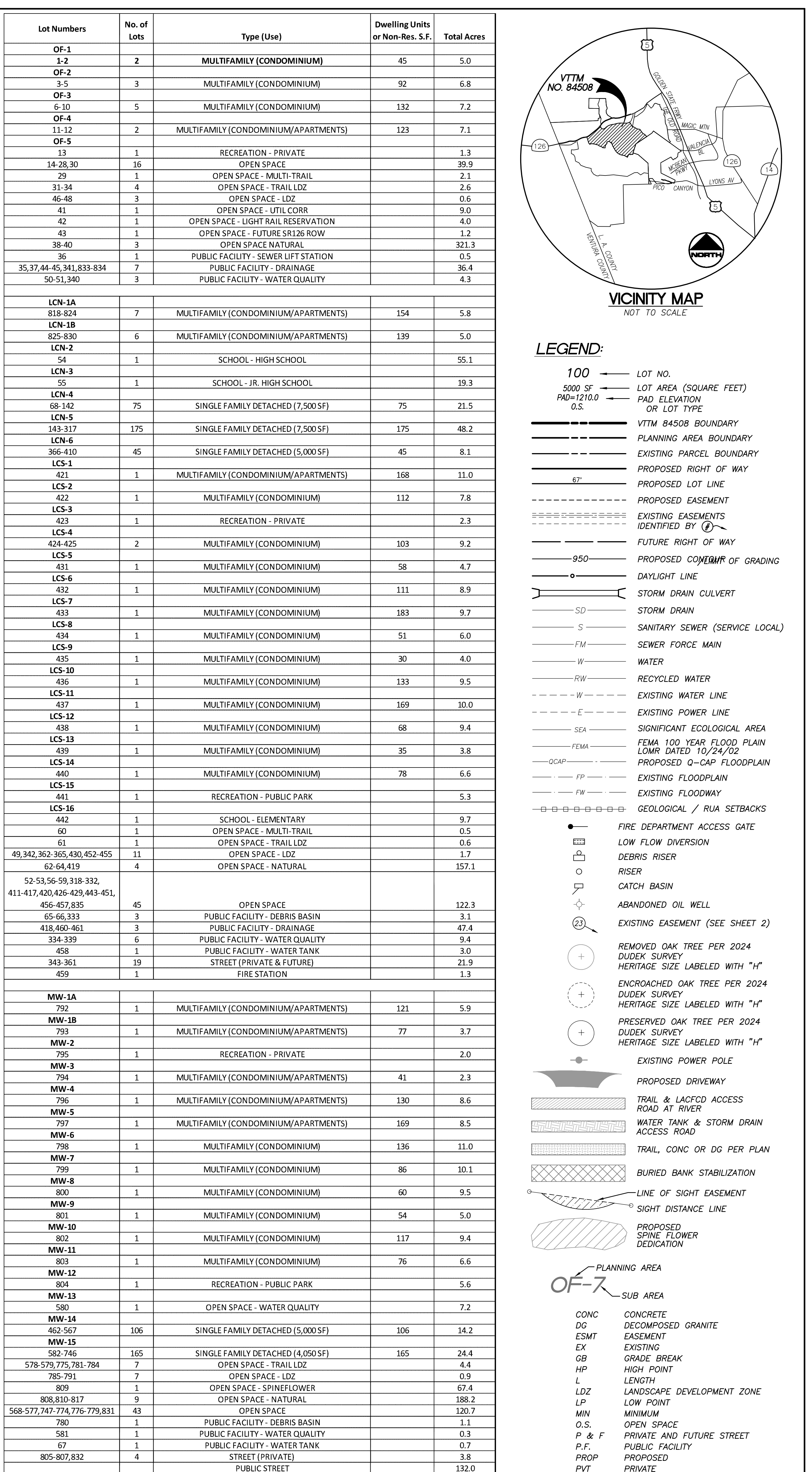
Strategy Number	Strategy	CAPCOA Reference	CAPCOA Final Reduction Range	Strategy Calculations					Reduction to Overall RMDP/SCP VMT ³
				(A)	(B)	(C)	(D)	(E)	
1	Integrate Below Market Rate Housing Affordable to an Average Income of 75% Below Area Median Income	LUT-6	0.04%-1.2%	4% Initial CAPCOA Reduction	6% BMR & Low-Income Housing	-	-	-	0.2%
2	Pedestrian Network	SDT-1	0%-2%			(Calculation N/A)			2.0%
3	Traffic Calming	SDT-2	0.25%-1%			(Calculation N/A)			1.0%
4	Transit Network Expansion	TST-3	0.1%-8.2%	80% Coverage	1.01 Elasticity of Transit (CAPCOA)	2.3% Transit Modeshare ⁴	0.67 Adjustment Factor (CAPCOA)	-	1.3%
5	Alternative Work Schedules and Telecommute Program (Residential End)	TRT-6	0.07%-5.5% (commute trips only)	2.2% CAPCOA Reduction (given 10% participation; 1.5 days tele-commuting)	11% of VMT (home-based work productions)	78% of work trips external to Newhall Ranch	-	-	0.2%
6	Required Commute Trip Reduction Program (includes creation of TMO)	TRT-2	4.2%-21% (commute trips only)	50% Employees eligible	21% reduction in vehicle mode share (CAPCOA)	14% of VMT (home-based work attractions)	-	-	1.5%
7	Alternative Work Schedules and Telecommute Program (Work End)	TRT-6	0.07%-5.5% (commute trips only)	1.5% CAPCOA Reduction (given 10% participation; 4/40 alternative work schedule)	14% of VMT (home-based work attractions)	-	-	-	0.2%
8	School Bus Program	TRT-13	38%-63% (school trips only)	76% participation rate	75% (39 weeks of school/52 weeks in a year)	5.9% of VMT (school-based trips)	51% of students (junior and senior high school level)	-	1.7%
		N/A	25% (school trips only) ⁵	22% (students within walking distance)	75% (39 weeks of school/52 weeks in a year)	5.9% of VMT (school-based trips)	49% of students (elementary school level)	-	0.1%
9	Transit Fare Subsidy for Employees	TRT-4	0.3%-20% (commute trips only)	50% Employees eligible	20% reduction in commute VMT (CAPCOA)	14% of VMT (home-based work attractions)	-	-	1.4%
10	Carshare Program	TRT-9	0.4%-0.7%	37% reduction in carshare member VMT (CAPCOA)	20 carshare members/shared car	1 shared car/2000 suburban residents	90% Market rate households; 10% Below Market Rate Households	-	0.4%

Table 2
Calculations to Support the Strategies in the Recommended TDM Plan for the RMDP/SCP Project ^{1,2}

Strategy Number	Strategy	CAPCOA Reference	CAPCOA Final Reduction Range	Strategy Calculations					Reduction to Overall RMDP/SCP VMT ³
				(A)	(B)	(C)	(D)	(E)	(F) = (A)*(B)*(C)*(D)*(E)
11	NEV Strategy for Single-Family Residences	SDT-3	0.5%-12.7%	1 / 5 Single-Family HH with an NEV	12.7% VMT reduction (CAPCOA)	-	-	-	2.9% ⁶
	E-Bike Strategy for All Residences	N/A	6%-15% ⁷	(Calculation N/A)					
12	Mobility Hubs	N/A	0%-0.5% ⁷	(Calculation N/A)					0.3%
13	Tech-Enabled Mobility	N/A	1%-2.5% ⁷	(Calculation N/A)					1.5%
14	Bikeshare & Scootershare	TRT-12	0.2%-0.5% ⁷	(Calculation N/A)					0.5%
15	Transit Fare Subsidy for Residents	N/A	N/A	50% Participation	20% reduction in commute VMT (CAPCOA)	11% of VMT (home-based productions)	78% of work trips external to Newhall Ranch	-	0.9%
Overall Global VMT Reduction									14.9% ⁸

Notes

1. Based on the CAPCOA report, the land use type is Suburban Center.
2. The TDM Plan would include establishment of a transportation management organization (TMO) to implement and manage strategies.
3. 14% of total VMT is home-to-work attractions, 11% of total VMT is home-to-work productions, and 78% of home-to-work productions are external to Newhall Ranch calculated based on traffic modeling conducted for the RMDP/SCP EIS/EIR (December 2010). 5.9% of total VMT is school trips based on CAPCOA.
4. 2.3% transit mode share based on 2014 Census Journey to Work data for Santa Clarita City.
5. Estimated VMT reduction associated with Safe Routes to School based on research by McDonald, et al (2014).
6. This reflects the combined effectiveness of the NEV component for single-family residences and the e-bike component for all residences.
7. Estimated VMT reduction associated with these strategies based on Fehr & Peers research.
8. Individual rows' VMT reductions do not sum to overall total since effect of individual strategy reductions are multiplicative (not additive).

[illegible]

SEE SHEET 4

SANTA CLARA RIVER

SANTA CLARA RIVER

POTRERO VALLEY
VTM 061911

SEE SHEET 5

SEE SHEET 8

LEGEND:

- 100 LOT NO.
5000 SF LOT AREA (SQUARE FEET)
PROPOSED OR LOT TYPE
VTM 84508 BOUNDARY
PLANNING AREA BOUNDARY
EXISTING PARCEL BOUNDARY
PROPOSED LOT LINE
PROPOSED EASEMENT
EXISTING EASEMENTS IDENTIFIED BY (E)
FUTURE RIGHT OF WAY
PROPOSED CONTOUR
DAYLIGHT LINE
STORM DRAIN CULVERT
STORM DRAIN
SEWER FORCE MAIN
WATER
RECYCLED WATER
EXISTING WATER LINE
PRIVATE AND FUTURE STREET
SIGNIFICANT ECOLOGICAL AREA
FEMA 100 YEAR FLOOD PLAIN
PROPOSED C-CHP FLOODPLAIN
EXISTING FLOODPLAIN
EXISTING FLOODWAY
GEOLOGICAL / RIA SETBACKS
FIRE DEPARTMENT ACCESS GATE
LOW FLOW DIVERSION
DEBRIS RISER
RISER
CATCH BASIN
ABANDONED OIL WELL
EXISTING EASEMENT (SEE SHEET 2)
REMOVED OAK TREE PER 2024 DUDEX SURVEY
HERITAGE SIZE LABELED WITH "H"
ENCROACHED OAK TREE PER 2024 DUDEX SURVEY
HERITAGE SIZE LABELED WITH "H"
PRESERVED OAK TREE PER 2024 DUDEX SURVEY
HERITAGE SIZE LABELED WITH "H"
AJ STREET
FUTURE ROAD DEDICATION
UTILITY AND ACCESS EASEMENT
- CONCRETE
DECOMPOSED GRANITE
EXISTING
GRADE BREAK
HIGH POINT
LENGTH
LANDSCAPE DEVELOPMENT ZONE
MINIMUM
OPEN SPACE
PRIVATE AND FUTURE STREET
PUBLIC FACILITY
PROPOSED
PRIVATE
RADIUS
RIGHT OF WAY
RECREATION
RESTRICTED USE AREA
SQUARE FEET
STORM DRAIN
SANITARY SEWER
STANDARD
WATER SURFACE

DISPOSITION LEGEND:

- ABANDON
PROTECT IN PLACE
QUIT CLAIM
REMOVE
RELOCATE
TO REMAIN
INDETERMINATE IN NATURE
LEASE (OIL, GAS, MINERALS)
NOT APPLICABLE TO PROJECT
LINE OF SIGHT AIR SPACE EASEMENT
*SEE SHEET 2 FOR EXISTING EASEMENT DEDICATIONS

- EXISTING POWER POLE
PROPOSED DRIVEWAY
TRAIL & LACFD ACCESS
ROAD AT RIVER
WATER TANK & STORM DRAIN
PAD ELEVATION
OR LOT TYPE
VTM 84508 BOUNDARY
PLANNING AREA BOUNDARY
EXISTING PARCEL BOUNDARY
PROPOSED LOT LINE
PROPOSED EASEMENT
EXISTING EASEMENTS IDENTIFIED BY (E)
FUTURE RIGHT OF WAY
PROPOSED CONTOUR
DAYLIGHT LINE
STORM DRAIN CULVERT
STORM DRAIN
SEWER FORCE MAIN
WATER
RECYCLED WATER
EXISTING WATER LINE
PRIVATE AND FUTURE STREET
SIGNIFICANT ECOLOGICAL AREA
FEMA 100 YEAR FLOOD PLAIN
PROPOSED C-CHP FLOODPLAIN
EXISTING FLOODPLAIN
EXISTING FLOODWAY
GEOLOGICAL / RIA SETBACKS
FIRE DEPARTMENT ACCESS GATE
LOW FLOW DIVERSION
DEBRIS RISER
RISER
CATCH BASIN
ABANDONED OIL WELL
EXISTING EASEMENT (SEE SHEET 2)
REMOVED OAK TREE PER 2024 DUDEX SURVEY
HERITAGE SIZE LABELED WITH "H"
ENCROACHED OAK TREE PER 2024 DUDEX SURVEY
HERITAGE SIZE LABELED WITH "H"
PRESERVED OAK TREE PER 2024 DUDEX SURVEY
HERITAGE SIZE LABELED WITH "H"
AJ STREET
FUTURE ROAD DEDICATION
UTILITY AND ACCESS EASEMENT

KEY MAP

NOT TO SCALE

SCALE: 1" = 100'

DATE: 03/13/2026

JOB No. 0015-023-027

SHEET 3

OF 14 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 84508
PLANNING AREA OF 1-8

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

DESIGNED: JHF, AMW
DRAFTED: AMW
CHECKED: JHF

NO. REVISIONS DATE BY

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
20154 SPRINGFIELD COURT SUITE 300
VAN NUYS, CA 91411
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, CA
2004 Avenue 188, Ste 21
Van Nuys, CA 91411
Tel: (818) 294-3271

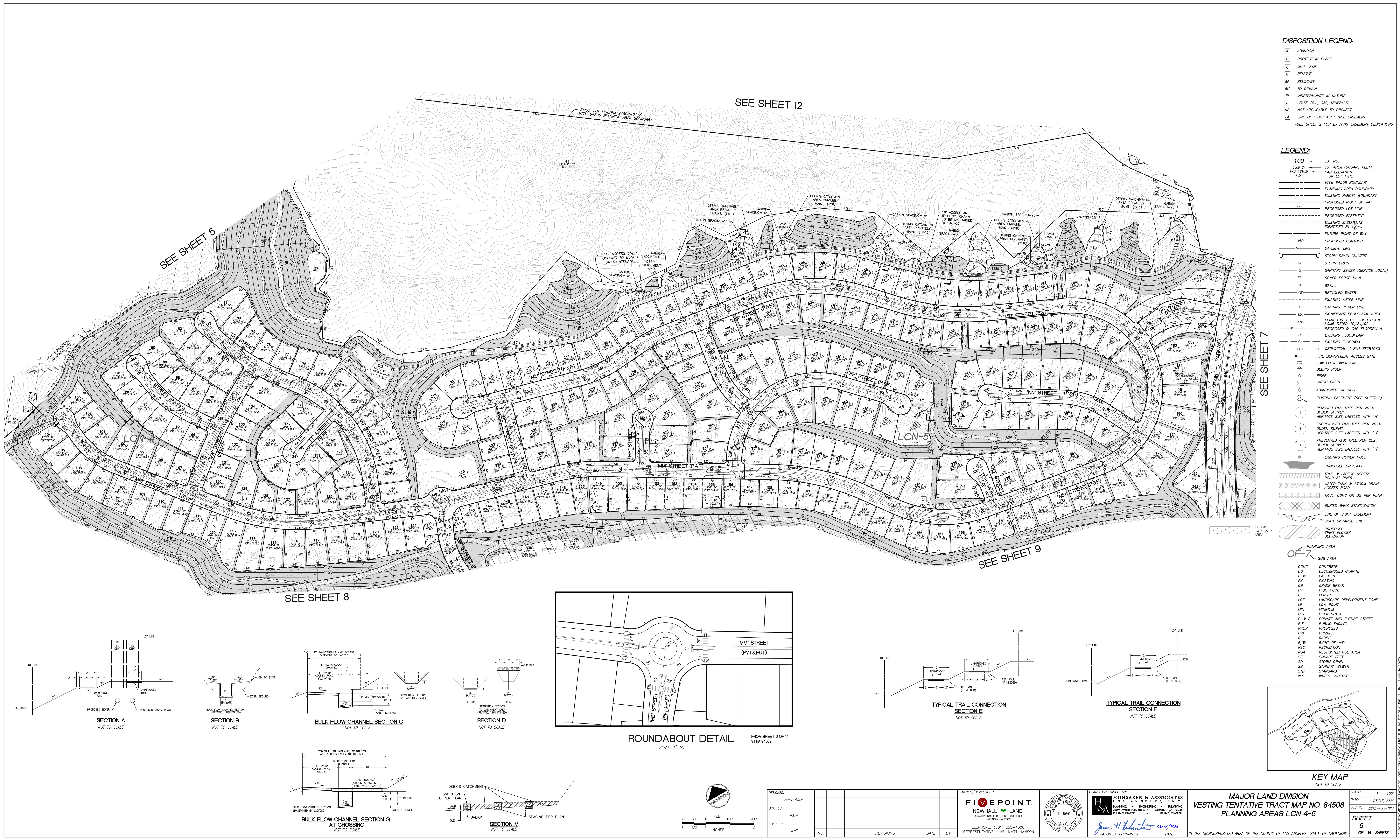
DATE: 03/19/2026
JASON H. FUKUMITSU



DATE: 03/13/2026
JOB No. 0015-023-027

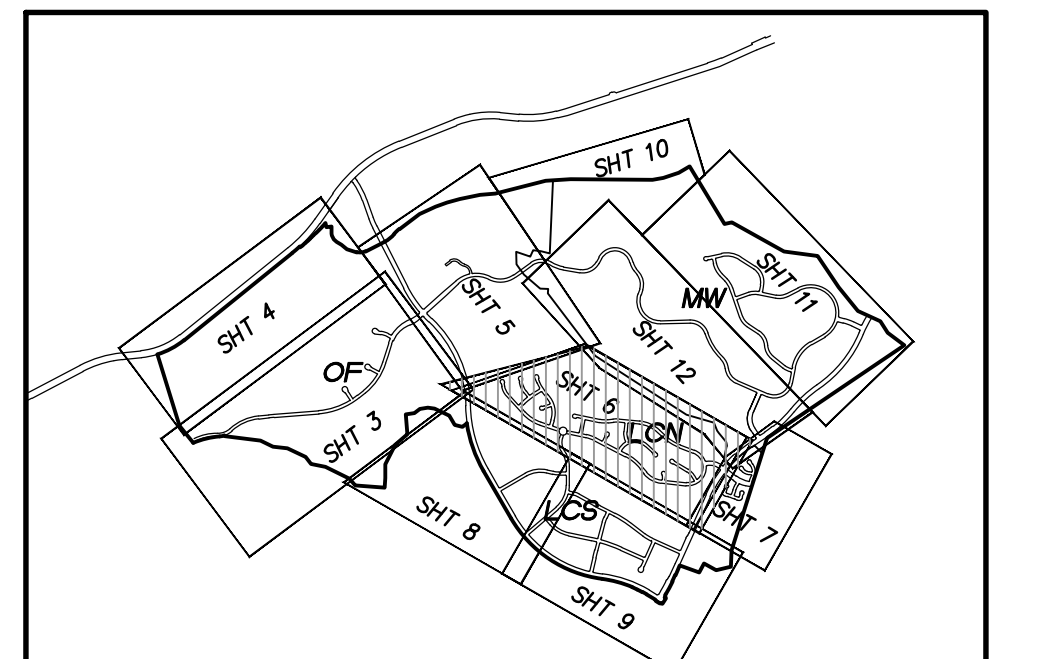
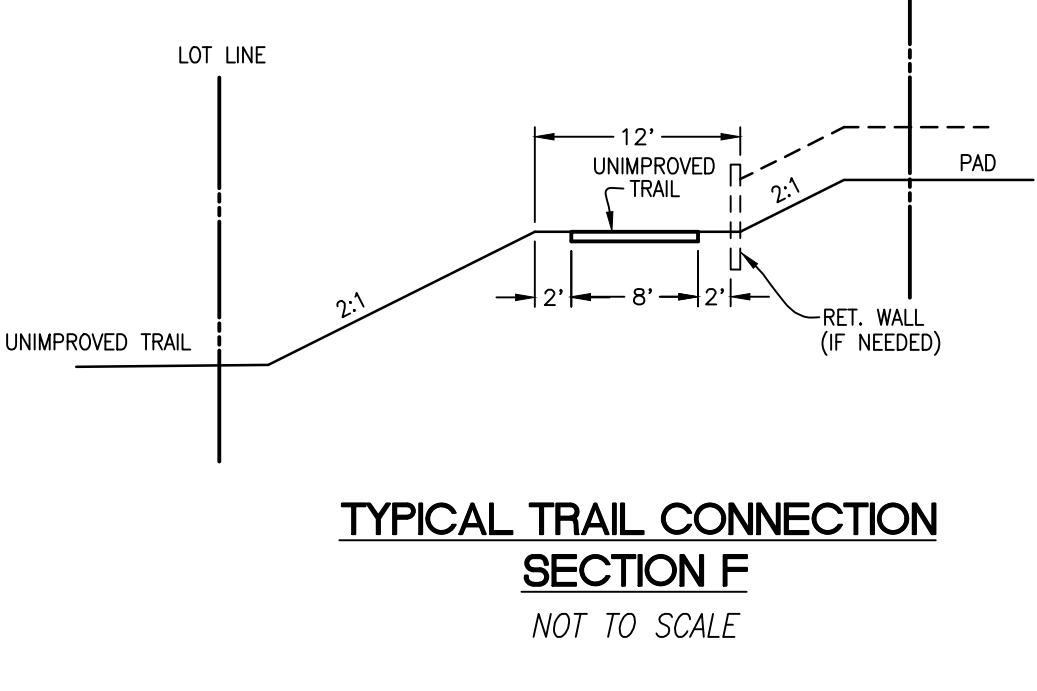
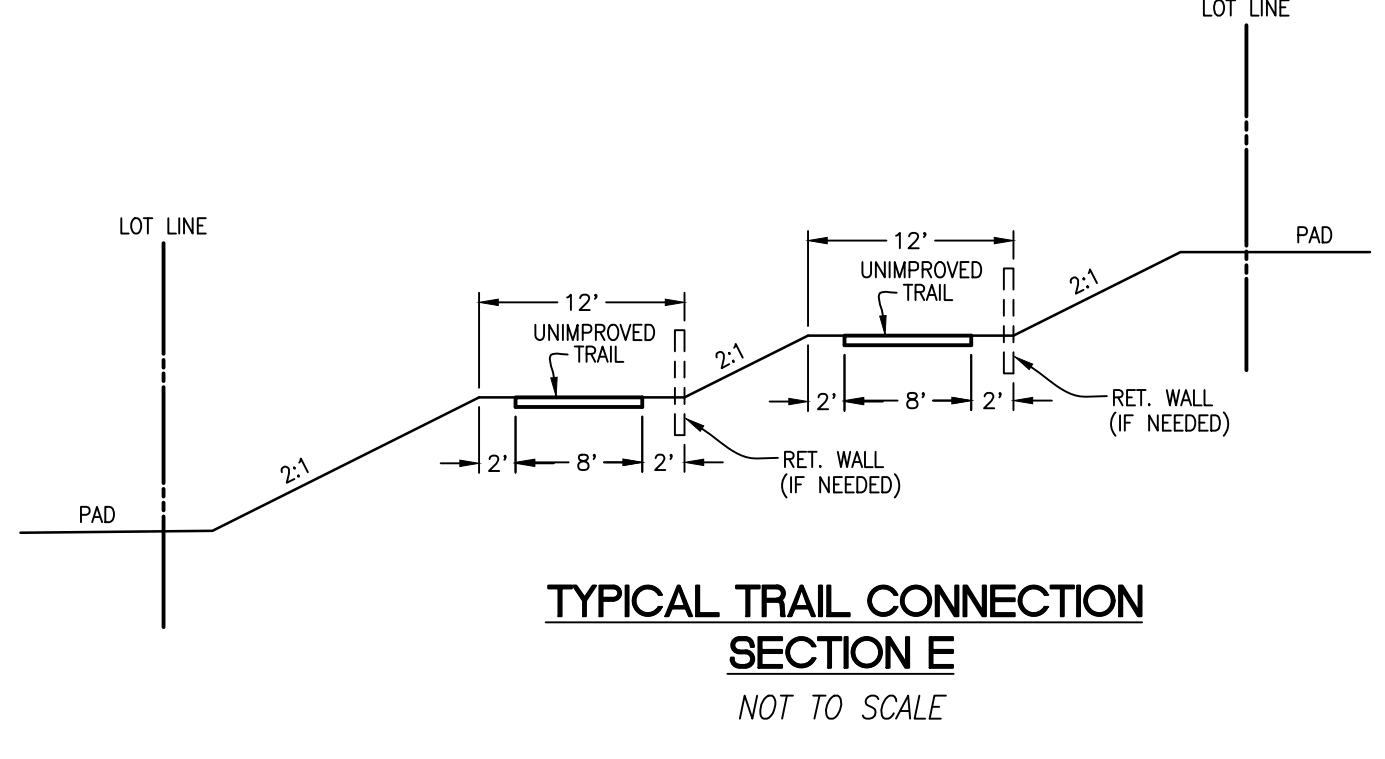
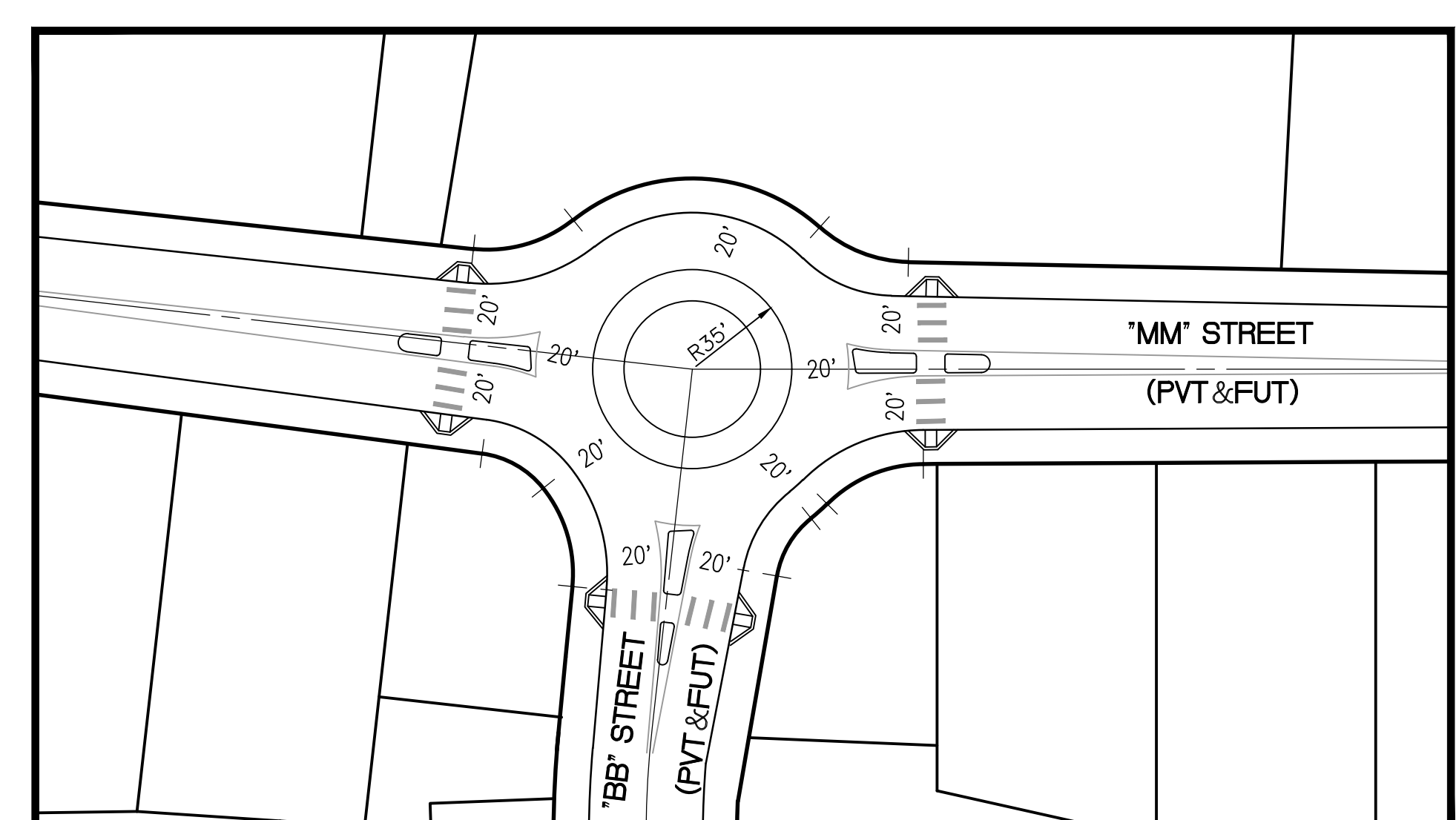
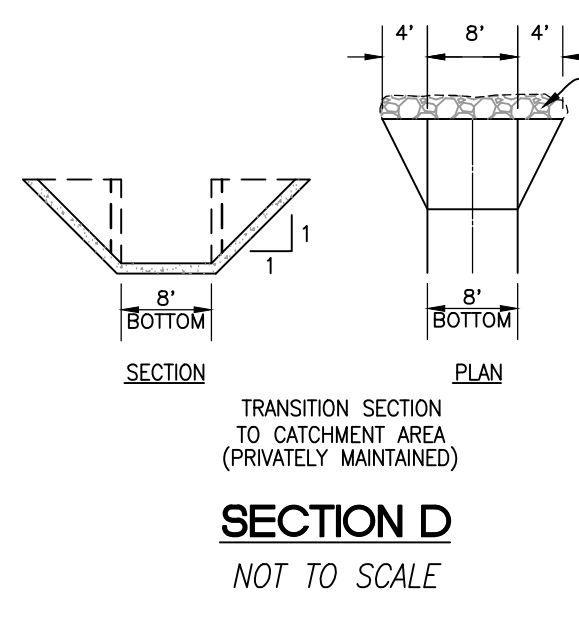
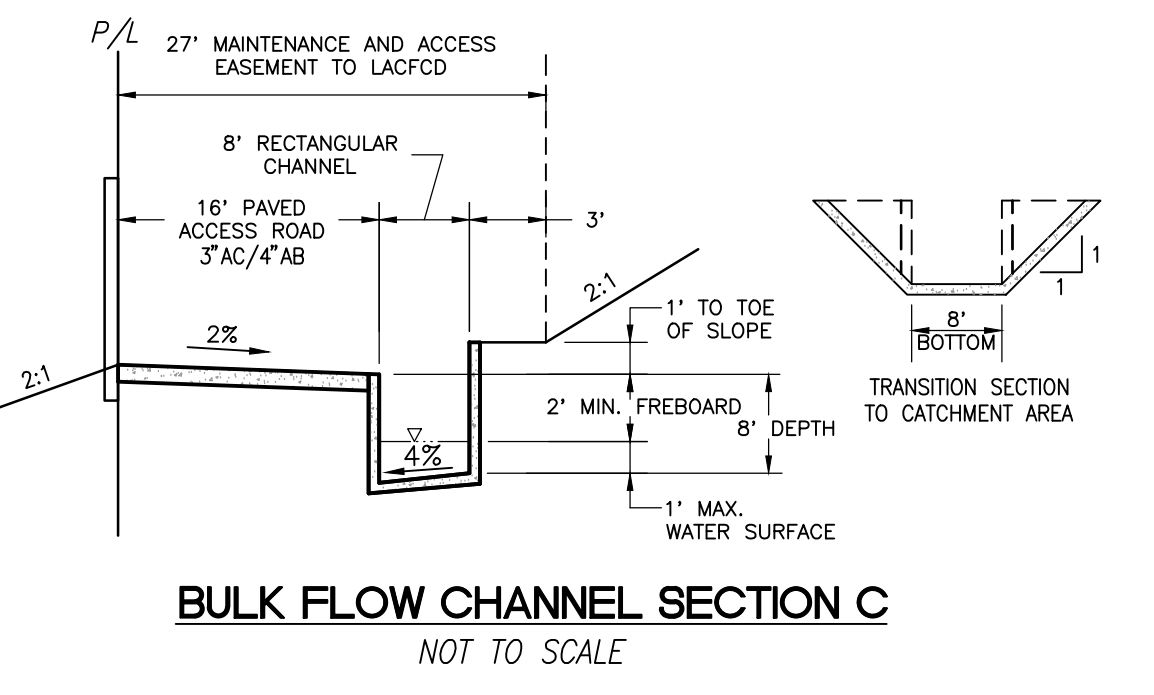
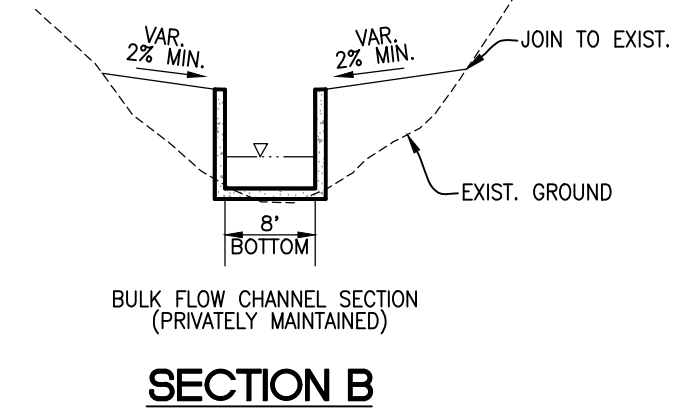
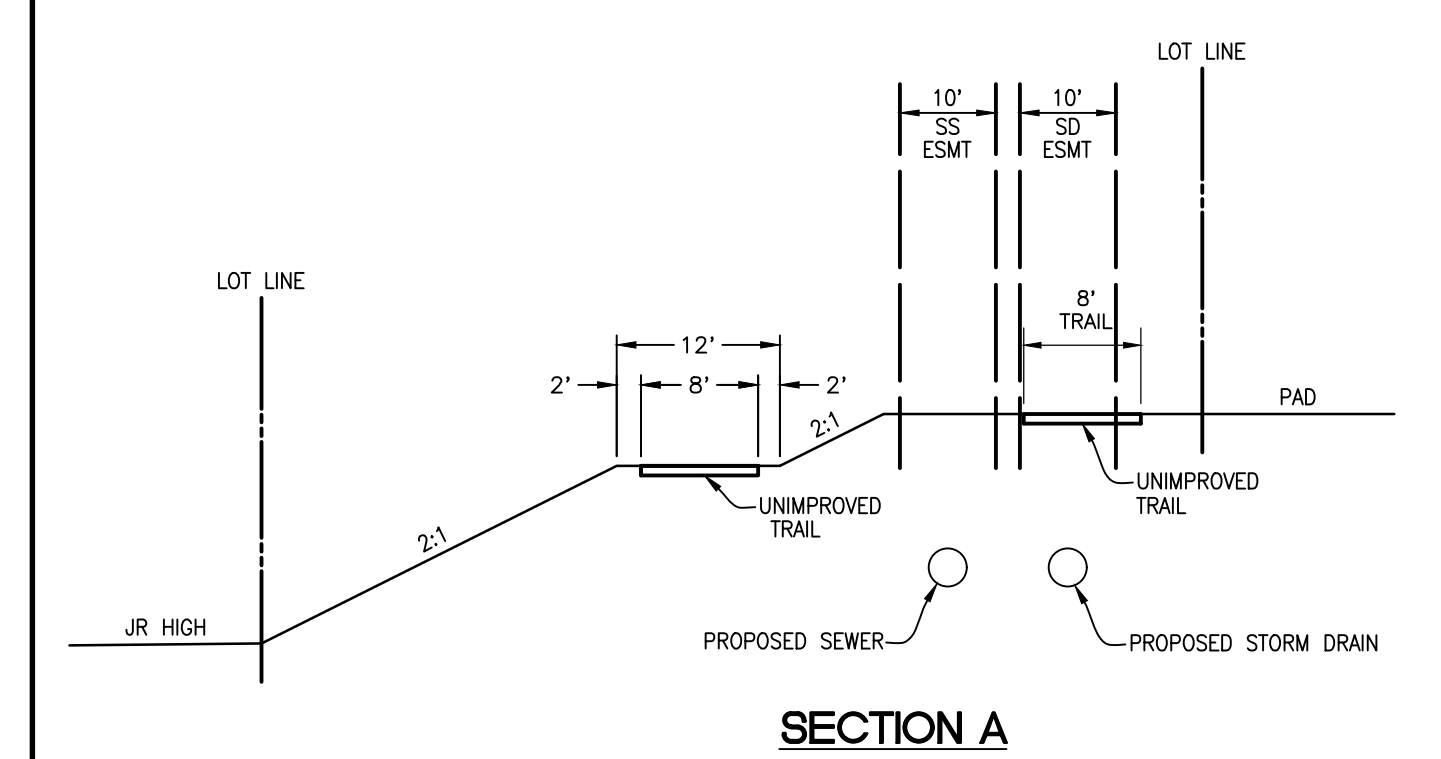
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 84508
PLANNING AREA OF 1-8
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: 1" = 100'
DATE: 03/13/2026
JOB No. 0015-023-027
SHEET 3
OF 14 SHEETS

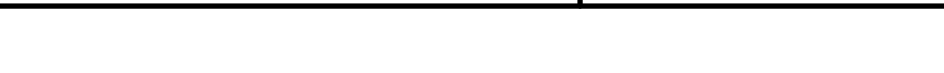
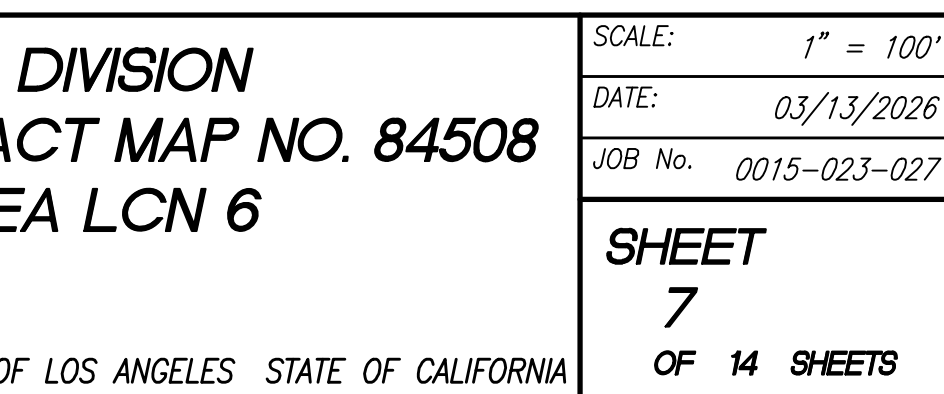
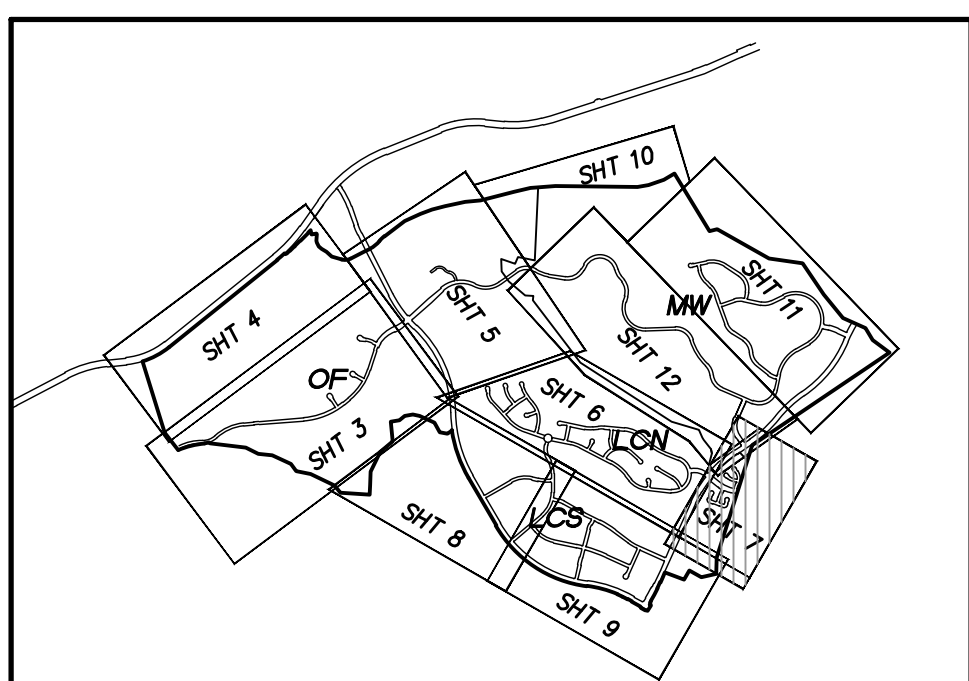
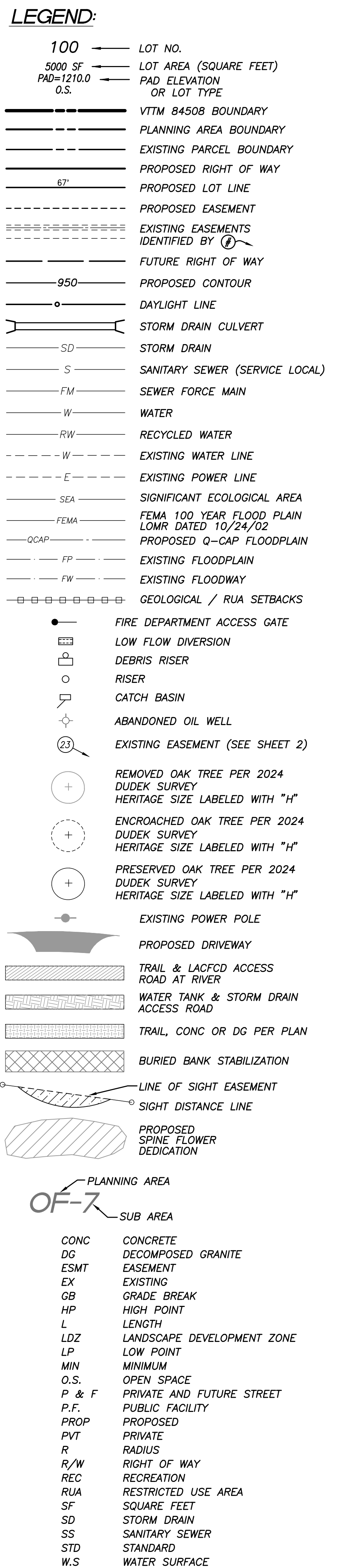
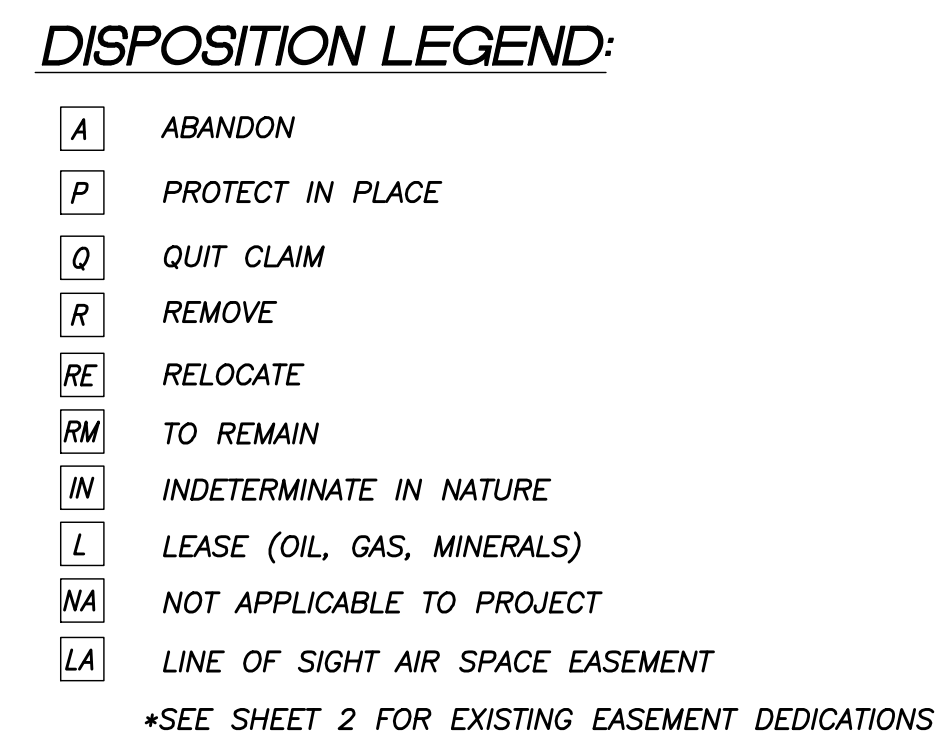


- DISPOSITION LEGEND:**
- [A] ABANDON
 - [P] PROTECT IN PLACE
 - [Q] QUIT CLAIM
 - [R] REMOVE
 - [RE] RELOCATE
 - [RM] TO REMAIN
 - [IN] INDETERMINATE IN NATURE
 - [L] LEASE (OIL, GAS, MINERALS)
 - [NA] NOT APPLICABLE TO PROJECT
 - [LA] LINE OF SIGHT AIR SPACE EASEMENT
 - *SEE SHEET 2 FOR EXISTING EASEMENT DEDICATIONS

- LEGEND:**
- 100 LOT NO.
 - 5000 SF LOT AREA (SQUARE FEET)
 - 1210.0 PAD ELEVATION
 - 0.5 OR LOT TYPE
 - VTM 84508 BOUNDARY
 - PLANNING AREA BOUNDARY
 - EXISTING PARCEL BOUNDARY
 - PROPOSED RIGHT OF WAY
 - 87 PROPOSED LOT LINE
 - PROPOSED EASEMENT
 - EXISTING EASEMENTS IDENTIFIED BY (X)
 - FUTURE RIGHT OF WAY
 - 950 PROPOSED CONTOUR
 - DAYLIGHT LINE
 - STORM DRAIN CULVERT
 - SD STORM DRAIN
 - S SANITARY SEWER (SERVICE LOCAL)
 - FM SEWER FORCE MAIN
 - W WATER
 - FW RECYCLED WATER
 - EXISTING WATER LINE
 - E EXISTING POWER LINE
 - SEA SIGNIFICANT ECOLOGICAL AREA
 - TEMA FEMA 100 YEAR FLOOD PLAIN
 - LOMR DATED 10/24/02
 - PROPOSED Q-CAP FLOODPLAIN
 - EXISTING FLOODPLAIN
 - EXISTING FLOODWAY
 - FW EXISTING FLOODWAY
 - GEOLOGICAL / RUA SETBACKS
 - FIRE DEPARTMENT ACCESS GATE
 - LOW FLOW DIVERSION
 - DEBRIS RISER
 - RISER
 - CATCH BASIN
 - ABANDONED OIL WELL
 - EXISTING EASEMENT (SEE SHEET 2)
 - REMOVED OAK TREE PER 2024 DUDEK SURVEY
 - HERITAGE SIZE LABELED WITH "H"
 - ENCROACHED OAK TREE PER 2024 DUDEK SURVEY
 - HERITAGE SIZE LABELED WITH "H"
 - PRESERVED OAK TREE PER 2024 DUDEK SURVEY
 - HERITAGE SIZE LABELED WITH "H"
 - EXISTING POWER POLE
 - PROPOSED DRIVEWAY
 - TRAIL & LACED ACCESS
 - WATER TANK & STORM DRAIN ACCESS ROAD
 - TRAIL, CONC OR DG PER PLAN
 - BURIED BANK STABILIZATION
 - LINE OF SIGHT EASEMENT
 - SIGHT DISTANCE LINE
 - PROPOSED SPINE FLOWER DEDICATION
 - PLANNING AREA
 - SUB AREA



DESIGNED: JHF, AMW	DRAFTED: AMW	CHECKED: JHF	NO.	REVISIONS	DATE	BY
OWNER/DEVELOPER: FIVEPOINT. NEWHALL LAND 2014 SPRINGFIELD COURT, SUITE 300 VALLEJO, CA 94590 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. MATT HANSON						
PLANS PREPARED BY: HUNSAKER & ASSOCIATES LOS ANGELES, CA 90001 2024 AVENUE 184, SUITE 211 VALLEJO, CA 94590 PHONE: (707) 294-2271 JASON H. FUKUMITSU 03/13/2026						
MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 84508 PLANNING AREAS LCN 4-6						
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA						
SHEET 6 OF 14 SHEETS						

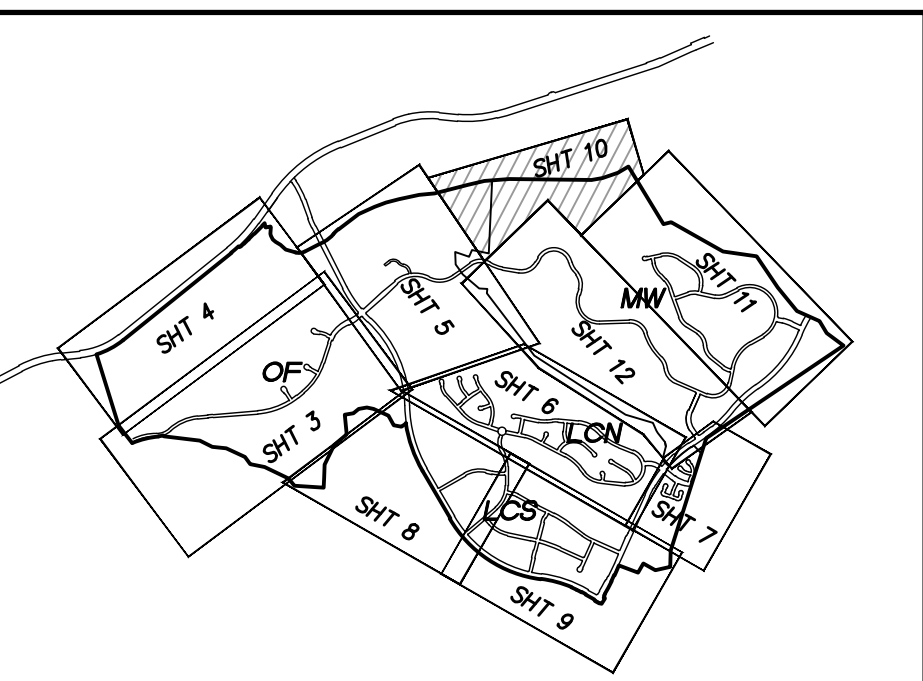
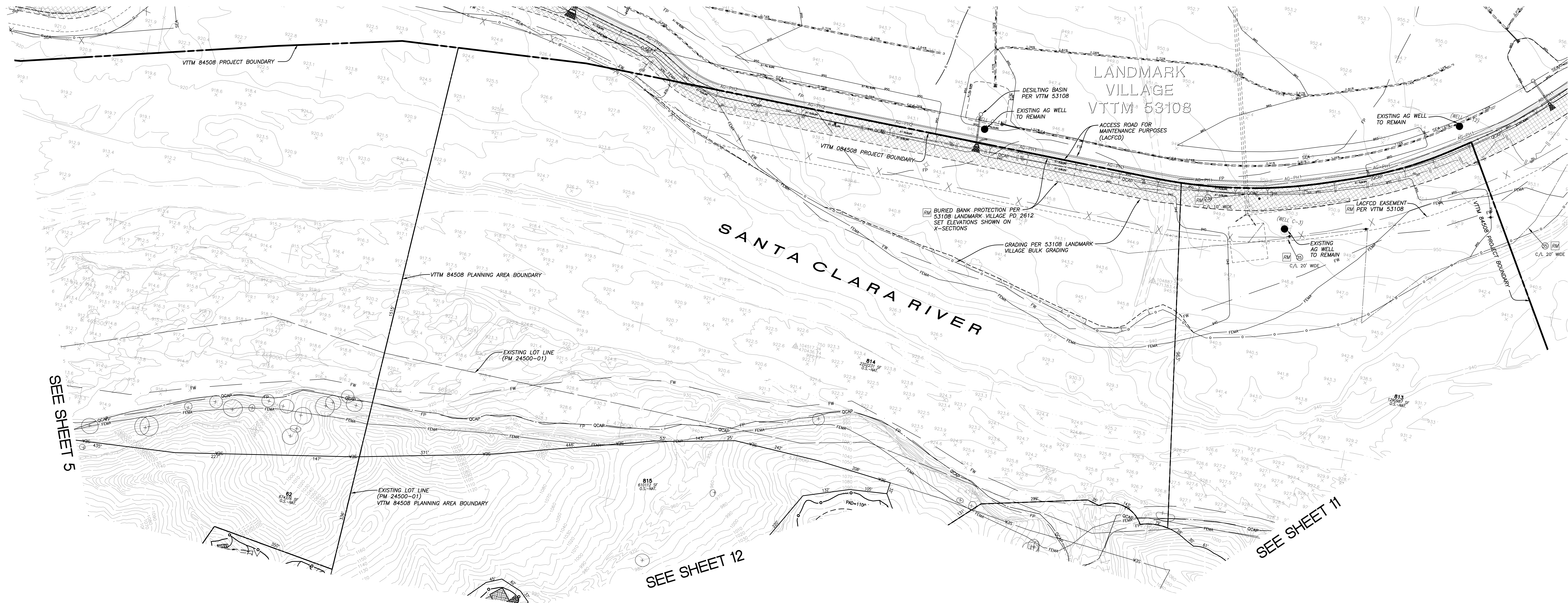


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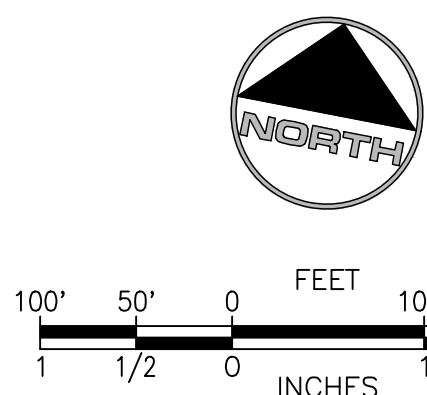
- [A] ABANDON
[P] PROTECT IN PLACE
[Q] QUIT CLAIM
[R] REMOVE
[RE] RELOCATE
[RM] TO REMAIN
[IN] INDETERMINATE IN NATURE
[L] LEASE (OIL, GAS, MINERALS)
[NA] NOT APPLICABLE TO PROJECT
[LA] LINE OF SIGHT AIR SPACE EASEMENT
*SEE SHEET 2 FOR EXISTING EASEMENT DEDICATIONS

LEGEND:

- 100 LOT NO.
5000 SF LOT AREA (SQUARE FEET)
P&D=1210.0 PAD ELEVATION
O.S. OR LOT TYPE
- VTM 84508 BOUNDARY
PLANNING AREA BOUNDARY
EXISTING PARCEL BOUNDARY
PROPOSED RIGHT OF WAY
80' PROPOSED LOT LINE
PROPOSED EASEMENT
IDENTIFIED BY [D]
FUTURE RIGHT OF WAY
950 PROPOSED CONTOUR
DAYLIGHT LINE
STORM DRAIN CULVERT
SD STORM DRAIN
S SANITARY SEWER (SERVICE LOCAL)
FM SEWER FORCE MAIN
W WATER
RW RECYCLED WATER
EXISTING WATER LINE
E EXISTING POWER LINE
SEA SIGNIFICANT ECOLOGICAL AREA
FEMA FEMA 100 YEAR FLOOD PLAIN
LOMR DATED 10/24/02
OCAP PROPOSED Q-CAP FLOODPLAIN
FP EXISTING FLOODPLAIN
FW EXISTING FLOODWAY
GEOLOGICAL / RUA SETBACKS
- FIRE DEPARTMENT ACCESS GATE
LOW FLOW DIVERSION
DEBRIS RISER
RISER
CATCH BASIN
ABANDONED OIL WELL
EXISTING EASEMENT (SEE SHEET 2)
REMOVED OAK TREE PER 2024
DUDEK SURVEY
HERITAGE SIZE LABELED WITH "H"
ENCROACHED OAK TREE PER 2024
DUDEK SURVEY
HERITAGE SIZE LABELED WITH "H"
PRESERVED OAK TREE PER 2024
DUDEK SURVEY
HERITAGE SIZE LABELED WITH "H"
EXISTING POWER POLE
PROPOSED DRIVEWAY
TRAIL & LACFD ACCESS
ROAD AT LACFD ACCESS
WATER TANK & STORM DRAIN
ACCESS ROAD
TRAIL, CONC OR DG PER PLAN
BURIED BANK STABILIZATION
LINE OF SIGHT EASEMENT
SIGHT DISTANCE LINE
PROPOSED SPINE FLOWER
DEDICATION
- PLANNING AREA
OF 7 SUB AREA
- CONC CONCRETE
DG DECOMPOSED GRANITE
ESMT EASEMENT
EX EXISTING
GB GRADE BREAK
HP HIGH POINT
L LENGTH
LDZ LANDSCAPE DEVELOPMENT ZONE
LP LOW POINT
MIN MINIMUM
O.S. OPEN SPACE
P & F PRIVATE AND FUTURE STREET
P.F. PUBLIC FACILITY
PROP PROPOSED
PVT PRIVATE
R RADIUS
R/W RIGHT OF WAY
REC RECREATION
RUA RESTRICTED USE AREA
SF SQUARE FEET
SD STORM DRAIN
SS SANITARY SEWER
STD STANDARD
W.S. WATER SURFACE



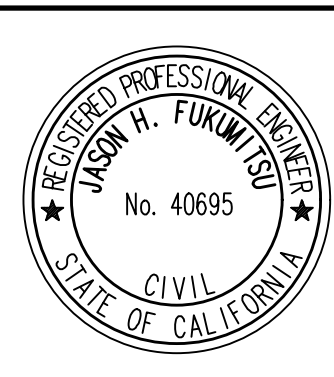
KEY MAP
NOT TO SCALE



DESIGNED: JHF, AMW
DRAFTED: AMW
CHECKED: JHF

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIREFPOINT.
NEWHALL LAND
20154 SPRINGFIELD COURT SUITE 300
VALLEJO, CA 94590
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
20074 Avenue 168, Ste 211
Vallejo, CA 94590
Tel: (415) 294-2271
Fax: (415) 294-9890
DATE: 03/19/2026
JASON H. FURUKIMATSU

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 84508
PLANNING AREA MW

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SCALE: 1" = 100'
DATE: 03/13/2026
JOB No.: 0015-023-027
SHEET
10
OF 14 SHEETS

SEE SHEET 10

SEE BELOW

SEE SHEET 10

SEE SHEET 5

SEE SHEET 5

SEE ABOVE

SEE SHEET 5

SEE SHEET 7

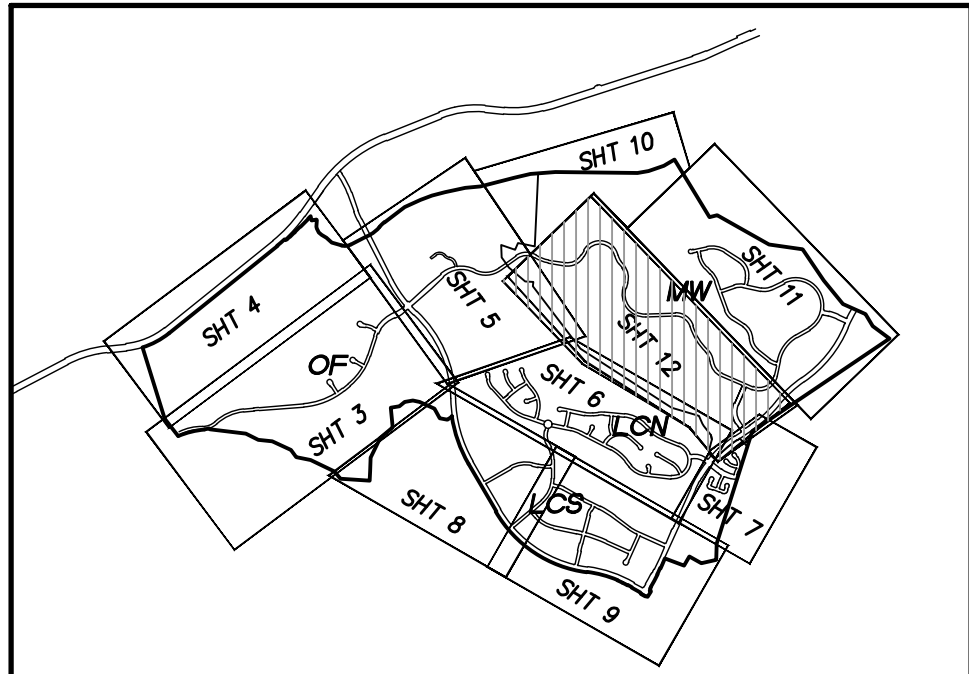
SEE SHEET 6

LEGEND:

- 100 LOT NO.
5000 SF LOT AREA (SQUARE FEET)
PAD-1210.0 PAD ELEVATION
0.5 OF LOT TYPE
VTM 8450B BOUNDARY
PLANNING AREA BOUNDARY
EXISTING PARCEL BOUNDARY
PROPOSED RIGHT OF WAY
PROPOSED LOT LINE
PROPOSED EASEMENT
EXISTING EASEMENTS IDENTIFIED BY Q
FUTURE RIGHT OF WAY
PROPOSED CONTOUR
DAYLIGHT LINE
STORM DRAIN CULVERT
STORM DRAIN
SANITARY SEWER (SERVICE LOCAL)
SEWER FORCE MAIN
WATER
RECYCLED WATER
EXISTING WATER LINE
EXISTING POWER LINE
SIGNIFICANT ECOLOGICAL AREA
FEMA 100 YEAR FLOOD PLAIN
LOMR DATED 10/24/02
PROPOSED G-CAP FLOODPLAIN
EXISTING FLOODPLAIN
PROPOSED FLOODWAY
EXISTING FLOODWAY
GEOLOGICAL / RUA SETBACKS
FIRE DEPARTMENT ACCESS GATE
LOW FLOW DIVERSION
DEBRIS RISER
RISER
CATCH BASIN
ABANDONED OIL WELL
EXISTING EASEMENT (SEE SHEET 2)
- EXISTING POWER POLE
PROPOSED DRIVEWAY
TRAIL/HIKING & LACROSSE ACCESS ROAD AT RIVER
WATER TANK & STORM DRAIN ACCESS ROAD
TRAIL
DEBRIS CATCHMENT AREA
BURIED BANK STABILIZATION
LINE OF SIGHT EASEMENT
SIGHT DISTANCE LINE
PROPOSED SPUR FLOWER DEDICATION
SUB AREA
CONC DECOMPOSED GRANITE
ESMT EASEMENT
EX GRADE BREAK
HP HIGH POINT
L LENGTH
LDZ LANDSCAPE DEVELOPMENT ZONE
LP LOW POINT
MW MINIMUM
O.S. OPEN SPACE
P & F PRIVATE AND FUTURE STREET
P.F. PUBLIC FACILITY
PROP PROPOSED
PVT PRIVATE
R RADIUS
R/W RIGHT OF WAY
REC RECREATION
RUA RESTRICTED USE AREA
SF SQUARE FEET
SD STORM DRAIN
SS SANITARY SEWER
STD STANDARD
W.S. WATER SURFACE

DISPOSITION LEGEND:

- A ABANDON
P PROTECT IN PLACE
Q QUIT CLAIM
R REMOVE
RE RELOCATE
RM TO REMAIN
IN INDETERMINATE IN NATURE
L LEASE (OIL, GAS, MINERALS)
NA NOT APPLICABLE TO PROJECT
LA LINE OF SIGHT AIR SPACE EASEMENT



KEY MAP
NOT TO SCALE

DESIGNED:	JHF, AMW	OWNER/DEVELOPER:	FIREFPOINT. NEWHALL LAND
DRAFTED:	AMW	TELEPHONE:	(661) 255-4000
CHECKED:	JHF	REPRESENTATIVE:	MR. MATT HANSON
NO.		REVISIONS	
		DATE	BY



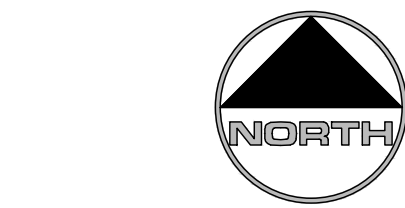
PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
2604 Avenue 184, Ste 21 • Valencia, CA 91355
PH (661) 294-2371 F (661) 294-9990

Jason H. Furukawa 03/19/2026
JASON H. FURUKAWA DATE

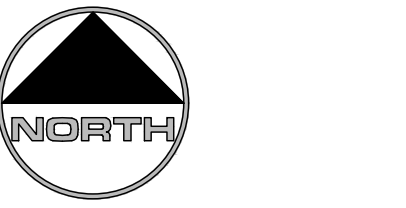
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 8450B
PLANNING AREA MW

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SCALE: 1" = 100'
DATE: 03/13/2026
JOB No.: 0015-023-027
SHEET
12
OF 14 SHEETS



NOTE: ALL LOTS SHALL BE SERVED
BY RECIPROCAL ACCESS EASEMENTS.

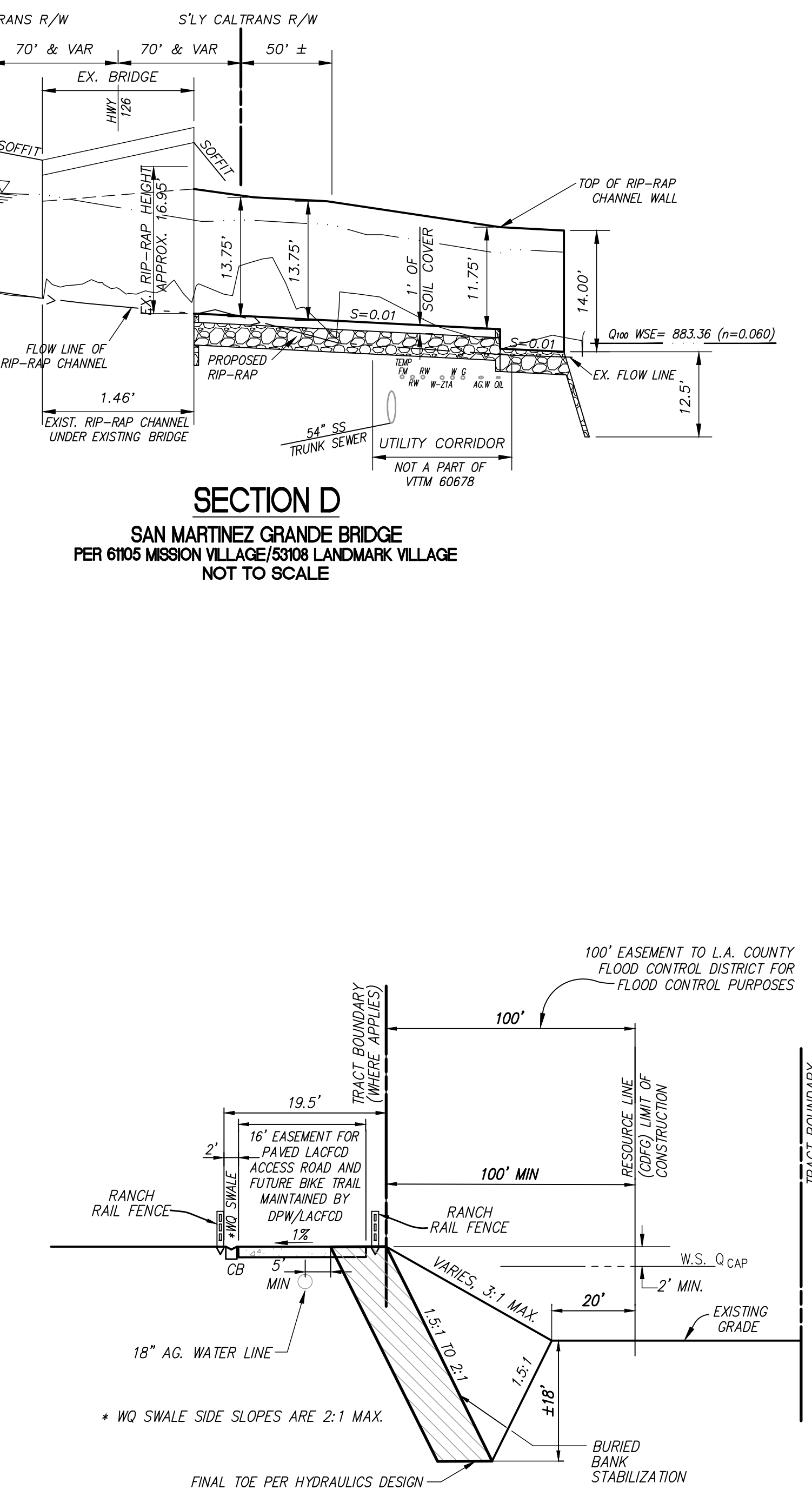
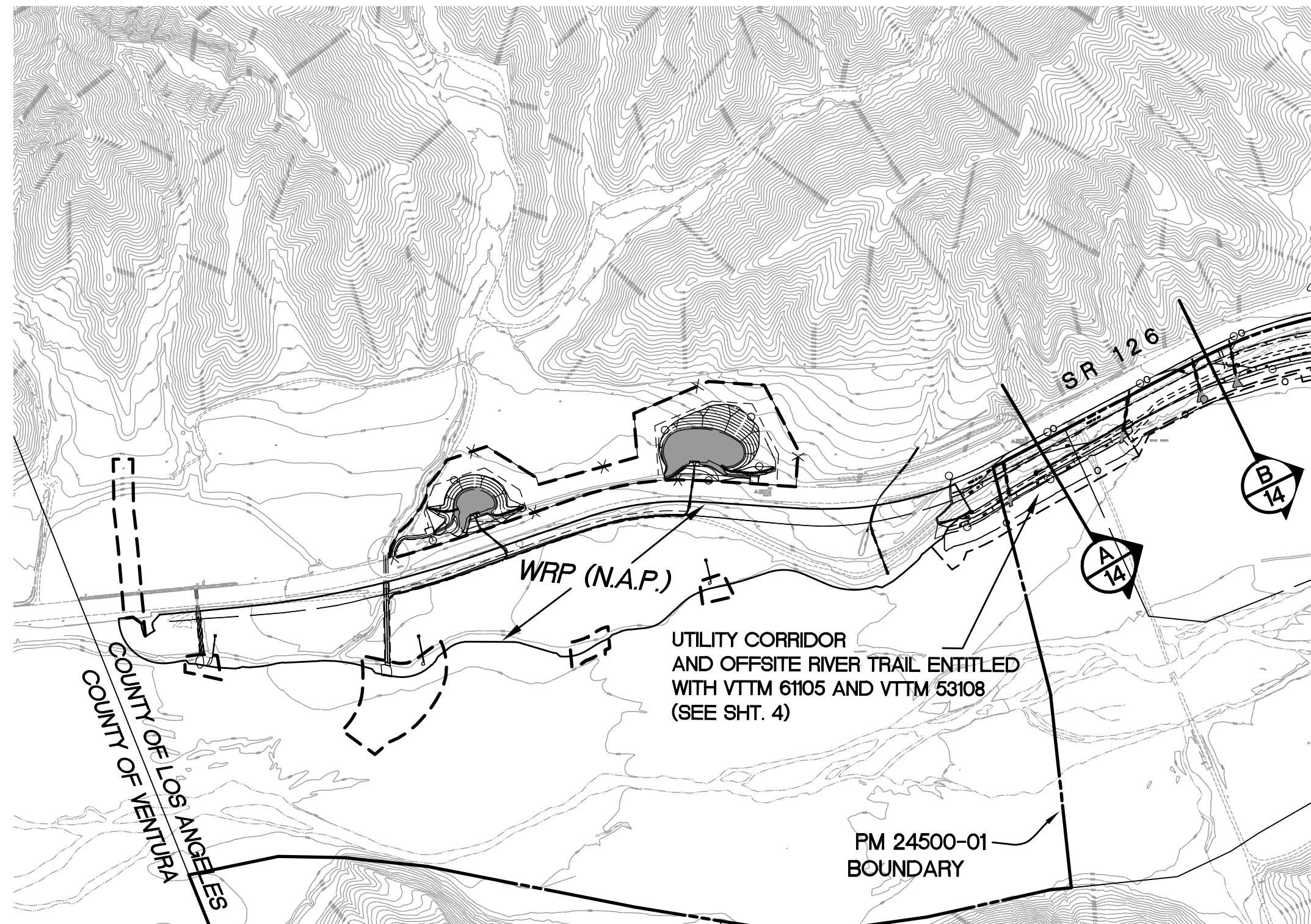


INCLUDES OFFSITE GRADING
SHOWN ON SHEET 3

PHASE 4 (ONION FIELDS)	
³ TOTAL AC	449.4 AC
TOTAL ONSITE AC	475.5 AC
TOTAL D.U.	392 DU
SFD	0 DU
CONDO	392 DU
TOTAL COMM. SF	0 SF
TOTAL OPEN SPACE	381.0 AC

³INCLUDES OFFSITE GRADING
SHOWN ON SHEET 3

DESIGNED:	JHF, AMW				OWNER/DEVELOPER:					PLANS PREPARED BY:	 HUNSAKER & ASSOCIATES ENGINEERS, INC. PLANNING • ENGINEERING • SURVEYING 26014 Avenue 161, Ste 213 • Valencia, CA 91355 PH (661) 294-2211 • FX (661) 294-9890				MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 84508 PHASING PLAN				SCALE:	1" = 100'			
DRAFTED:	AMW														DATE:	03/13/2026							
CHECKED:	JHF														JOB No.	0015-023-077							
	NO.	REVISIONS		DATE	BY	TELEPHONE: (661) 255-4000 REPRESENTATIVE : MR. MATT HANSON				JASON H. FURUMATSU 03/16/2026				IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA				SHEET	13				
																				OF 14 SHEETS			



CONC	CONCRETE
DG	DECOMPOSED GRANITE
FSMT	EASEMENT
EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
LZL	LANDSCAPE DEVELOPMENT ZONE
LP	LOW POINT
M	MINIMUM
MIN	OPEN SPACE
P & F	PRIVATE AND FUTURE STREET
P.F.P.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
R/W	RIGHT OF WAY
REC	RECREATION
RS	RESTRICTED USE AREA
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
WS	WATER SURFACE

SCALE: 1" = 100'
DATE: 03/13/2026
JOB No. 0015-023-027

SHEET
14
OF 14 SHEETS

HOMESTEAD SOUTH VTTM 84508 PROJECT DATA TABLE

Planning Area	Total Area in Acres	Lot #	# of Lots	SP LAND USE	Street Frontage	# of Buildings	Building Type	# Of Dus	Total Parking Required	Total Parking Provided
OF-1	4.9	1-2	2	LM	HH ST.	7	MULTIFAMILY/ TOWN	45	102	102
OF-2	6.8	3-5	3	LM	KK ST.	26	MULTIFAMILY/ TOWN	92	207	207
OF-3	7.3	6-10	5	LM	HH ST.	12	MULTIFAMILY/ TOWN	132	297	297
OF-4	7.1	11-12	2	LM	HH ST.	7	MULTIFAMILY/ CONDO	123	278	278
OF-5	1.3	13	1	LM	HH ST.	1	RECREATION CENTER	0	---	13
** LCN-1A	5.8	818-824	6	M	K ST.	7	APT	154	288	310
** LCN-1B	5.0	825-830	6	M	K ST.	6	APT	139	260	260
LCN-4	21.5	68-142	75	L	MULTI	75	SINGLE FAMILY	75	150	150
LCN-5	48.2	143-317	175	L	MULTI	175	SINGLE FAMILY	175	350	350
LCN-6	8.1	366-41	45	LM	MULTI	45	SINGLE FAMILY	45	90	90
LCS-1	10.9	421	1	LM	AA ST.	11	MULTIFAMILY/ CONDO	168	379	379
LCS-2	7.8	422	1	LM	CC ST.	27	MULTIFAMILY/ TOWN	112	253	253
LCS-3	2.3	423	1	LM	CC ST.	3	RECREATION CENTER	0	---	29
LCS-4	9.2	424-425	2	LM	BB ST.	28	MULTIFAMILY/ TOWN	103	233	234
LCS-5	4.7	431	1	H	DD ST.	16	MULTIFAMILY/ TOWN	58	132	132
LCS-6	8.9	432	1	H	DD ST.	111	DETACHED SF CONDO	111	251	252
LCS-7	9.7	433	1	H	DD ST.	22	MULTIFAMILY/ TOWN	183	413	414
LCS-8	6.0	434	1	M	CC ST.	51	DETACHED SF CONDO	51	116	117
LCS-9	4.0	435	1	M	CC ST.	30	DETACHED SF CONDO	30	68	70
LCS-10	9.6	436	1	M	FF ST.	34	MULTIFAMILY/ TOWN	133	300	301
LCS-11	10.0	437	1	M	CC ST.	21	MULTIFAMILY/ TOWN	169	382	383

HOMESTEAD SOUTH VTTM 84508 PROJECT DATA TABLE

Planning Area	Total Area in Acres	Lot #	# of Lots	SP LAND USE	Street Frontage	# of Buildings	Building Type	# Of Dus	Total Parking Required	Total Parking Provided
LCS-12	9.4	438	1	LM	CC ST.	68	DETACHED SF CONDO	68	153	155
LCS-13	3.8	439	1	LM	CC ST.	35	DETACHED SF CONDO	35	80	81
LCS-14	6.6	440	1	LM	CC ST.	78	DETACHED SF CONDO	78	176	179
MW-1A	5.9	792	1	M	N ST.	11	MULTIFAMILY/ TOWN	121	274	276
**MW-1B	3.7	793	1	M	N ST.	7	MULTIFAMILY/ TOWN	77	175	175
MW-2	2.0	795	1	H	K ST.	4	RECREATION CENTER	0	---	22
MW-3	2.3	794	1	M	K ST.	4	APT	41	94	94
MW-4	8.6	796	1	H	K ST.	12	MULTIFAMILY/ CONDO	130	293	293
MW-5	8.5	797	1	H	K ST.	11	MULTIFAMILY/ CONDO	169	379	380
MW-6	11.0	798	1	LM	ZZ PVT. DR.	68	DUPLEX	136	306	306
MW-7	10.1	799	1	LM	XX PVT. DR.	25	MULTIFAMILY/ TOWN	86	193	196
MW-8	9.5	800	1	M	YY PVT. DR.	60	DETACHED SF CONDO	60	136	140
MW-9	5.0	801	1	LM	YY PVT. DR.	16	MULTIFAMILY/ TOWN	54	122	126
MW-10	9.5	802	1	M	M ST.	117	DETACHED SF CONDO	117	262	267
MW-11	6.6	803	1	M	M ST.	76	DETACHED SF CONDO	76	171	175
MW-12	6.5	804	1	M	K ST.	1	PUBLIC PARK	0	11	11
MW-14	14.2	462-567	106	LM	MULTI	106	SINGLE FAMILY	106	212	212
MW-15	24.4	582-746	165	M	MULTI	165	SINGLE FAMILY	165	330	330
TOTAL	346.7		619			1,579		3,617	2,509	8,039

HOMESTEAD SOUTH VTTM 84508

OFFSITE IMPROVEMENTS – PROJECT DESCRIPTION

Homestead South VTTM 84508 proposes a 3,617-unit residential development project located on approximately 1,752 acres within the Newhall Ranch Specific Plan. The project also includes supporting facilities necessary for the residential development, including public parks, public schools, a fire station, private recreation facilities, and other ancillary facilities, consistent with the Specific Plan. Infrastructure for the project includes a network of roads, trails, drainage improvements, flood protection, buried bank stabilization, potable and recycled water systems and tanks, sanitary sewers, dry utility systems, and other ancillary infrastructure facilities.

To enable buildout of the above-described project, offsite improvements will be necessary. Following is a description of each offsite improvement location, along with a description of the improvements.

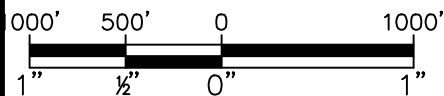
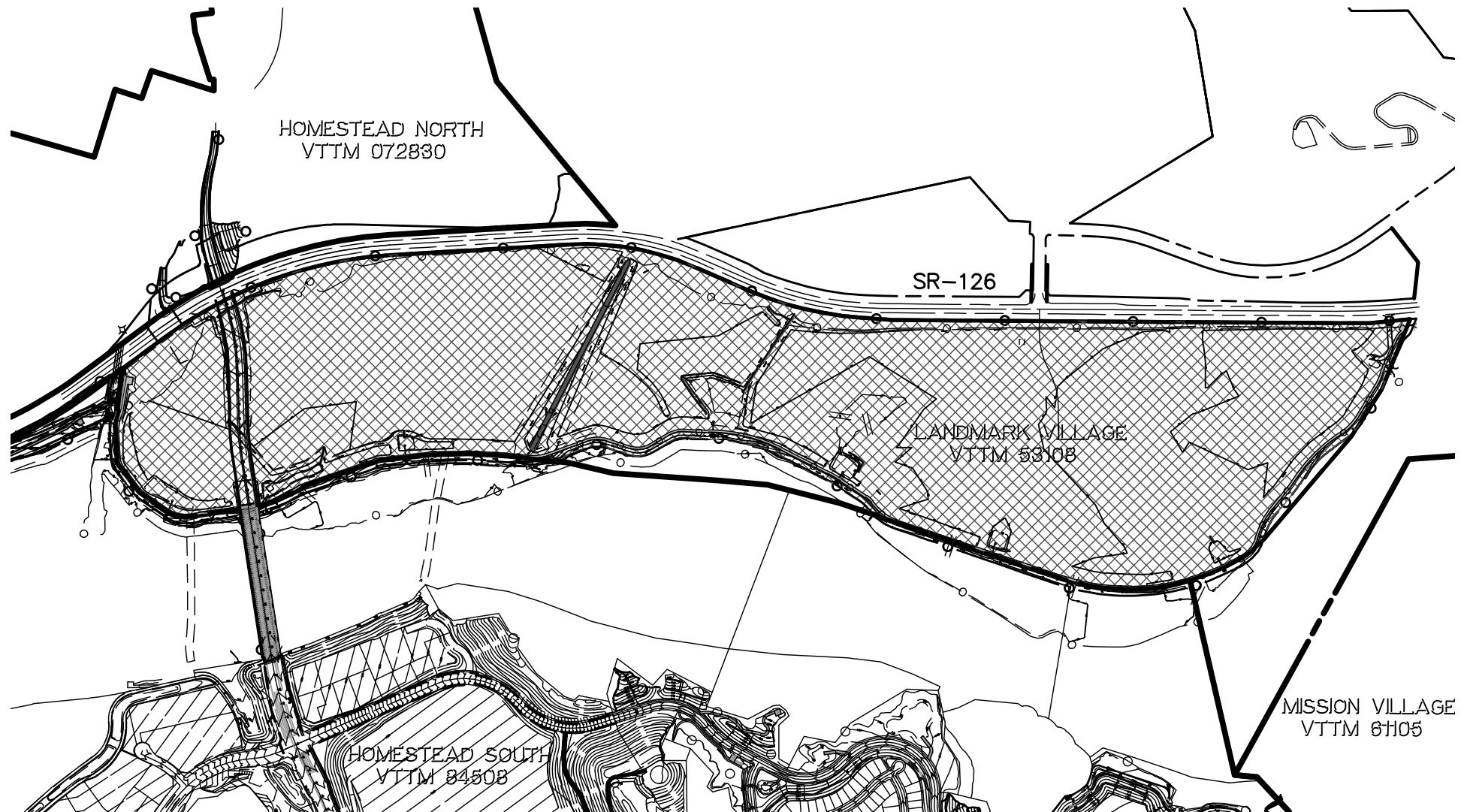
Landmark Village VTTM 53108 (please refer to attached Exhibit 2 Sheet 1 of 14) – Landmark Village lies directly north of the Homestead South project. It is an approved tentative map that has been designed to accept fill dirt from a borrow site within the Homestead South project. Earthwork design and calculations for Homestead South show 5.92 mcy of dirt being taken to the Landmark Village site to aid in achieving grades shown on the approved tentative map. It is anticipated that dirt from Homestead South will be used throughout the extents of the Landmark Village project boundary.

Potrero Valley VTTM 61911 (please refer to attached Exhibit 2 Sheets 2 through 7) – The Potrero Valley project lies south and west of Homestead South. Offsite grading and improvements for Homestead South are proposed in several different locations of the Potrero Valley project. Grading for manufactured slopes is proposed southwest of the Onion Fields neighborhood, in the northwesterly area of the Potrero project. West of Long Canyon Road, offsite grading has been shown for manufactured slopes related to roadway construction, as well as for two potable, and one recycled, water tanks. East of Magic Mountain Parkway's intersection with Long Canyon Road, offsite grading is shown for roadway construction, and for grading adjacent to the fire station site. As the fire station will be built prior to the Potrero Valley project, a graded buffer area is proposed to prevent future, adjacent construction from impacting the fire station site.

Mission Village VTTM 61105 (please refer to attached Exhibit 2 Sheets 8 through 10) – There are three locations within the Mission Village project where offsite improvements are necessary to support the implementation of Homestead South. In the northwesterly area of Mission Village, drainage improvements are shown for the discharge of stormwater originating from a manufactured slope. Southeast of this area, offsite grading and private driveway improvements are proposed to connect the Mesas West neighborhood to a private driveway that joins Limestone Place (within Mission Village Tract 61105-43). Retaining walls are also proposed as part of the construction of the private drive. These improvements serve as secondary fire access

for Homestead South Phase 1. Further southeast, offsite grading is proposed within Mission Village, alongside Magic Mountain Parkway, to facilitate the connection of the proposed roadway to the existing roadway, including a bus turnout, sidewalk, and parkway improvements.

Legacy Village VTTM 84509 (please refer to attached Exhibit 2 Sheets 11 through 14) – Homestead South also includes offsite grading and other infrastructure-related improvements east of the project on the adjacent Legacy Village. East of Homestead South, grading is proposed within Long Canyon in order to match grades of the proposed Long Canyon restored streambed to ensure the continuation of drainage through Long Canyon to its confluence with the Santa Clara River. In order to construct Magic Mountain Parkway within the Homestead South project, offsite manufactured slopes and drainage improvements are also proposed. A water tank with access road, intended to serve Homestead South, is also proposed within the westerly area of Legacy Village.



LEGEND

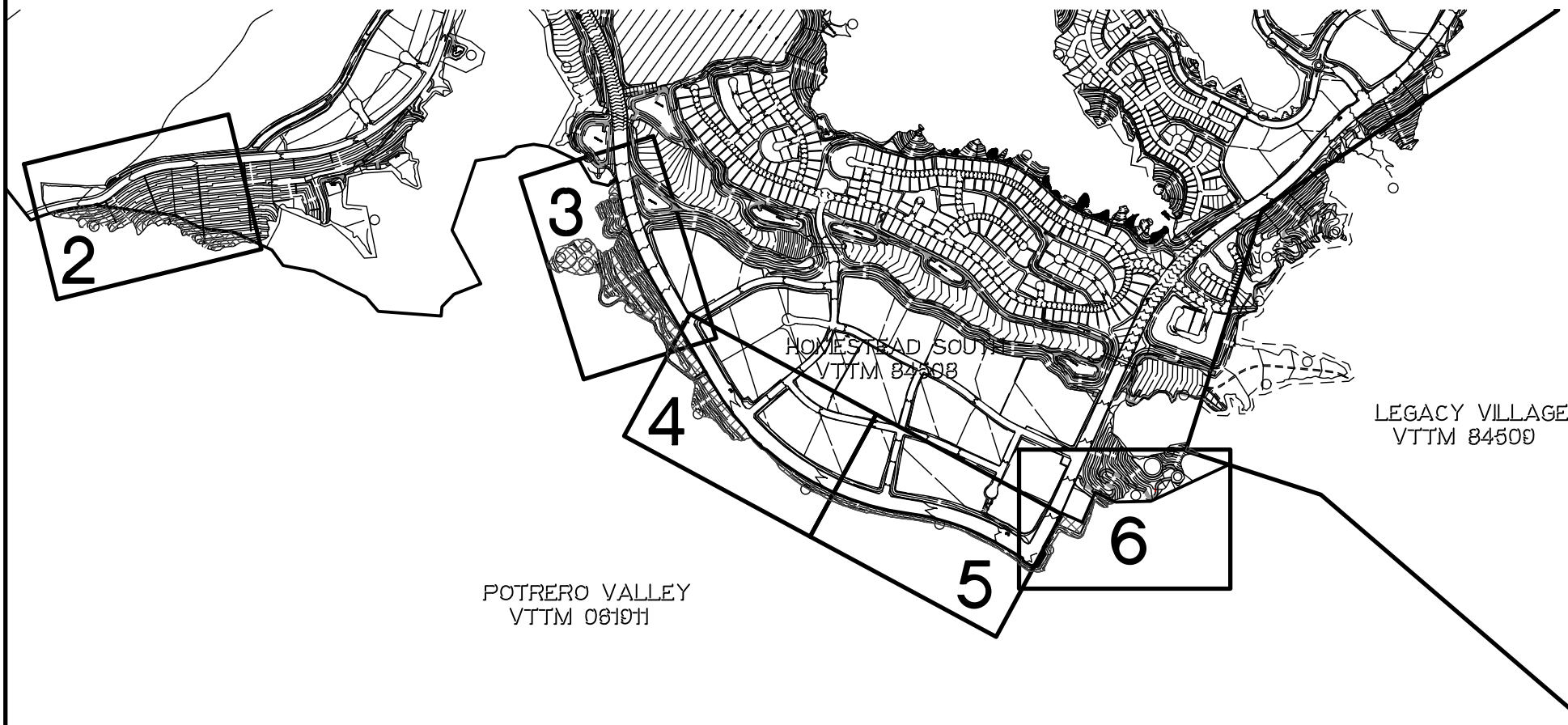
- OFFSITE GRADING
IMPACT LIMIT
- TRACT MAP
BOUNDARY
-  OFFSITE
GRADING LIMIT



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PLANNING ■ ENGINEERING ■ SURVEYING
26074 Avenue Hall, Suite #23 ■ Valencia, CA 91355
FX: (661) 294-9890 ■ PH: (661) 294-2211

EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET 1
OF 14



LEGEND

- OFFSITE GRADING IMPACT LIMIT
- TRACT MAP BOUNDARY
-  OFFSITE GRADING LIMIT

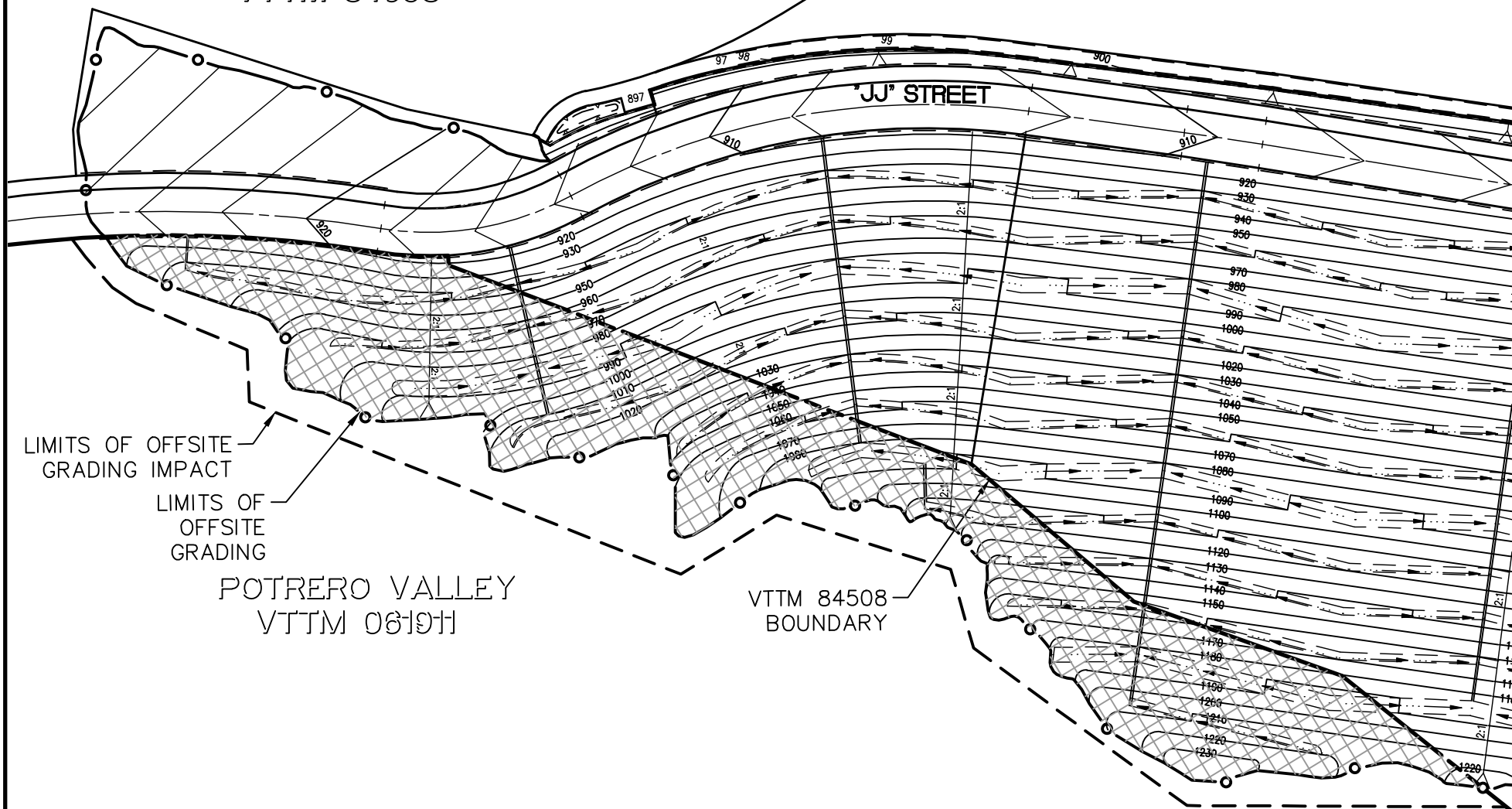


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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **2**
 OF **14**

HOMESTEAD SOUTH
VTTM 84508

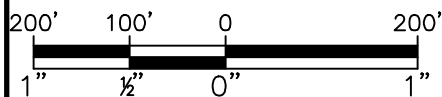
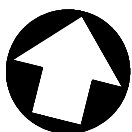


LIMITS OF OFFSITE
GRADING IMPACT

LIMITS OF
OFFSITE
GRADING

POTRERO VALLEY
VTTM 061911

VTTM 84508
BOUNDARY



LEGEND

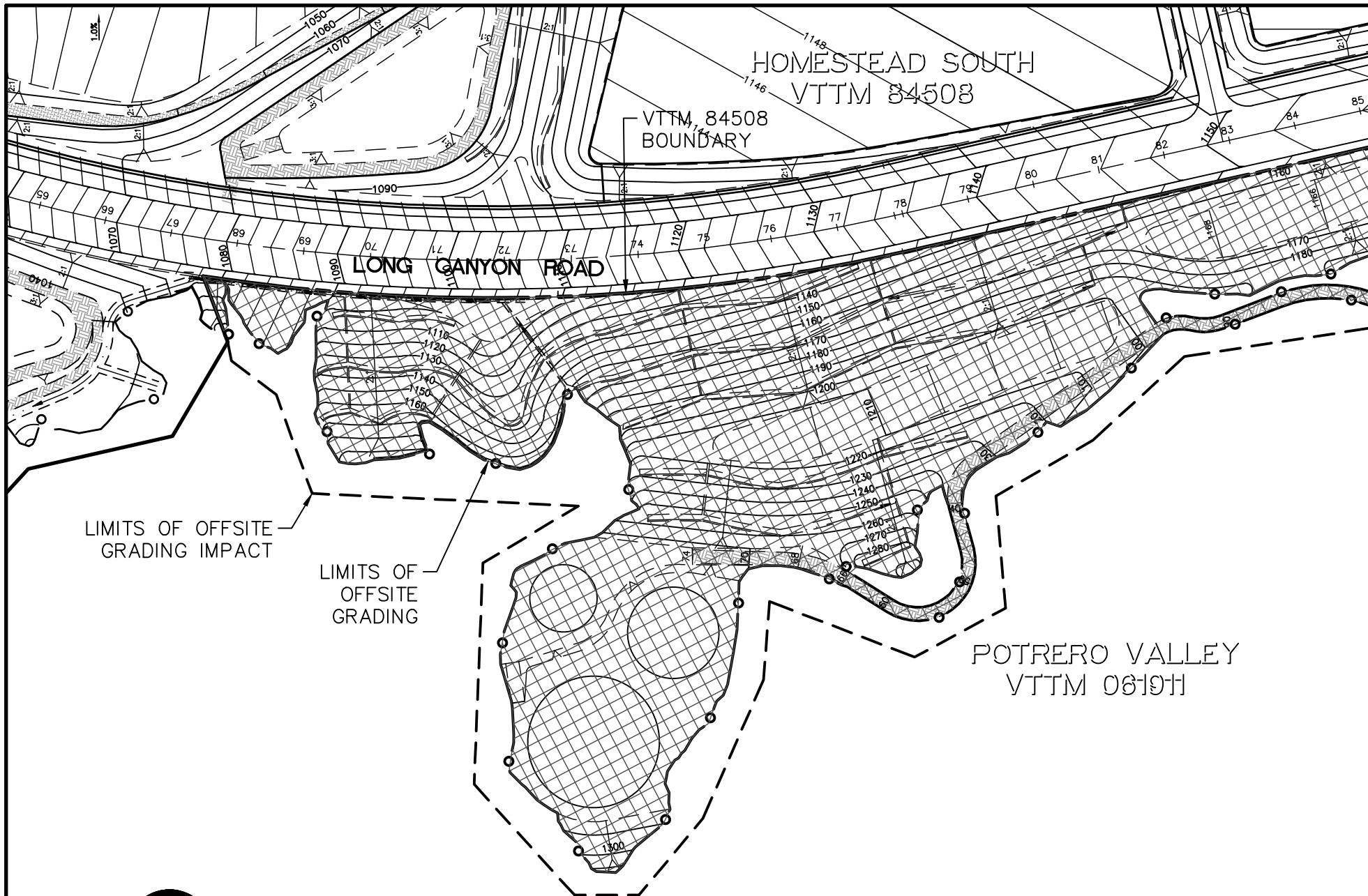
- OFFSITE GRADING IMPACT LIMIT
- TRACT MAP BOUNDARY
- OFFSITE GRADING LIMIT



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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **3**
OF **14**



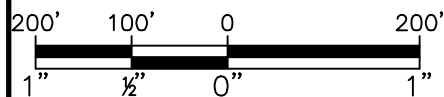
LIMITS OF OFFSITE
GRADING IMPACT

LIMITS OF
OFFSITE
GRADING

POTRERO VALLEY
VTTM 061011

LEGEND

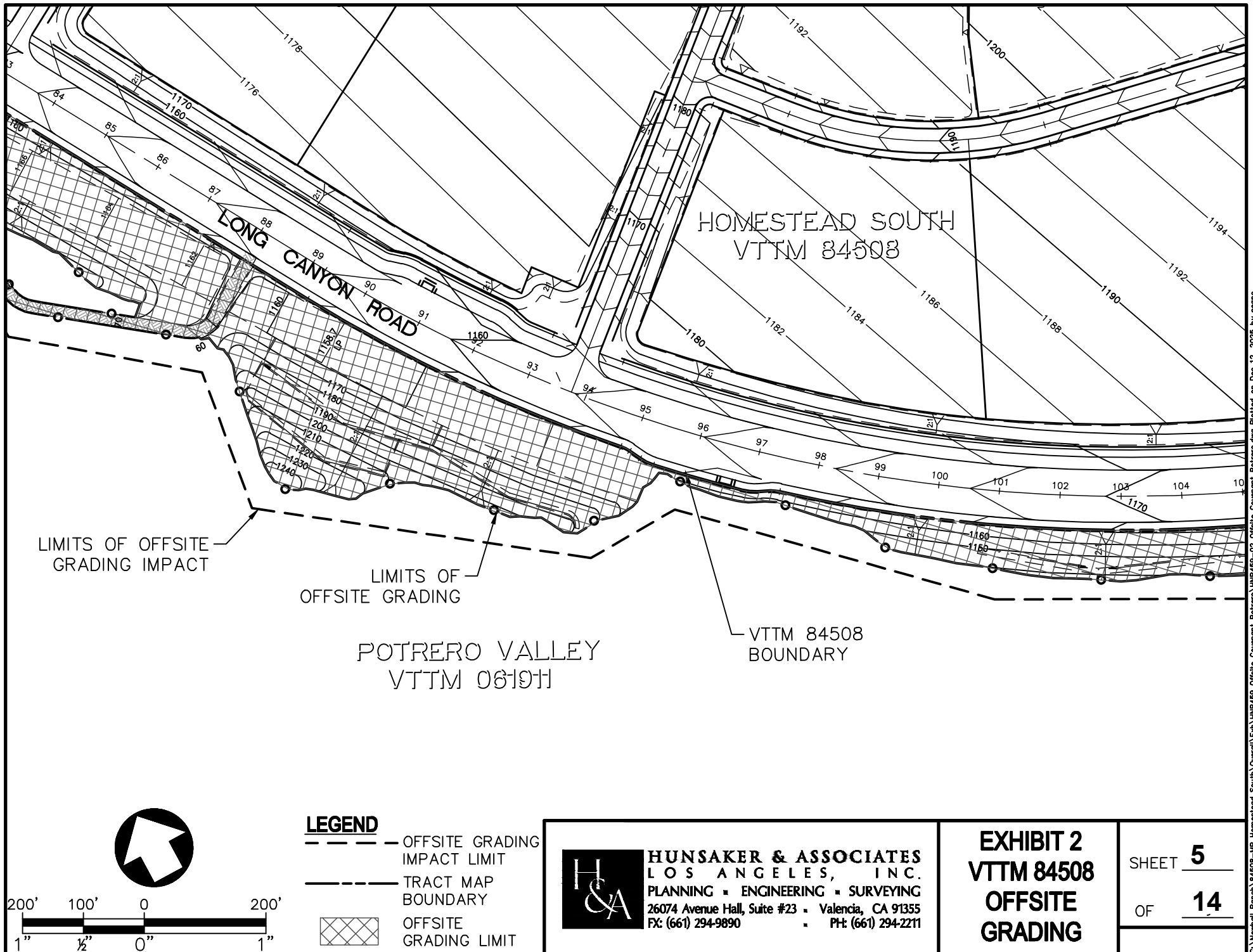
- OFFSITE GRADING IMPACT LIMIT
- TRACT MAP BOUNDARY
-  OFFSITE GRADING LIMIT



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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **4**
OF **14**



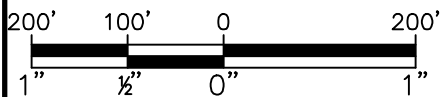
LIMITS OF OFFSITE
GRADING IMPACT

LIMITS OF
OFFSITE GRADING

POTRERO VALLEY
VTTM 061011

HOMESTEAD SOUTH
VTTM 84508

VTTM 84508
BOUNDARY



LEGEND

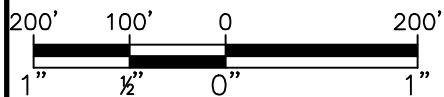
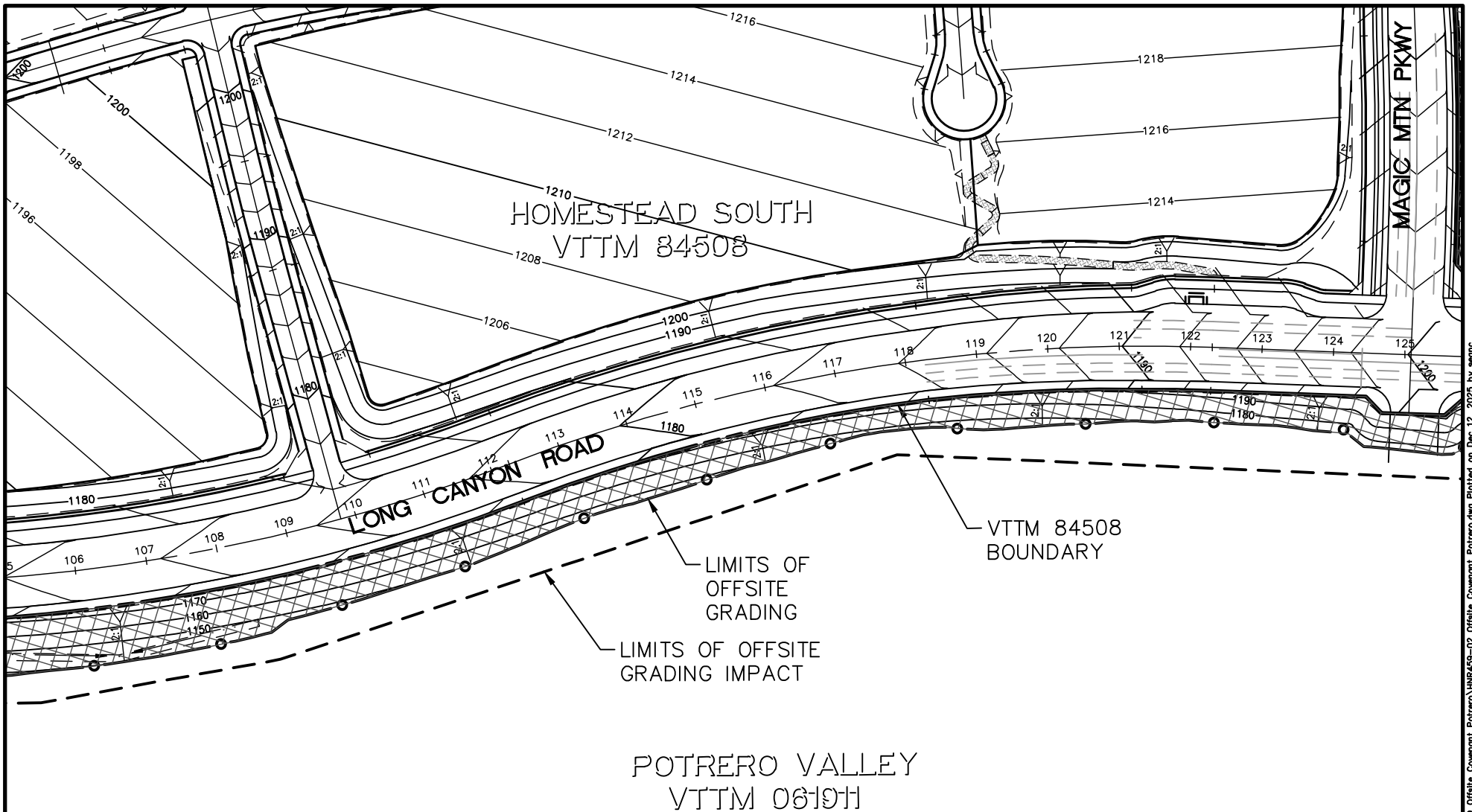
- OFFSITE GRADING
IMPACT LIMIT
- TRACT MAP
BOUNDARY
- OFFSITE
GRADING LIMIT



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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **5**
OF **14**



LEGEND

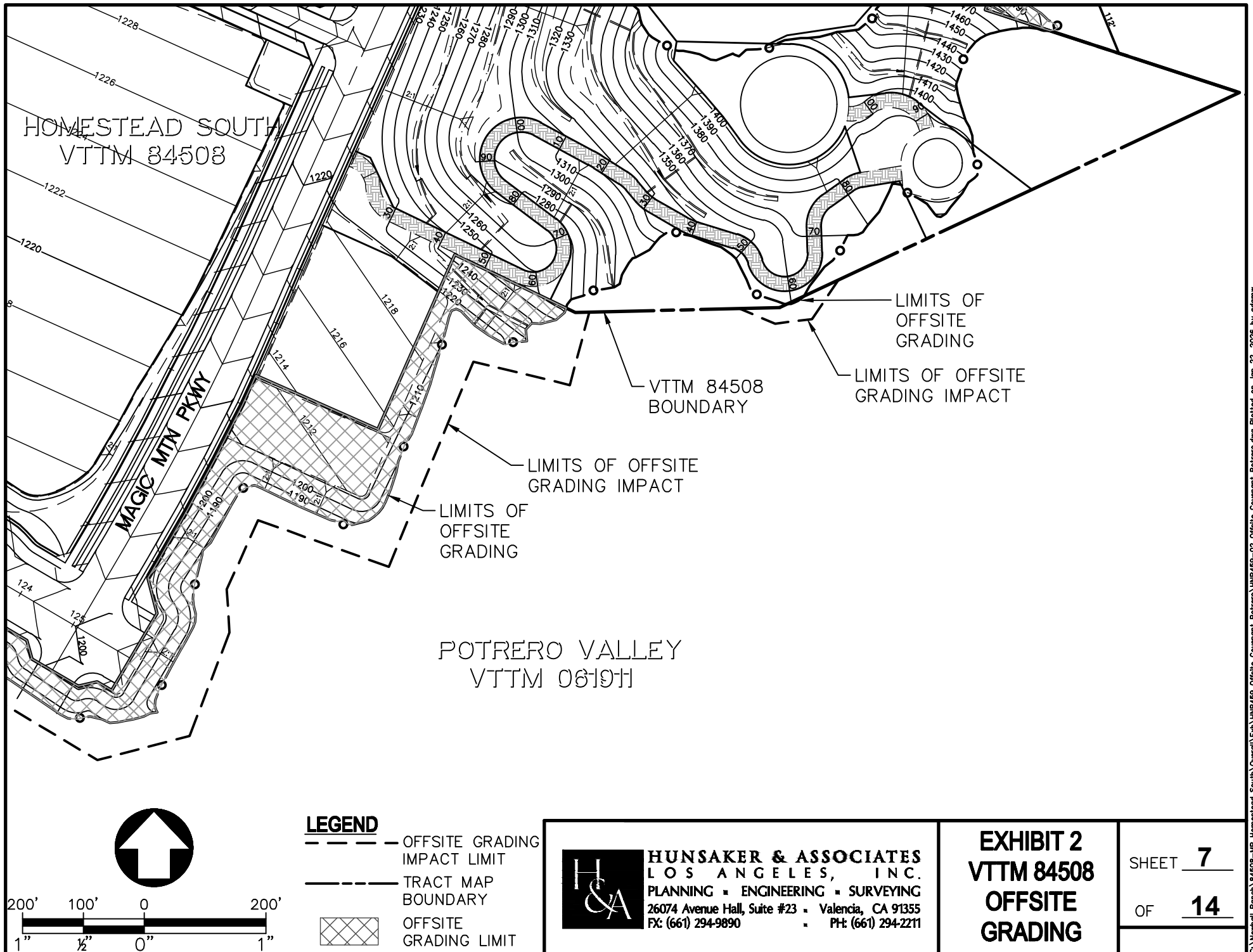
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- TRACT MAP BOUNDARY
-  OFFSITE GRADING LIMIT

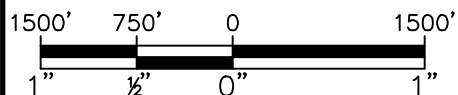
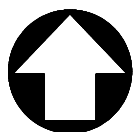
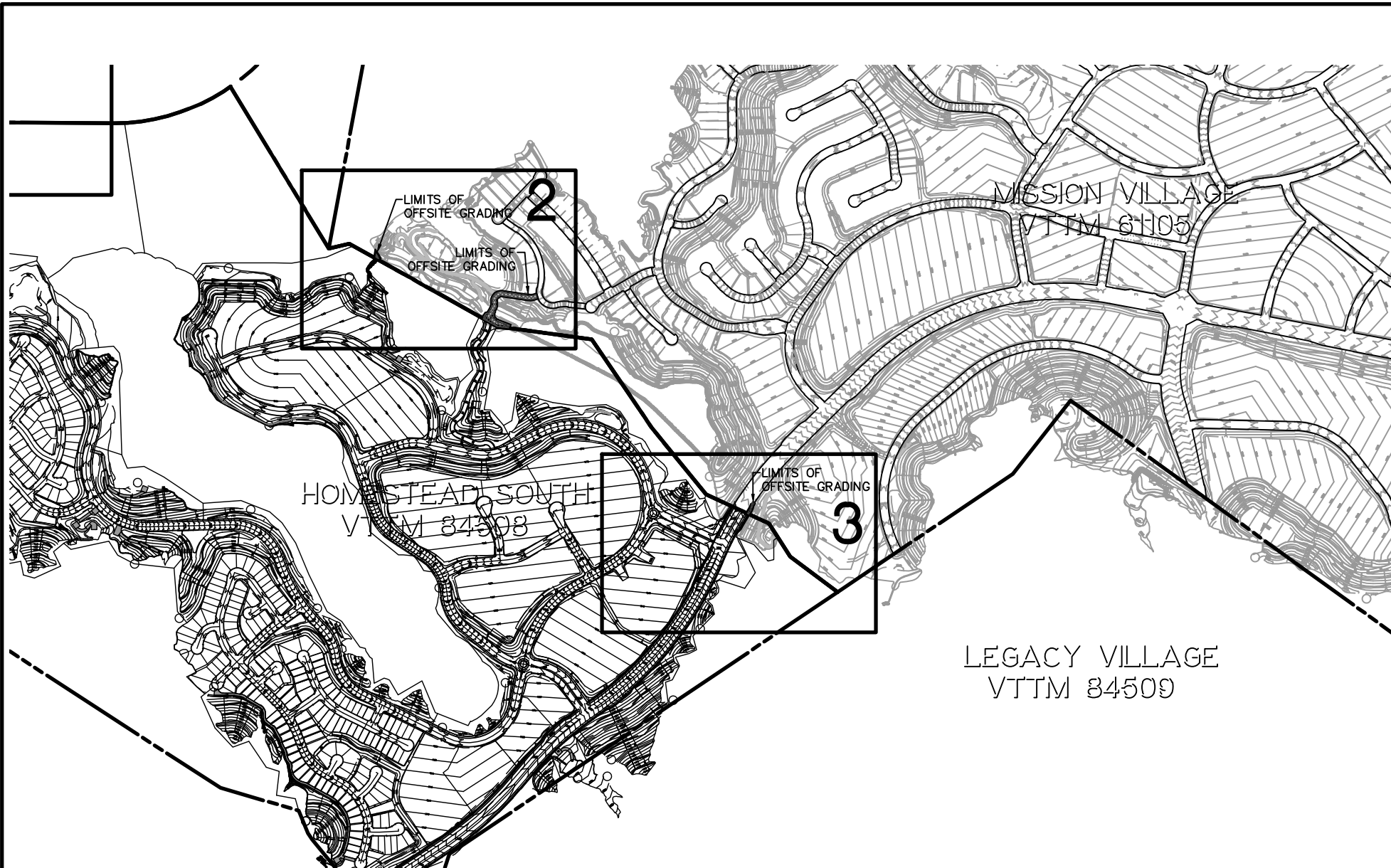


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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **6**
 OF **14**





LEGEND

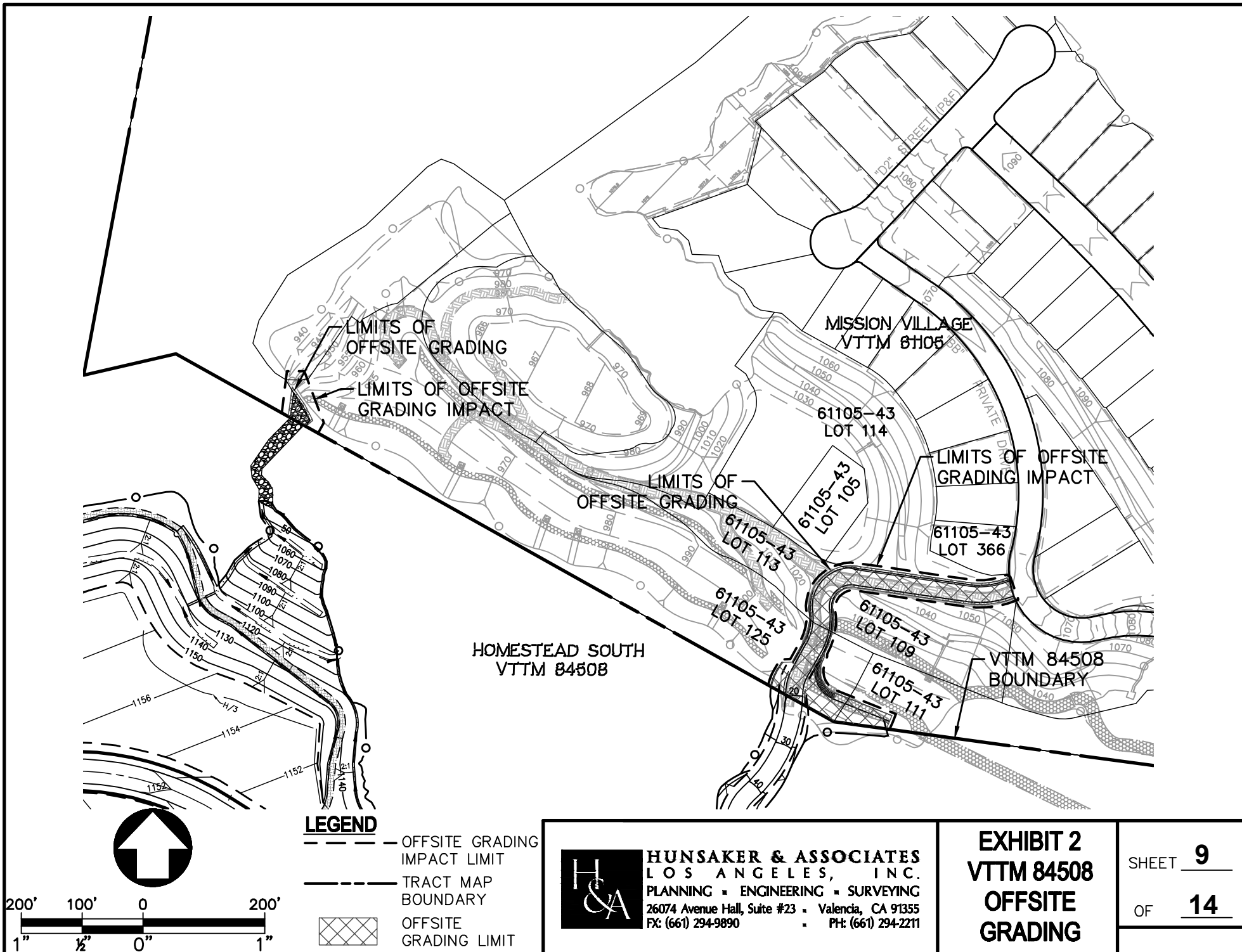
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-  TRACT MAP BOUNDARY
-  OFFSITE GRADING LIMIT

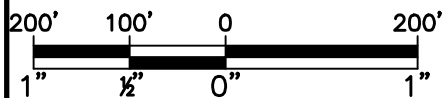
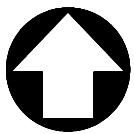
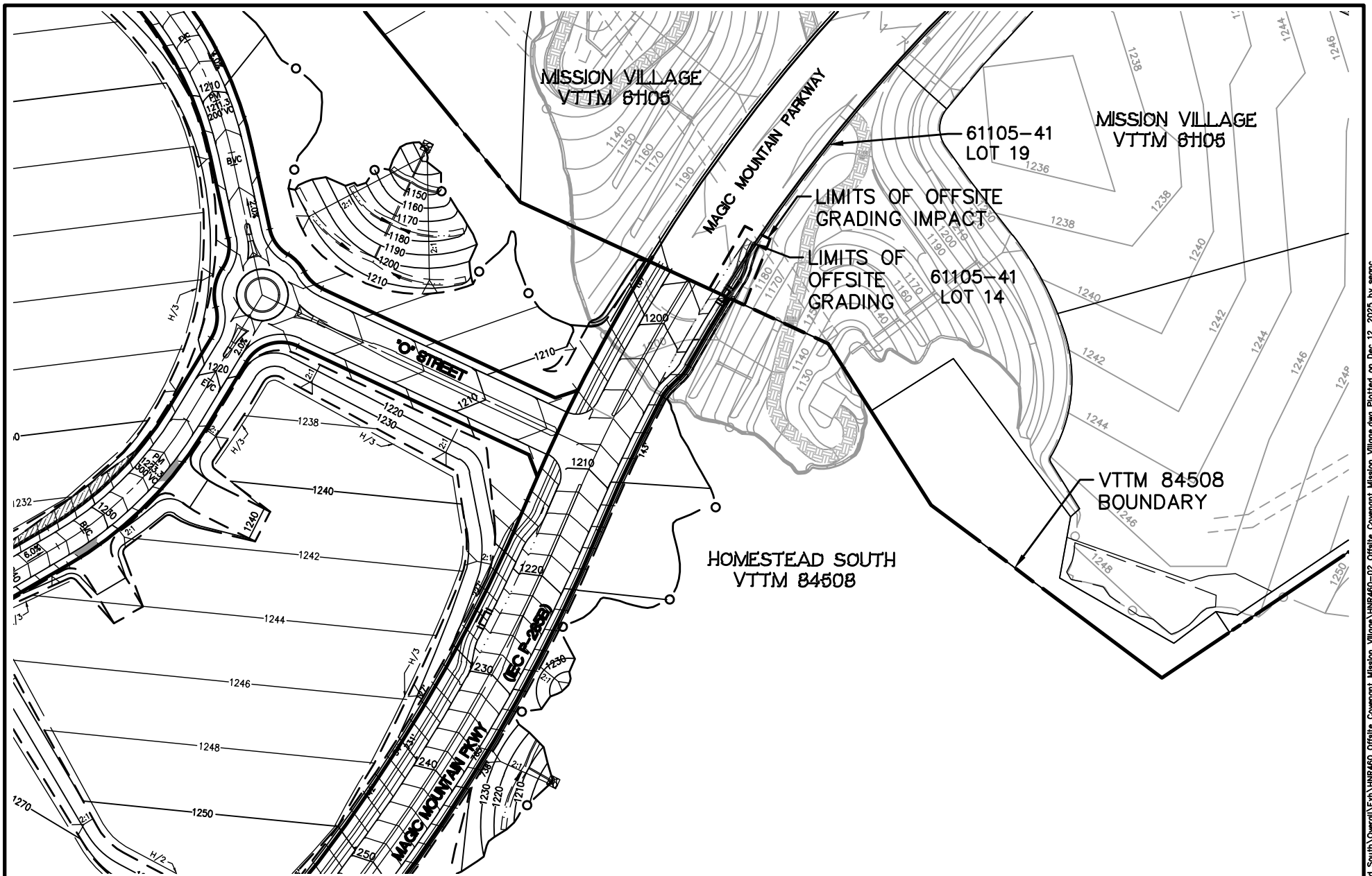


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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **8**
 OF **14**





LEGEND

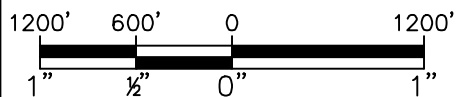
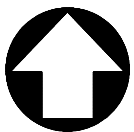
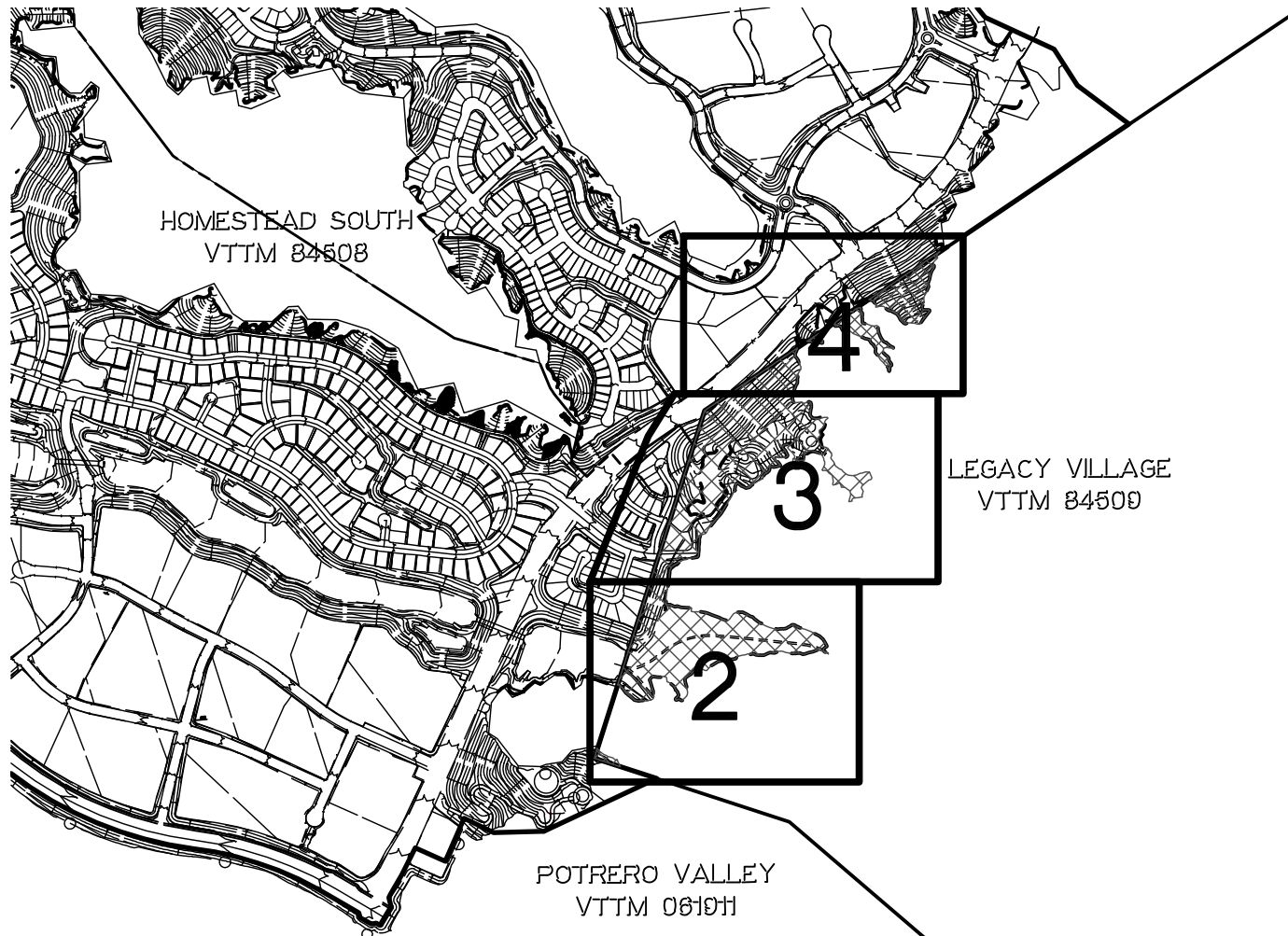
- OFFSITE GRADING IMPACT LIMIT
- TRACT MAP BOUNDARY
- OFFSITE GRADING LIMIT



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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **10**
 OF **14**



LEGEND

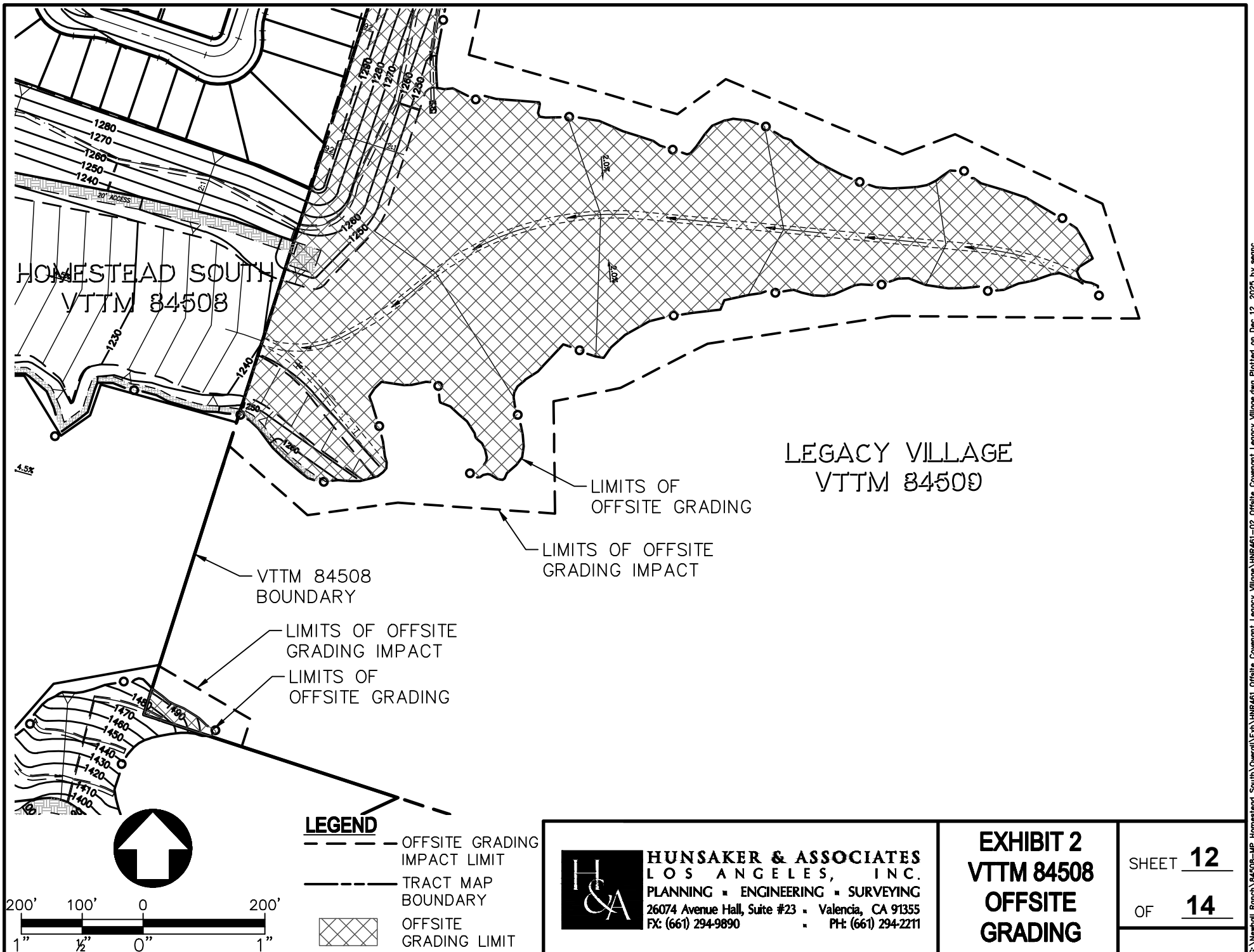
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- TRACT MAP BOUNDARY
-  OFFSITE GRADING LIMIT

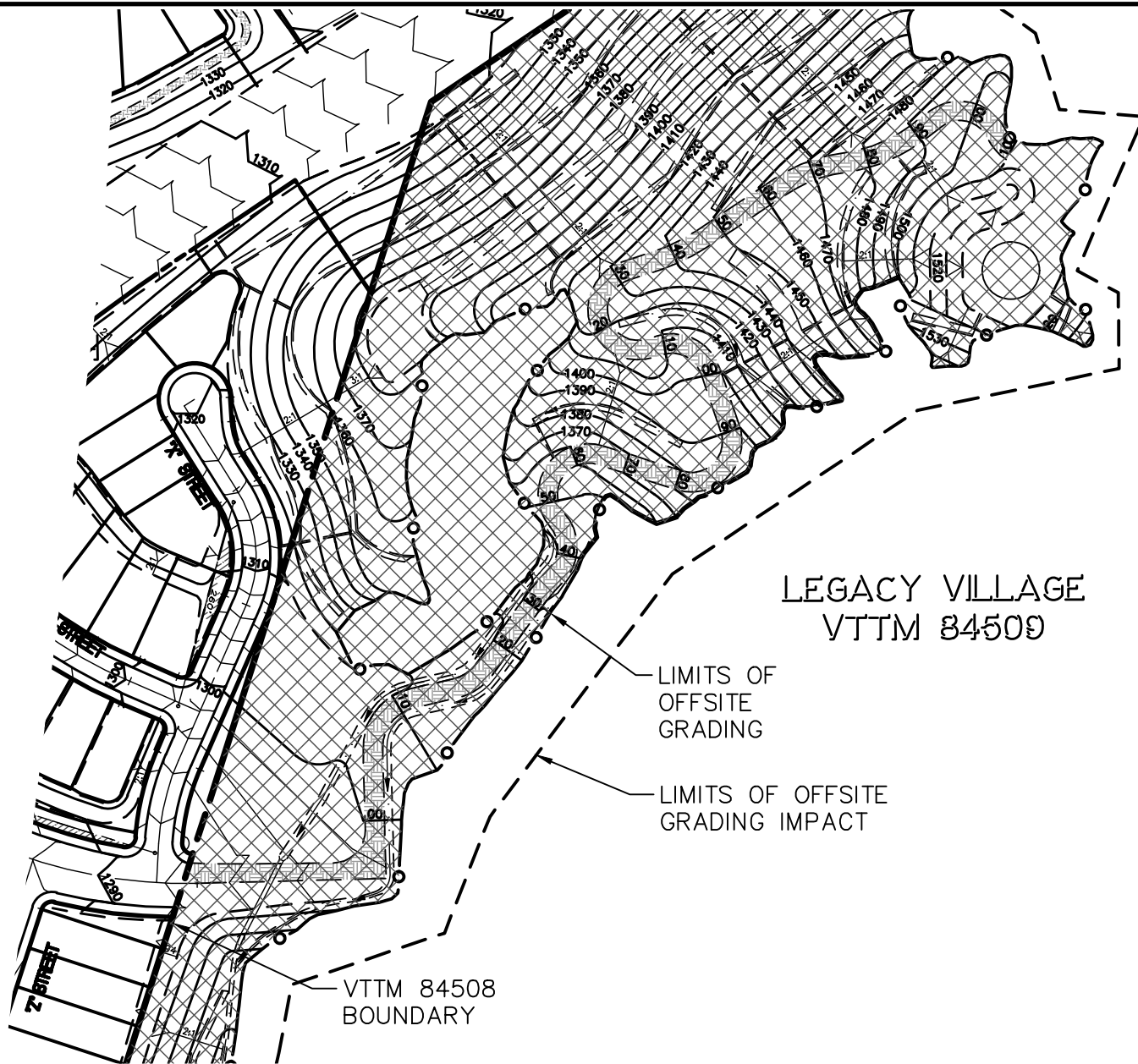


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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **11**
 OF **14**





LEGACY VILLAGE VTTM 84508

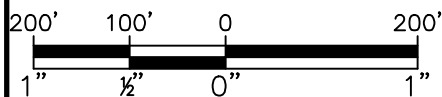
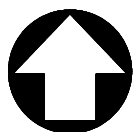
LIMITS OF
OFFSITE
GRADING

LIMITS OF OFFSITE
GRADING IMPACT

VTTM 84508
BOUNDARY

LEGEND

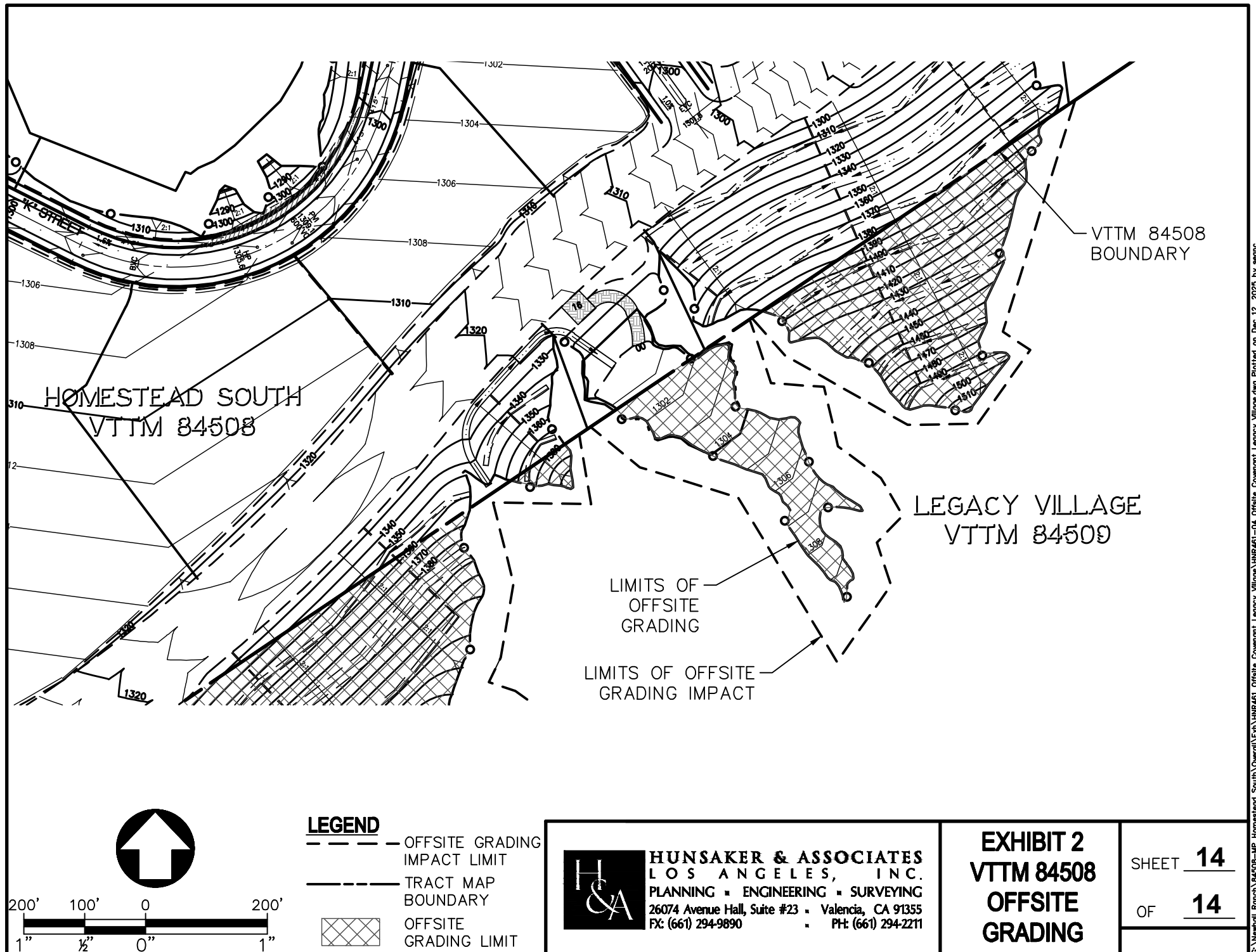
- OFFSITE GRADING IMPACT LIMIT
- TRACT MAP BOUNDARY
- OFFSITE GRADING LIMIT



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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **13**
OF **14**



(SEE DETAIL 1 HEREON)
MONUMENT

FD. COTTON SPDL
SPIKE & WASHER
MK'D "CALTRANS"
PER RECORD OF SURVEY
LA CO BK 171 PG 34-48
CA COORDINATE SYSTEM
NAD 27 ZONE 7
N 4 265 354.27
E 4 089 436.09

STATE PLANE COORDINATES
N: 1975824.1300
E: 6363612.5900
RANCH COORDINATES
N: 104843.5009
E: 464849.9481

PROPOSED BRIDGE LOCATION,
SPAN AND CLEARANCE PER
LANDMARK VILLAGE VTTM 53108
DRAINAGE CONCEPT REPORT VOL. II OF V
BY PACE APPROVED 12/29/09

LANDMARK VILLAGE
VTTM 53108

EXISTING PARCEL BOUNDARY
(PM 24500-01)/PROJECT
BOUNDARY

PROPOSED PROJECT
BOUNDARY

MISSION VILLAGE
VTTM 61105

EXISTING PARCEL BOUNDARY
(PM 24500-01)/PROJECT
BOUNDARY

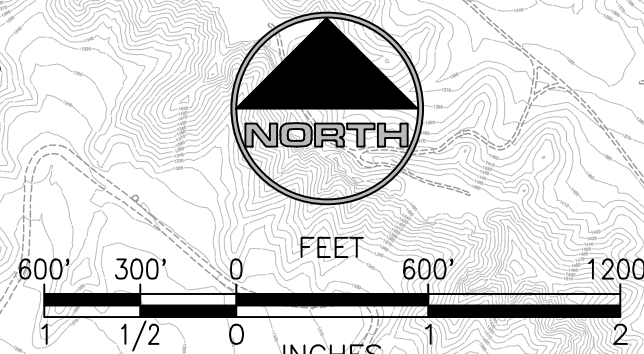
EXISTING PARCEL BOUNDARY (PM
24500-01)
PLANNING AREA BOUNDARY

HOMESTEAD SOUTH
VTTM 84508

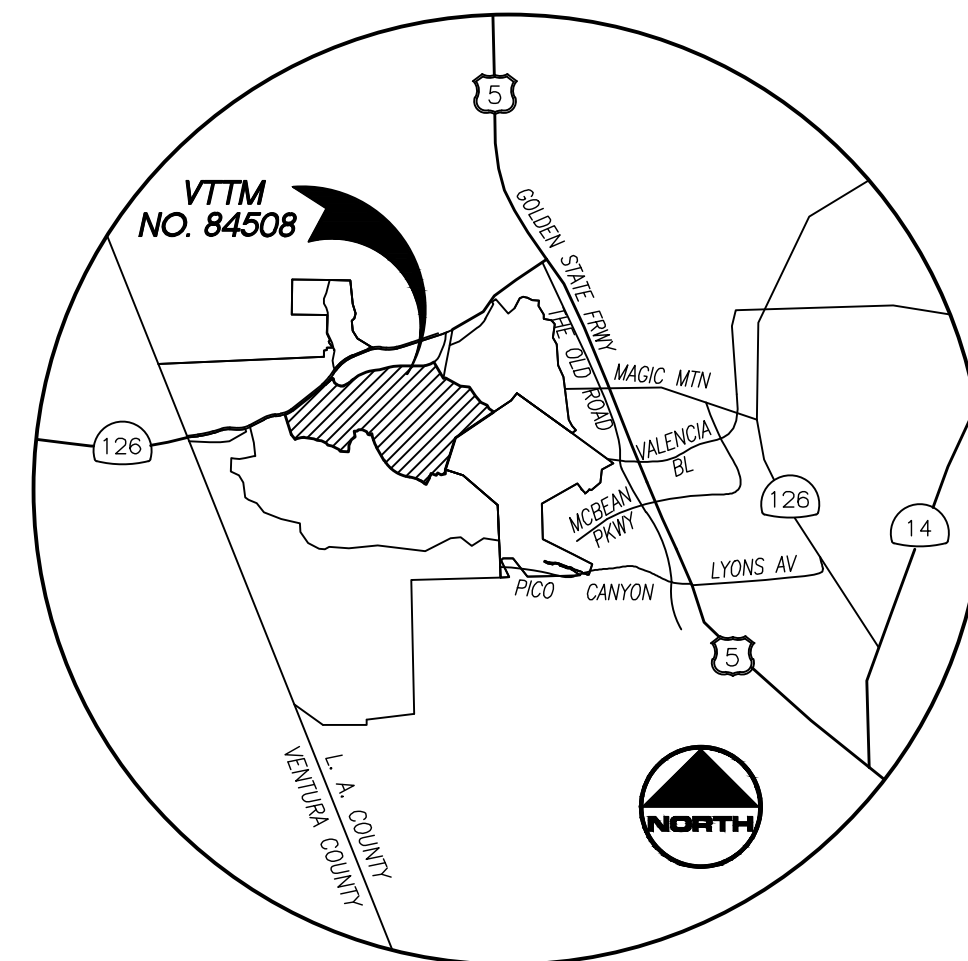
LEGACY VILLAGE
VTTM 84509

POTRERO VALLEY
VTTM 61011

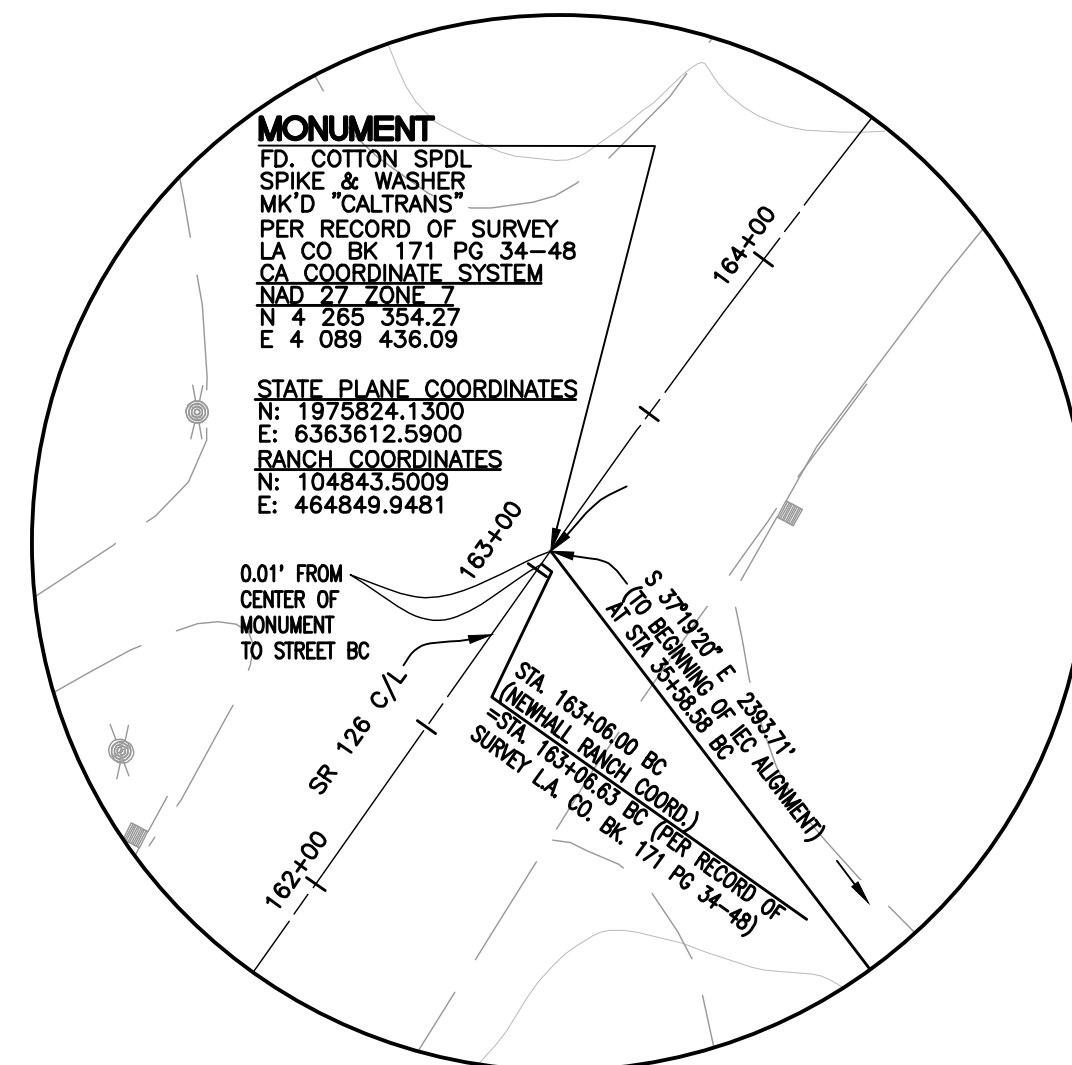
END LONG CANYON ROAD
IEC ALIGNMENT STA. 125+08.68
PER P-285
BEGIN MAGIC MOUNTAIN PKWY
IEC ALIGNMENT STA. 3+29.43
PER P-285



INDEX MAP



VICINITY MAP
NOT TO SCALE



DETAIL 1
NOT TO SCALE

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 21°58'19" W OF THE LOS ANGELES-VENTURA COUNTY LINE AS SHOWN ON MAP OF TRACT NO. 33870 FILED IN BOOK 112 PAGES 23 TO 41, INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY, AND SHOWN AS N 21°46'47" W ON PARCEL MAP NO. 24500-01 PER LA CO BK 293 PAGES 34 TO 67.

P- 285

REV :
DATE: 05/26/2026

APPROVED

FOR HORIZONTAL ALIGNMENT ONLY

BY THE

INTERDEPARTMENTAL ENGINEERING COMMITTEE

DATE: 07/16/2026

IEC Chair Representative
Los Angeles County Department of Regional Planning

REVIEWED BY:

DATE: 6/22/26

Traffic Safety and Mobility
Los Angeles County Public Works



HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890

James H. Hunsaker 05/27/2026



DESIGNED:
AW
DRAFTED:
SC
CHECKED:
AW

OWNER/DEVELOPER:

FIVEPOINT.
NEWHALL LAND

25124 SPRINGFIELD CT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. ALEX HERRELL

ARTERIAL ROAD ALIGNMENT LONG CANYON ROAD

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO.
0015-023-027

SHEET 1
OF 5

HNR638-01.dwg

1000

950

900

1000

950

900

STA. 57+50 - MATCHLINE
SEE SHEET 3

PROFILE SCALES

HORIZ.: 1" = 100'
VERT.: 1" = 20'

LONG CANYON ROAD - 60 MPH DESIGN SPEED

32+50

35+00

37+50

40+00

42+50

45+00

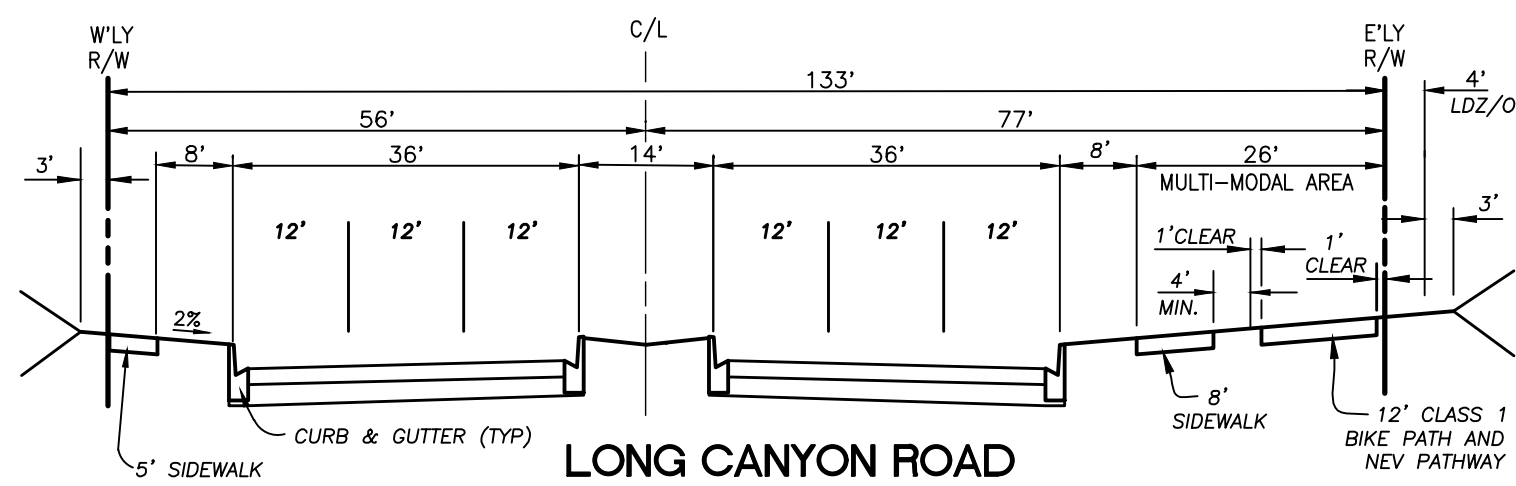
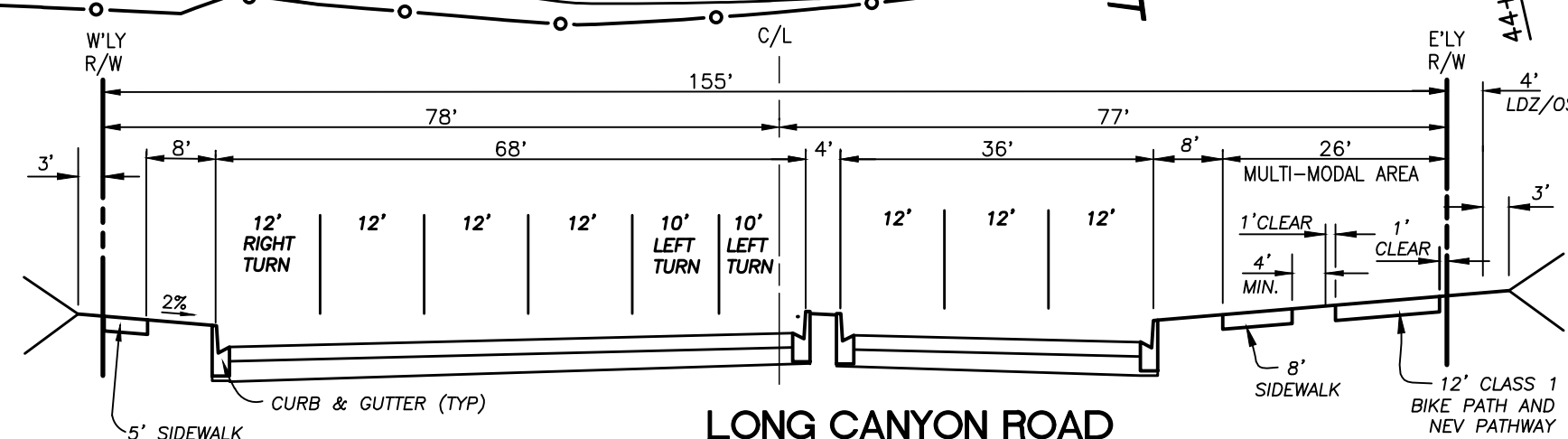
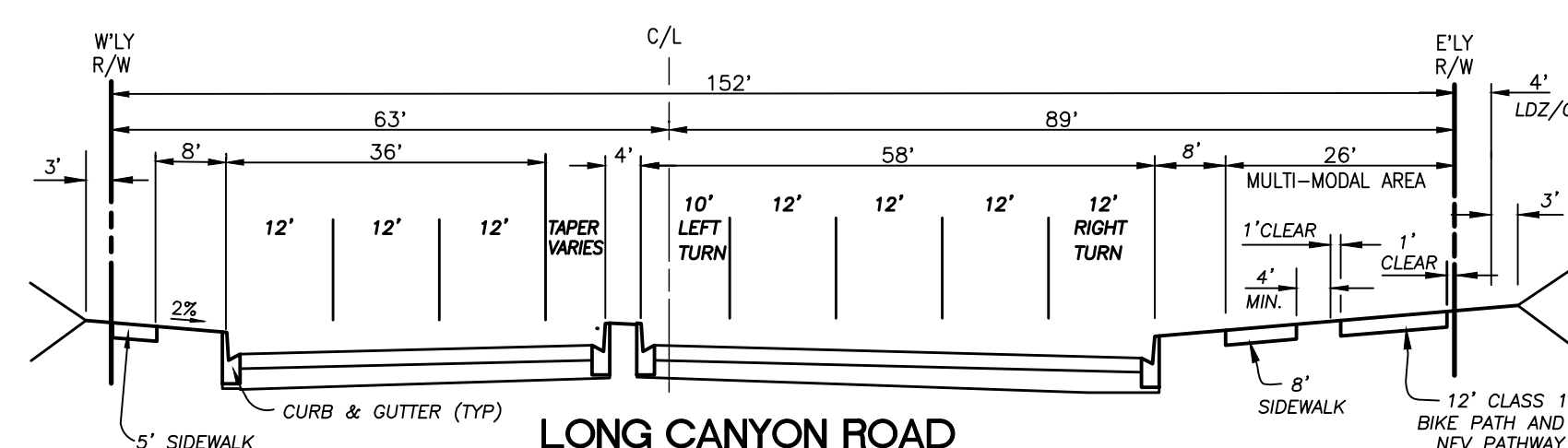
47+50

50+00

52+50

55+00

57+50

(SEE DETAIL 1
ON SHEET 1)
MONUMENTFD. COTTON SPDL
SPIKE & WASHER
MK'D "CALTRANS"
PER RECORD OF SURVEY
LA CO BK 171 PG 34-48
CA COORDINATE SYSTEM
NAD 27 ZONE 7
N 4 265 354.27
E 4 089 436.09STATE PLANE COORDINATES
N: 1975824.1300
E: 6363612.5900
RANCH COORDINATES
N: 104843.5009
E: 464849.9481PROPOSED BRIDGE LOCATION,
SPAN AND CLEARANCE PER
LANDMARK VILLAGE VTM 53108
DRAINAGE CONCEPT REPORT VOL. II OF V
BY PACE APPROVED 12/29/09IEC ALIGNMENT
PER P-279 (PW)
APPROVED 6/14/12HORIZONTAL CURVE R=2500'
CURRENT DESIGN SPEED: 60 MPH (NO SUPERELEVATION)R: 2500.00'
L: 838.20'
TAN: 423.07'
Δ: 19°12'36"NOTE: TIE FROM MONUMENT TO
BEGIN IEC ALIGNMENT NOT TO
SCALE ON THIS SHEETHORIZONTAL CURVE R=2500'
CURRENT DESIGN SPEED: 60 MPH (NO SUPERELEVATION)R: 2500.00'
L: 1964.37'
TAN: 1036.51'
Δ: 45°12'03"STA. 57+50 MATCHLINE
SEE SHEET 3LONG CANYON ROAD
MODIFIED SECONDARY HIGHWAY, CASE I, SECTION C
WITH CLASS 1 NEV TRAVELWAY, NO PARKING (R/W = 133')LONG CANYON ROAD
MODIFIED SECONDARY HIGHWAY, CASE I, SECTION C
WITH CLASS 1 NEV TRAVELWAY, NO PARKING (R/W 155')
WITH RIGHT TURN POCKET, DOUBLE LEFT POCKET
(NORTH OF JJ/KK STREET)LONG CANYON ROAD
MODIFIED SECONDARY HIGHWAY, CASE I, SECTION C
WITH CLASS 1 NEV TRAVELWAY, NO PARKING (R/W 155')
WITH RIGHT AND LEFT TURN POCKET, SINGLE LEFT POCKET
(SOUTH OF JJ/KK STREET)100 50 0 FEET
1 1/2 0 INCHES 1 2

P- 285

REV :
DATE: 05/26/2026

REVIEWED BY:

Traffic Safety and Mobility
Los Angeles County Public Works

DATE: 6/22/26

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26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890

John H. Hunsaker 05/27/2026



DESIGNED:

AW

DRAFTED:

SC

CHECKED:

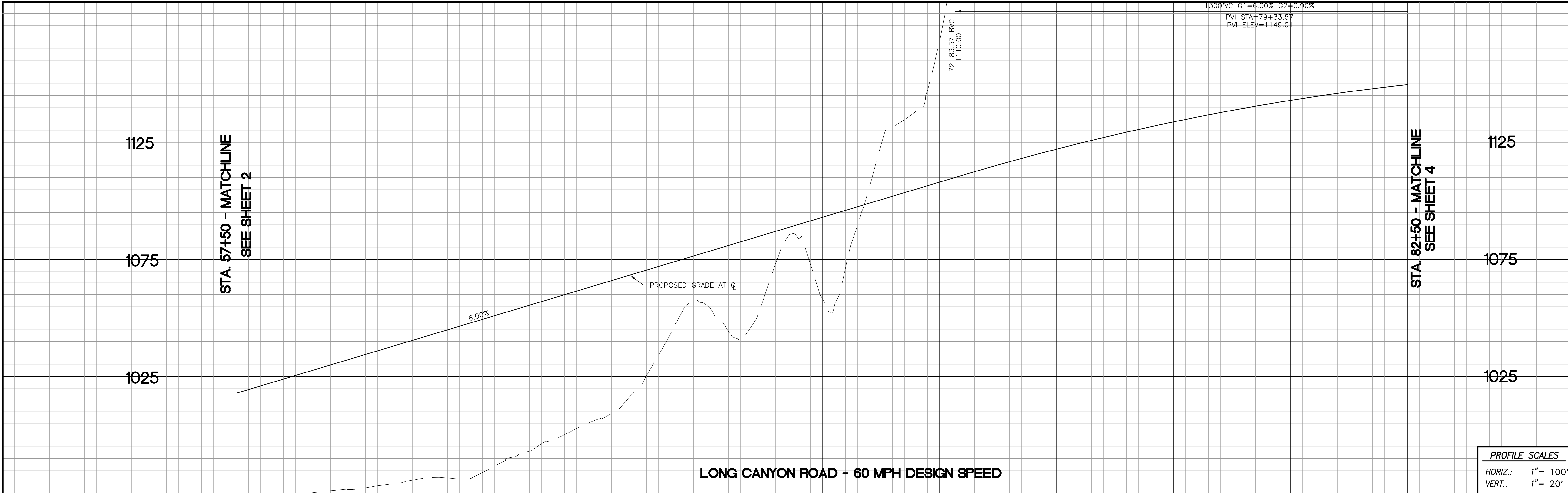
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OWNER/DEVELOPER:

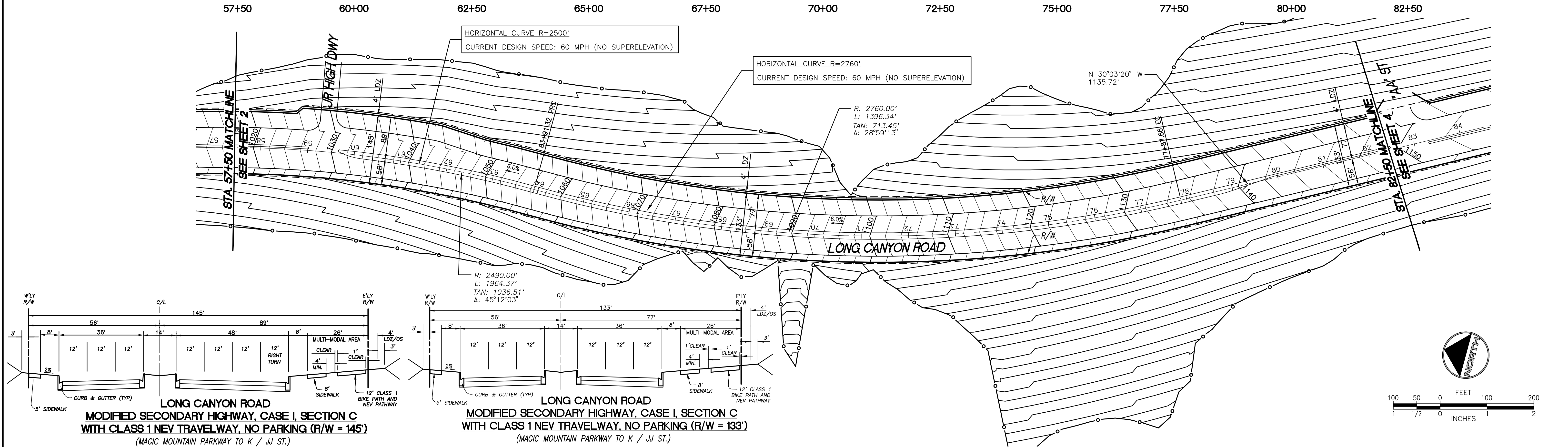
FIVE POINT.
NEWHALL LAND25124 SPRINGFIELD CT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. ALEX HERRELLARTERIAL ROAD ALIGNMENT
LONG CANYON ROAD
SO BRIDGE ABUTMENT to STA 57+50
STA. 35+50 TO 57+50
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIAPROJECT NO.
0015-023-027SHEET 2
OF 5

HNR638-02.dwg

G:\Newhall Ranch\84508-MP Homestead South\Overall\Road\IEC\HNR638-02 HHS IEC LCR.dwg Plotted On May 27, 2026-10:32am by adamw



PROFILE SCALES	
HORIZ.:	1" = 100'
VERT.:	1" = 20'



P- 285
REV :
DATE: 05/26/2026

REVIEWED BY:

DATE: 6/22/26

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PLANNING ■ ENGINEERING ■ SURVEYING
26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890
John H. Johnston 05/27/2026



DESIGNED: AW
DRAFTED: SC
CHECKED: AW

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD CT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. ALEX HERRELL

ARTERIAL ROAD ALIGNMENT
LONG CANYON ROAD
STA. 57+50 TO STA 82+50
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO.
0015-023-027
SHEET **3**
OF **5**
HNR638-03.dwg

1225
1175
1125

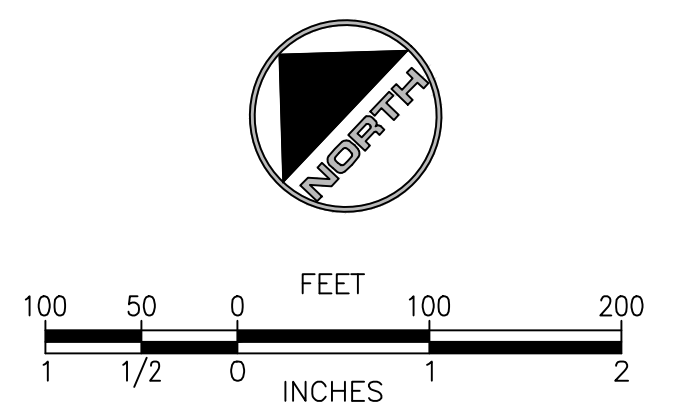
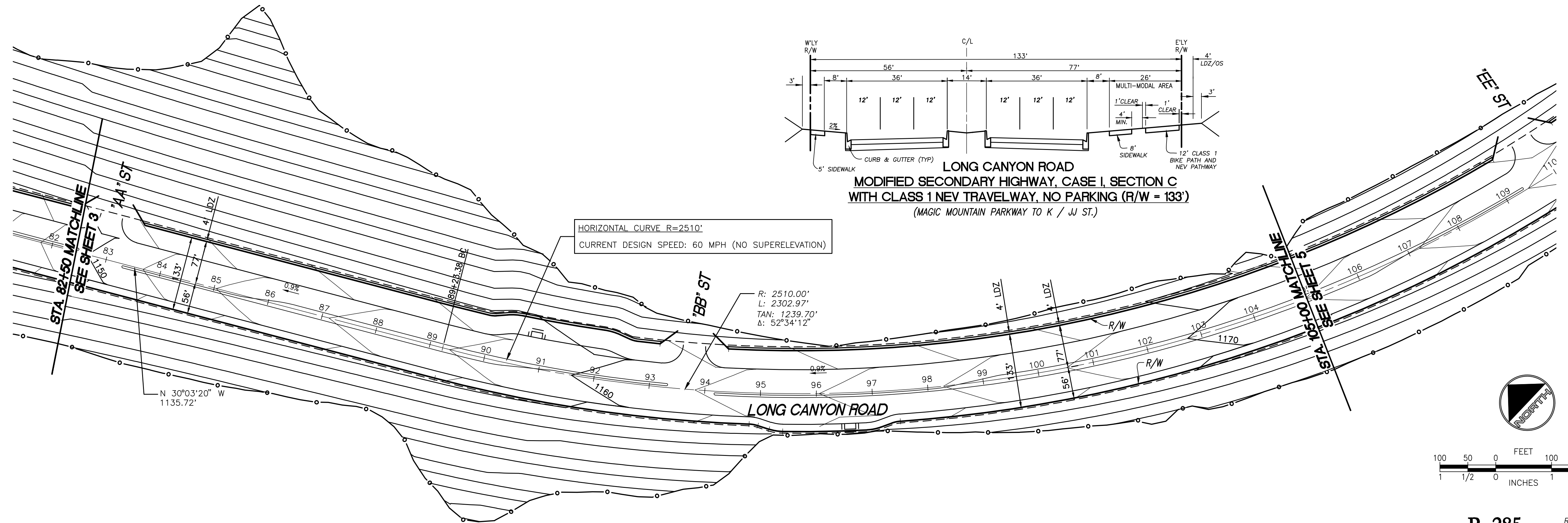
STA. 82+50 - MATCHLINE
SEE SHEET 3

1225
1175
1125
STA. 105+00 - MATCHLINE
SEE SHEET 5

LONG CANYON ROAD - 60 MPH DESIGN SPEED

PROFILE SCALES	
HORIZ.:	1" = 100'
VERT.:	1" = 20'

82+50 85+00 87+50 90+00 92+50 95+00 97+50 100+00 102+50 105+00 107+50

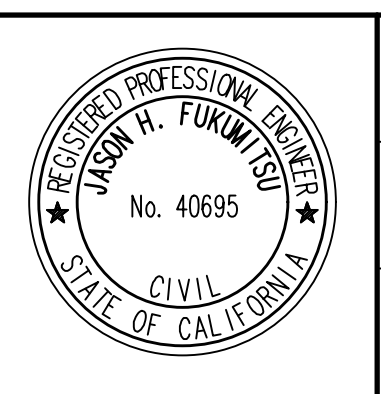


P- 285

REV :
DATE: 05/26/2026

REVIEWED BY:
[Signature]
DATE: 6/22/26
Traffic Safety and Mobility
Los Angeles County Public Works

HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890
[Signature] 05/27/2026



DESIGNED: AW
DRAFTED: SC
CHECKED: AW

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD CT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. ALEX HERRELL

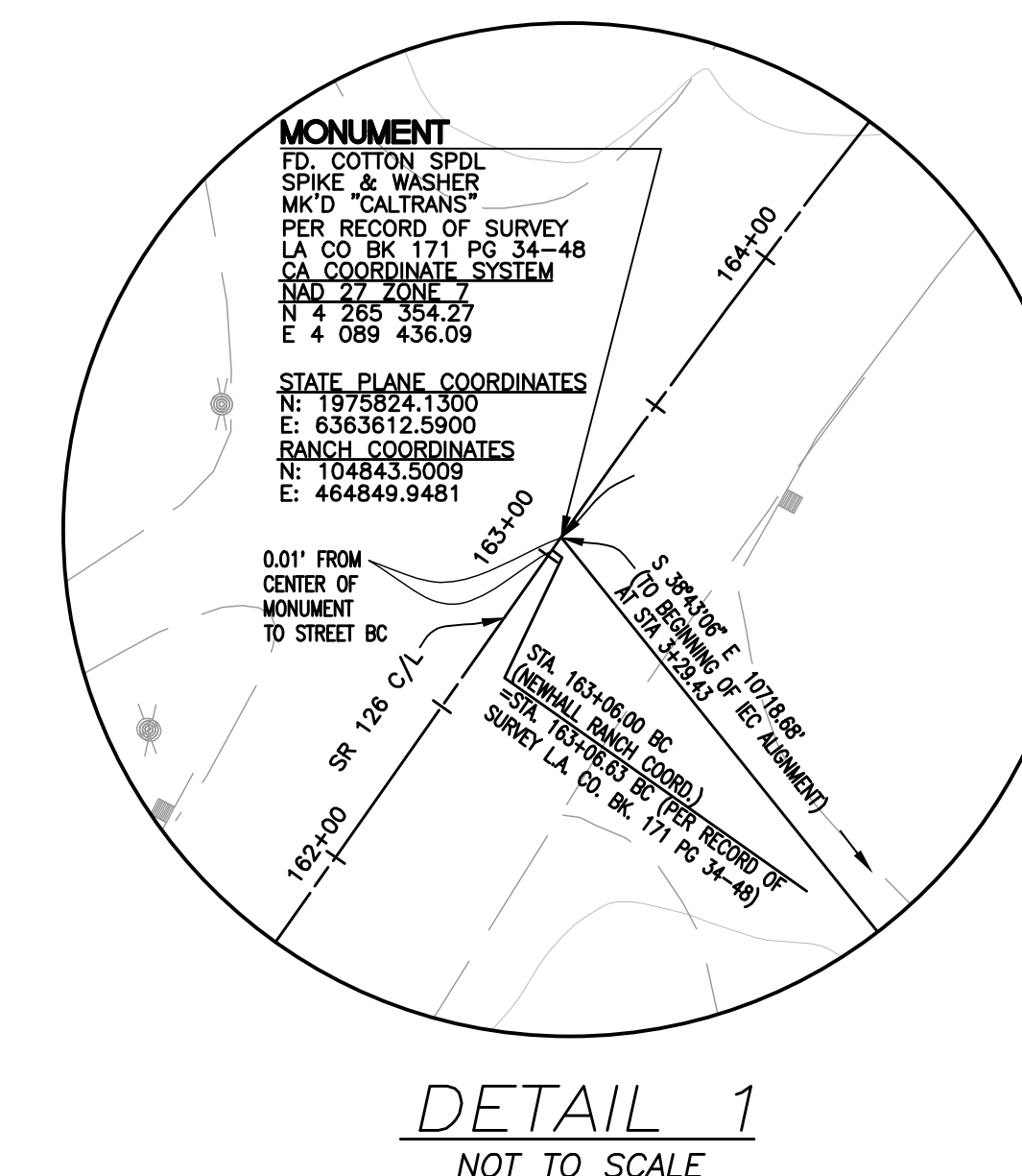
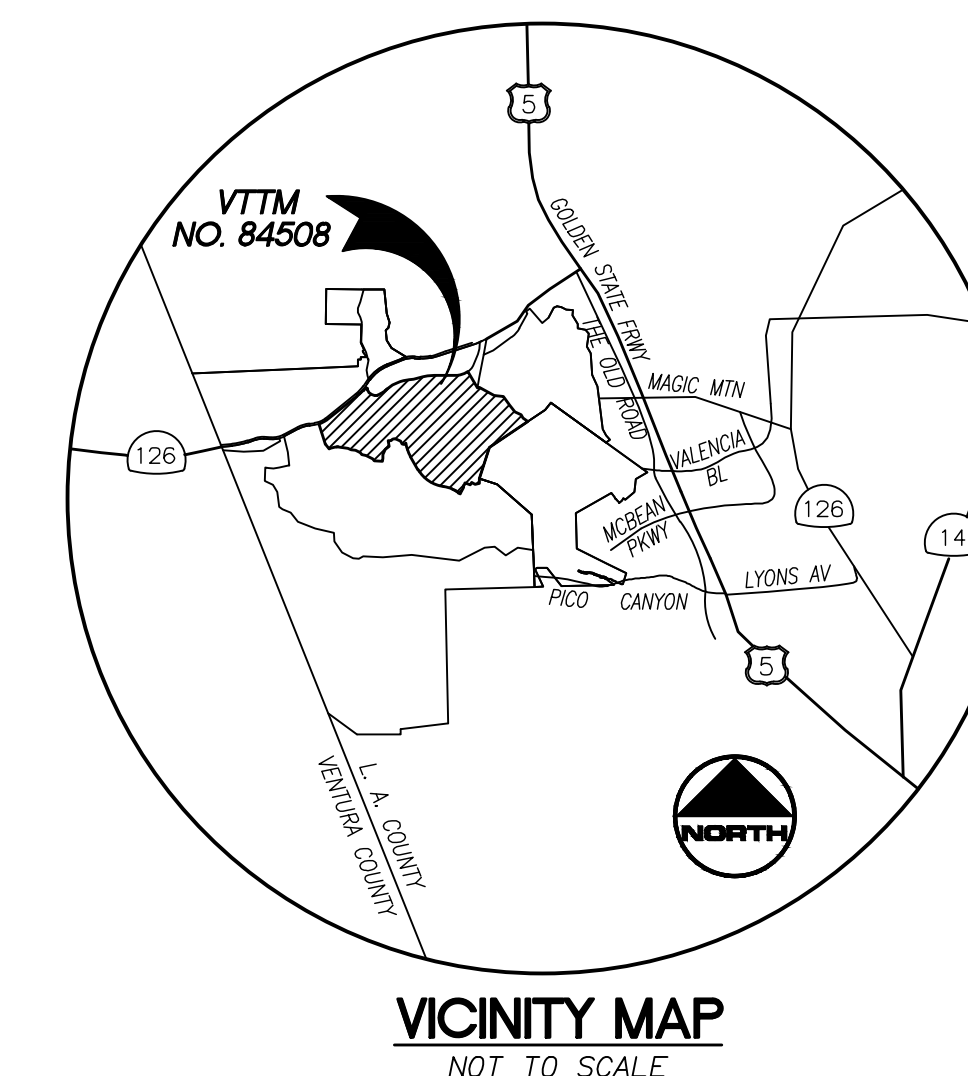
ARTERIAL ROAD ALIGNMENT
LONG CANYON ROAD
STA. 82+50 TO STA 105+00
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO.
0015-023-027
SHEET **4**
OF **5**
HNR638-04.dwg

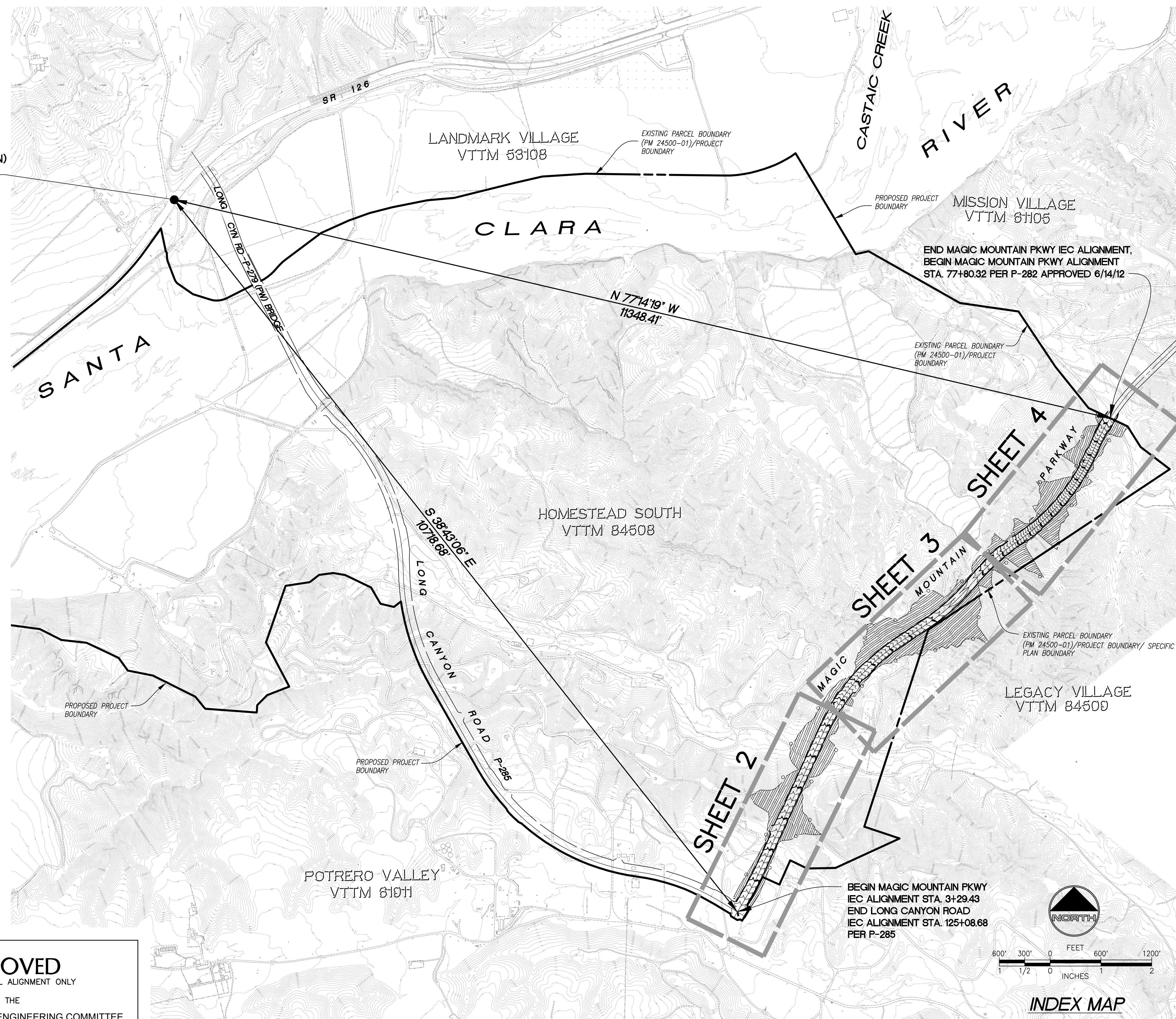
G:\Newhall Ranch\84508-MP Homestead South\Overall\Road\EC\HNR638-04 HHS LCR.dwg Plotted On May 27, 2026-10:31am by adamw

FD. COTTON SPDL
SPIKE & WASHER
MK'D "CALTRANS"
PER RECORD OF SURVEY
LA CO BK 171 PG 34-48
CA COORDINATE SYSTEM
NAD 27 ZONE 7
N 4 265 354.27
E 4 089 436.09

STATE PLANE COORDINATES
N: 1975824.1300
E: 6363612.5900
RANCH COORDINATES
N: 104843.5009
E: 464849.9481



THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 21°58'19" W OF THE LOS ANGELES-VENTURA COUNTY LINE AS SHOWN ON MAP OF TRACT NO. 33870 FILED IN BOOK 112 PAGES 23 TO 41, INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY, AND SHOWN AS N 21°46'47" W ON PARCEL MAP NO. 24500-01 PER L.A. CO. BK 293, PAGES 34 TO 67.



P-285

REV :
DATE: 03/16/2026

APPROVED
FOR HORIZONTAL ALIGNMENT ONLY
BY THE
INTERDEPARTMENTAL ENGINEERING COMMITTEE

DATE: 07/16/2026

IEC Chair Representative
Los Angeles County Department of Regional Planning

REVIEWED BY:

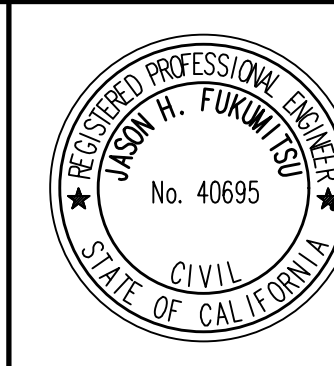
RE
10-3

DATE: 4/10/2026

Traffic Safety and Mobility
Los Angeles County Public Works

HUNSAKER & ASSOCIATES
L O S A N G E L E S , I N C .
PLANNING ■ ENGINEERING ■ SURVEYING
26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890

Jason H. Schubert 03/17/2026



DESIGNED:	AW
DRAFTED:	SC
CHECKED:	AW

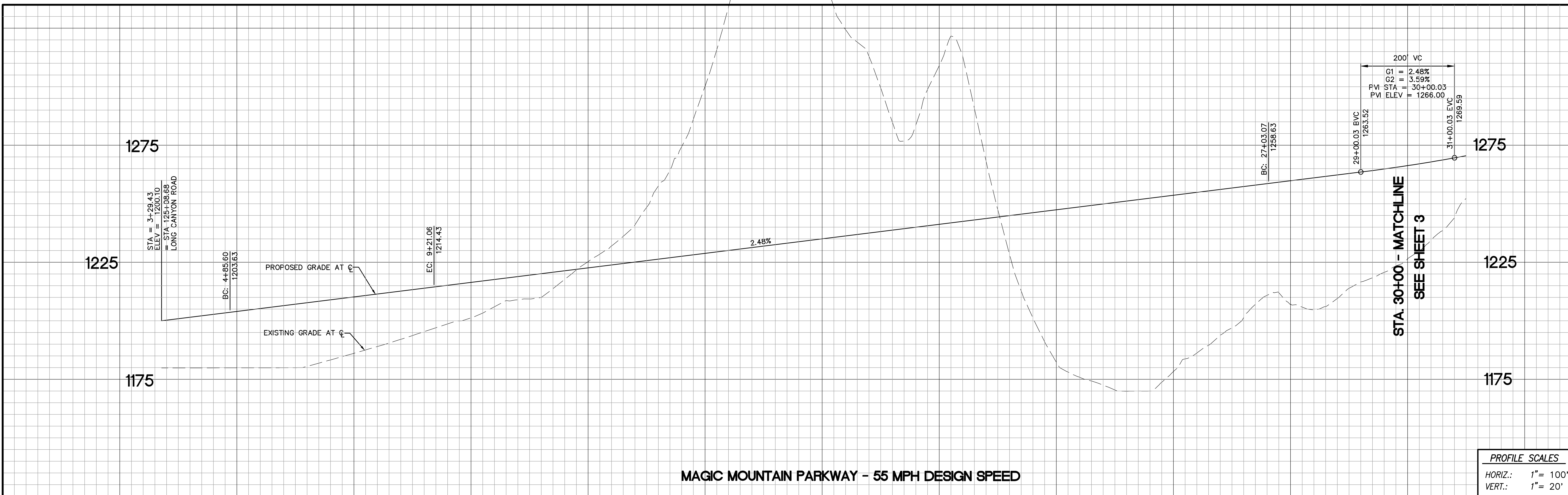
OWNER/DEVELOPER:	
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FIVE POINT.
NEWHALL  LAND
25124 SPRINGFIELD CT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. ALEX HERRELL

ARTERIAL ROAD ALIGNMENT MAGIC MOUNTAIN PARKWAY

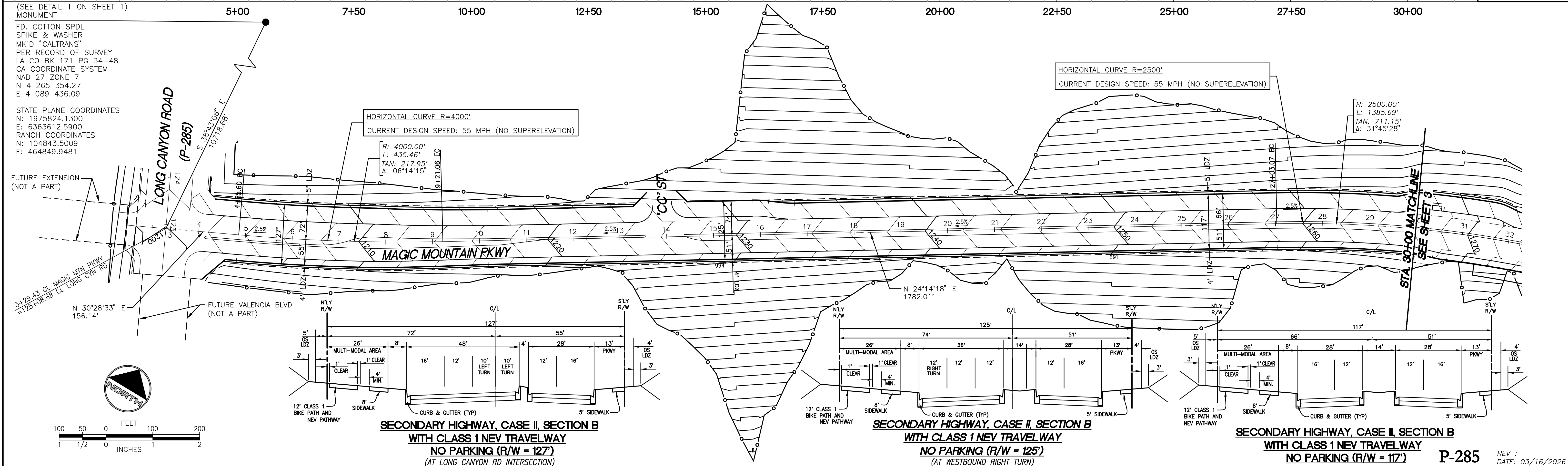
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

PROJECT NO. 0015-023-027	SHEET <u>1</u>
	OF <u>4</u>
	HNR650-01.dwg



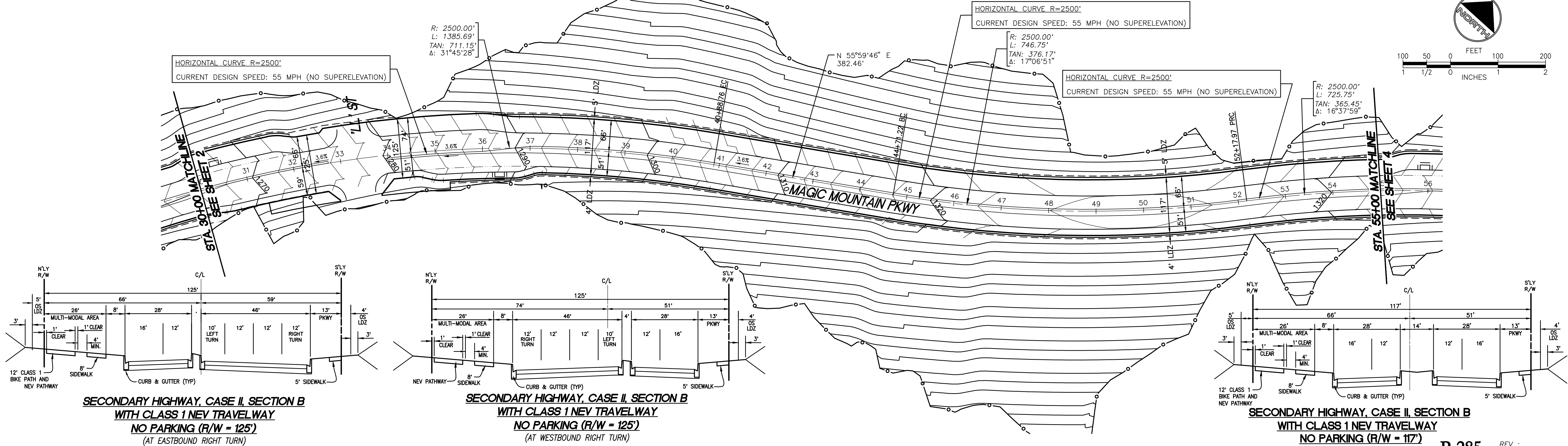
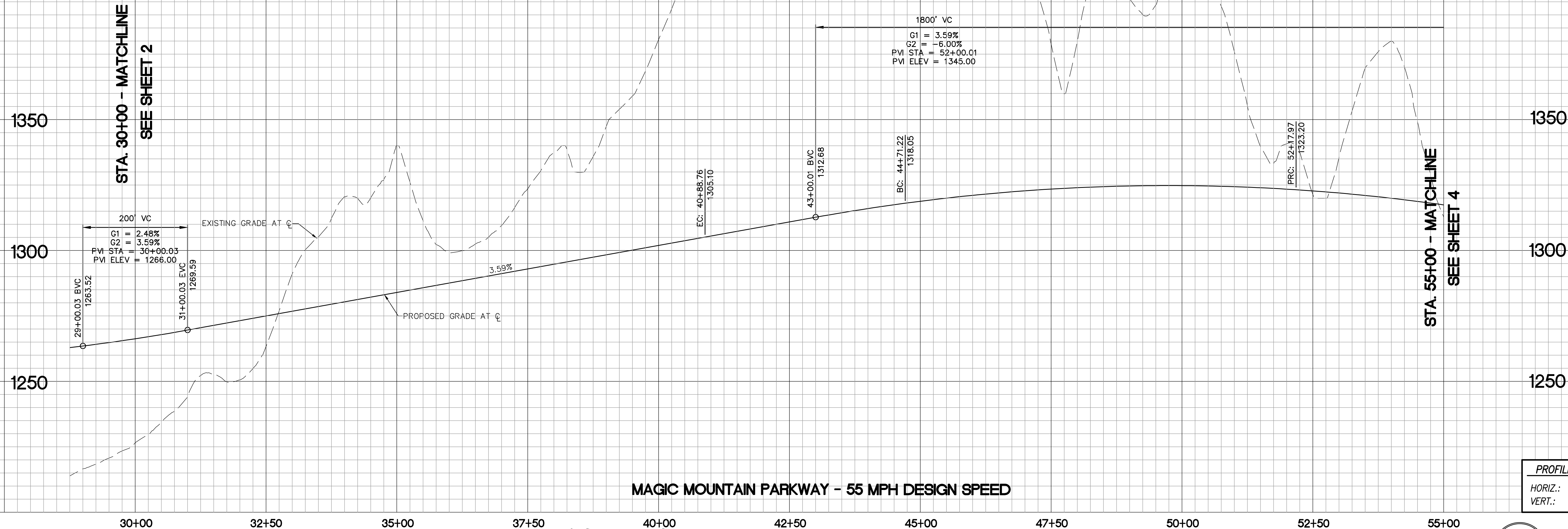
MAGIC MOUNTAIN PARKWAY - 55 MPH DESIGN SPEED

PROFILE SCALES	
HORIZ.:	1" = 100'
VERT.:	1" = 20'

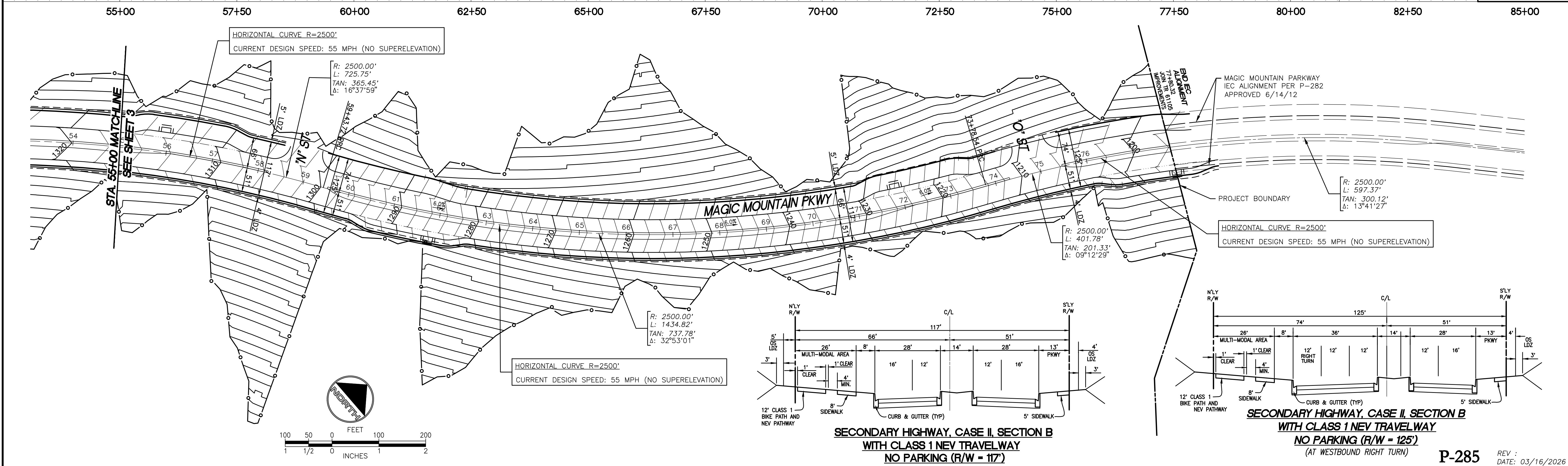
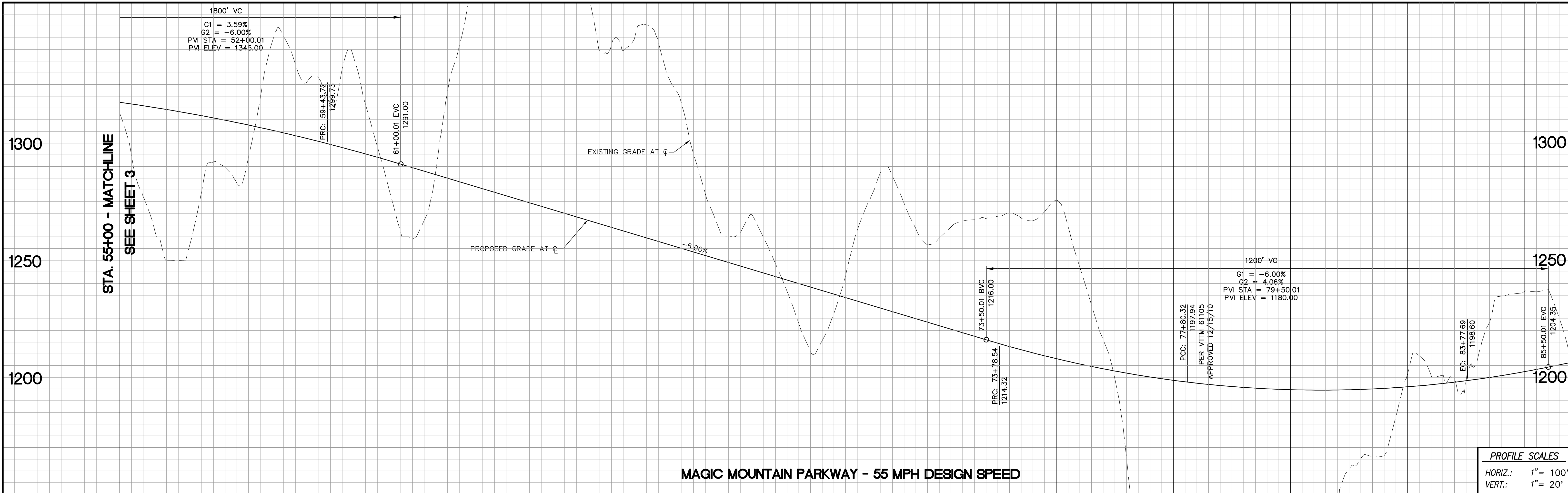


REVIEWED BY: Traffic Safety and Mobility Los Angeles County Public Works	DATE: 4/10/26	HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING ■ ENGINEERING ■ SURVEYING 26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890 03/17/2026		DESIGNED: AW DRAFTED: SC CHECKED: AW	OWNER/DEVELOPER: FIVE POINT. NEWHALL LAND 25124 SPRINGFIELD CT, SUITE 300 VALENCIA, CALIFORNIA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. ALEX HERRELL	ARTERIAL ROAD ALIGNMENT MAGIC MOUNTAIN PARKWAY STA. 3+39 TO STA 30+00 IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	PROJECT NO. 0015-023-027 SHEET 2 OF 4 HNR650-02.dwg
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G:\Newhall Ranch\84508-MP Homestead South\Overall\Road\EC\HNR650-02 HHS IEC MMP.dwg Plotted On Mar 17, 2026-8:50am by edornw



REVIEWED BY: DATE: 4/10/26	HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING ■ ENGINEERING ■ SURVEYING 26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890 <i>John H. Hunter</i> 03/17/2026	 DESIGNED: AW DRAFTED: SC CHECKED: AW	OWNER/DEVELOPER: FIVE POINT. NEWHALL LAND 25124 SPRINGFIELD CT, SUITE 300 VALENCIA, CALIFORNIA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. ALEX HERRELL	ARTERIAL ROAD ALIGNMENT MAGIC MOUNTAIN PARKWAY STA. 30+00 TO STA 55+00 IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	PROJECT NO. 0015-023-027 SHEET 3 OF 4 HNR650-03.dwg
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REVIEWED BY: 4/10/26 DATE: 4/10/26	HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING ■ ENGINEERING ■ SURVEYING 26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890 <i>Jason H. Hunter</i> 03/17/2026	DESIGNED: AW DRAFTED: SC CHECKED: AW	OWNER/DEVELOPER: FIVE POINT. NEWHALL LAND 25124 SPRINGFIELD CT, SUITE 300 VALENCIA, CALIFORNIA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. ALEX HERRELL	ARTERIAL ROAD ALIGNMENT MAGIC MOUNTAIN PARKWAY STA. 55+00 TO STA 77+80.32 IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	PROJECT NO. 0015-023-027 SHEET 4 OF 4 HNR650-04.dwg
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**LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING**

**CONDITIONS OF APPROVAL
PROJECT NO. PRJ2024-003038-(5)
CONDITIONAL USE PERMIT NO. RPPL2024004564
OAK TREE PERMIT NO. RPPL2024004513
HIGHWAY REALIGNMENT NO. RPPL2024004946
ADMINISTRATIVE HOUSING PERMIT NO. RPPL2024004509
SUBSTANTIAL CONFORMANCE REVIEW NO. RPPL2024004508**

PROJECT DESCRIPTION

The Project is a subdivision to create 835 lots and 3,617 dwelling units, including single- and multi-family housing units, public schools (elementary, junior high, and high school), a fire station, open space (including a Spineflower Preserve), public parks, private recreation facilities, and public streets, on 1,752 acres. The Project includes a Conditional Use Permit to authorize one of four off-site water tanks within the R-1 (Single-Family Residential) Zone, on-site grading exceeding 100,000 cubic yards (“cy”), off-site grading of 76.2 acres and grading export exceeding 10,000 cy, and a haul route. An Oak Tree Permit to impact 291 total oak trees, authorizing the removal of 269 oak trees, including 100 heritage trees, and the encroachment into the protected zone of 22 oak trees, including four heritage trees. A Highway Realignment to authorize the extension, realignment and expansion of Magic Mountain Parkway and Long Canyon Road. An Administrative Housing Permit for the set aside and long-term maintenance of 362 affordable dwelling units (10 percent of the total number of dwelling units within Homestead South), including 199 units (55 percent of the affordable units) at the moderate-income level (120 percent the Area Median Income or “AMI”), 90 units (25 percent of the affordable units) at the lower income level (80 percent AMI), and 73 units (20 percent of affordable units) at the very low-income level (50 percent AMI), implemented pursuant to the Affordable Housing Program within Chapter 22.406 (Newhall SP) Section 3.10 (Affordable Housing Program) and County Code Section 22.166.040 (AHP). A Substantial Conformance Review for monument signs and grading on slopes with an average grade of 25 percent or greater (grading and hillside management policies). The Project includes approximately 71.833 million cy of grading, including 36.478 million cy of cut, 29.175 million cy of fill, 6.18 million cy of export to Vesting Tentative Tract Map (“VTTM”) No.53108 and to a utility corridor, and 1.123 million cy of shrinkage. The Project Site currently consists of vacant land and limited agricultural use; no building structures are present, subject to the following conditions of approval (with a vesting date of April 2024):

GENERAL CONDITIONS

1. **Permittee.** Unless otherwise apparent from the context, the term “Permittee” shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. **Affidavit of Acceptance.** This grant shall not be effective for any purpose until the Permittee, and the owner of the subject property if other than the Permittee, have filed at

the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and until all required monies have been paid pursuant to Condition Nos. 10, and 14. Notwithstanding the foregoing, this Condition No. 2 and Condition Nos. 4, 5, and 9 shall be effective immediately upon the date of decision of this grant by the County.

3. **Date of Final Approval.** Unless otherwise apparent from the context, the term "date of final approval" shall mean the date the County's action becomes effective pursuant to County Code Section 22.222.230 (Effective Date of Decision and Appeals).
4. **Indemnification.** 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 permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the Permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the Permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the Permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
5. **Litigation Deposit.** In the event that any claim, action, or proceeding as described above is filed against the County, the Permittee shall within ten days of the filing make an initial deposit with LA County Planning in the minimum amount of \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to Permittee or Permittee's counsel.

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 to the minimum required amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the Permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the Permittee according to County Code Section 2.170.010 (Fees for Providing County Records).

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

7. **Recordation.** Upon any transfer or lease of the property during the term of this grant, the Permittee, or the owner of the subject property if other than the Permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
8. **Grant Term. This grant shall terminate on July 29, 2028.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the Permittee intends to continue operations after such date, whether or not the Permittee proposes any modifications to the use at that time, the Permittee shall file a tentative map time extension application with LA County Planning or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least twelve months prior to the expiration date of this grant and shall be accompanied by the required fee. If the Permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
9. **Expiration.** This grant shall expire unless used within two (2) years after the recordation of a final map for VTTM No. 48508 (RPPL2024004505). In the event that the VTTM should expire without the recordation of a final map, this grant shall terminate upon the expiration of the tentative map. Entitlement to the use of the property thereafter shall be subject to the regulations then in effect.
10. **Inspections.** The subject property shall be maintained and operated in full compliance with the conditions of this grant 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. No provision of any easement of or any other encumbrance on the property shall exempt the Permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The Permittee shall deposit with the County the sum \$4,700.00, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the Permittee's compliance with the conditions of this grant. The fund provides for 10 inspections.

Inspections may be unannounced. Inspections may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS). Use of a UAS requires the consent of the Permittee pursuant to LA County Planning's UAS policy, which may be updated from time to time, and which shall be provided to the Permittee upon request.

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 one

of the conditions of this grant, the Permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be **\$470.00** per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

11. **Library Facilities Mitigation Fees.** Prior to the issuance of any building permit(s), the Permittee shall remit all applicable library facilities mitigation fees to the County Librarian and pay the fees in effect at the time of payment, pursuant to County Code Chapter 22.264 (Library Facilities Mitigation Fee). Questions regarding fee payment can be directed to the County Librarian at (562) 940-8430. The Permittee shall provide proof of payment upon request from LA County Planning.
12. **Mitigation Monitoring and Reporting Program.** The Permittee shall comply with all mitigation measures identified in the Mitigation Monitoring and Reporting Program ("MMRP"), which are incorporated by this reference as if set forth fully herein.
13. **MMRP Covenant and Agreement.** Within thirty (30) days of the date of final approval of the grant by the County, the Permittee shall record a covenant and agreement, which attaches the MMRP and agrees to comply with the mitigation measures imposed by the certified Newhall Ranch Specific Plan Environmental Impact Report SP (SCH No. 95011015) for this Project, in the County Recorder's Office. Prior to recordation of the covenant, the Permittee shall submit a draft copy of the covenant and agreement to LA County Planning for review and approval. As a means of ensuring the effectiveness of the mitigation measures, the Permittee shall submit annual mitigation monitoring reports to LA County Planning for approval or as required. The reports shall describe the status of the Permittee's compliance with the required mitigation measures.
14. **Mitigation Monitoring and Reporting Program Deposit.** The Permittee shall deposit an initial sum of **\$6,000.00** with LA County Planning within thirty (30) days of the date of final approval of this grant in order to defray the cost of reviewing and verifying the information contained in the reports required by the MMRP. The Permittee shall replenish the mitigation monitoring account if necessary until all mitigation measures have been implemented and completed.
15. **Revocation.** Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to County Code Chapter 22.238 (Modifications and Revocations). Failure of the Permittee to cease any development or activity not in full compliance shall be a violation of these conditions and may result in revocation.

16. **County Fire Code.** All development pursuant to this grant shall comply with the requirements of Title 32 (Fire Code) of the County Code to the satisfaction of the County Fire Department ("Fire").
17. **County Public Works Requirements.** All development pursuant to this grant shall comply with the requirements of the County Department of Public Works ("Public Works") to the satisfaction of said department.
18. **Exhibit "A."** All development pursuant to this grant shall comply with the requirements of Title 22 (Planning and Zoning) of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
19. **Maintenance.** The Permittee shall maintain the subject property in a neat and orderly fashion. The Permittee shall maintain free of litter all areas of the premises over which the Permittee has control.
20. **Graffiti.** All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the Permittee shall remove or cover said markings, drawings, or signage within 48 hours, 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.

21. **Revisions to the Exhibit "A".** The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **an electronic copy of** a modified Exhibit "A" shall be submitted to LA County Planning by **September 29, 2026**.
22. **Subsequent Revisions to the Exhibit "A."** In the event that subsequent revisions to the approved Exhibit "A" are submitted, the Permittee shall submit **an electronic copy of** the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (“CUP”)

23. **Grant.** The grant authorizes one off-site water tank within the R-1 (Single-Family Residential) zone pursuant to County Code 22.18.030 (Land Use Regulations for Zones -R-A, R-1, R-2, R-3, R-4, and R-5); and onsite grading exceeding 100,000 cubic yards (“cy”), off-site grading on 76.2 acres and grading export exceeding 10,000 cy, and a haul route, pursuant to County Code Section 22.140.240 (Grading Projects). Grading total is approximately 71.833 million cy and includes 36.478 million cy of cut, 29.175 million cy of fill, 5.92 million cy of export to Vesting Tentative Tract Map No. 53108 and 260,000 cy to a utility corridor, and 1.123 million cy of shrinkage.
24. **Grading.** Permission is granted to bulk grade, in one or more phases, to the satisfaction of the Director and Director of Public Works. A Revised Exhibit “A” must be approved prior to grading permit issuance. Bulk grading may begin prior to final map approval to the satisfaction of the Director and Director of Public Works.
25. **Trash Enclosures.** Prior to the issuance of a building permit, the Subdivider shall provide an amended Exhibit Map showing the locations of all trash enclosures as required by County Code Chapter 22.132 (Storage Enclosure Requirements for Recycling and Solid Waste).
26. **Specific Plan Compliance.** The subdivider shall conform to the design regulations of the Newhall SP County Code Chapter 22.406 (Newhall SP), including: Table 3.4-1 (Site Development Standards Matrix), Table 3.4-2 (Permitted Uses Matrix), Section 3.6 (Sign Regulations), Section 3.7 (Parking Regulations), Section 4.2 (General Guidelines), Section 4.3 (Site Planning), Section 4.5 (Fencing).
27. Prior to the issuance of a building permit, the Subdivider shall post on private driveways: “No Parking-Fire Lane”, unless designated parking otherwise permitted. The Subdivider shall provide for continued enforcement in the CC&Rs or maintenance agreement. The Subdivider shall submit a draft copy of the CC&Rs and/or maintenance agreement to LA County Planning for review and approval. ~~Move this to CUP conditions and add prior to building permit.~~
28. **Required Bicycle Parking.** Prior to building permit issuance, the Subdivider shall provide a revised Exhibit “A”/Exhibit Map showing the locations of bicycle parking facilities throughout the Homestead South development and in compliance with applicable County Code requirements to the satisfaction of LA County Planning. Both short-term and long-term bicycle parking locations shall be consistent with County Code Section 22.112.100 (Bicycle Parking Spaces and Bicycle Facilities), including providing one short-term space for every 10 dwelling units and one long-term space for every two dwelling units, per lot.
29. Permission is granted for elevations to change by up to 10 feet. More than 10 feet may be permissible subject to the approval by the Director and Director of Public Works.

30. **Recommended Conditions.** Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (VTM84508 and Exhibit "A"/Exhibit Map dated March 25, 2026), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, Public Health, and Los Angeles County Development Authority ("LACDA").

Public Art in Private Development Program ("PAPD")

In-lieu fee option

31. **In-Lieu Fee.** The PAPD Ordinance applies to the Project. Prior to the issuance of any building permit(s), the Subdivider shall provide proof of payment of the Public Art in Private Development in-lieu fee, pursuant to Section 22.246.090 of the County Code (PAPD) if not providing a Public Arts and Culture approved cultural facility or structure or art installation as part of the development project.

Public Art option

32. **Public Art.** The PAPD Ordinance applies to the Project. Prior to the issuance of any building permit(s), the Subdivider shall first submit an Art Plan to the Public Arts and Culture for approval and incorporation of the approved cultural facility or structure or art installation into the project site plan that is approved by LA County Planning.

PERMIT-SPECIFIC CONDITIONS – OAK TREE PERMIT ("OTP")

33. **Grant.** This grant authorizes the removal of 269 oak trees (100 heritage) trees of the Oak genus *Quercus agrifolia* identified as Tree Numbers: 1, 5, 6, 10, 11H, 12, 22H, 31, 32, 33, 34, 36, 37, 38H, 39H, 43H, 46H, 47, 50, 54H, 56H, 58H, 59H, 62, 63H, 74, 75H, 118, 119, 122, 123, 202, 204H, 205H, 206H, 207, 208H, 209, 210, 211H, 212H, 213, 221, 222H, 223, 233, 248H, 250H, 261, 262H, 263H, 264H, 266, 268, 269, 270H, 271, 272H, 285H, 322H, 323, 334, 336H, 350, 386, 884, 885, 886, 890, 946H, 947, 1003, 1028, 1030, 1032, 1037, 1038, 1039, 1057, 1061, 1064H, 1065, 1070, 1073H, 1075, 1077, 1078, 1082, 1093H, 1095, 1097H, 1103, 1106, 1271H, 1286H, 1289H, 1290, 1291H, 1292H, 1298H, 1299H, 1329H, 1341H, 1343, 1344H, 1345H, 1399H, 1504H, 1505, 1506, 1507, 1509, 1510H, 1511H, 1512, 1514, 1515, 1517, 1573, 1574, 1579, 1611, 1616, 1617, 1618, 1619, 1620, 1621, 1625, 1666H, 1667H, 1687, 1688, 1689, 1690, 1694, 1695, 1696, 1699, 1700, 1701, 1702, 1703, 1704, 1764H, 1833, 1858, 1860, 1861, 1862, 1863, 1864, 1867, 1868, 1869, 1870, 1880, 1977H, 1978, 1979H, 1980, 1982H, 1984H, 1987, 1990, 1992, 1995H, 1997, 1998H, 1999H, 2000H, 2001H, 2002H, 2003H, 2006, 2007H, 2008H, 2009H, 2010H, 2011, 2012, 2013H, 2034, 2036, 2128H, 2137, 2139, 2141, 2144, 2147, 2150H, 2152H, 2154, 2155, 2158, 2160, 2163, 2167, 2169, 2170H, 2171, 2190, 2205H, 2207, 2209, 2220H, 2247H, 3074H, 4020, 4052H, 4087H, 4089H, 4090, 4091, 4092, 4095, 4096, 4097H, 4098, 4099H, 4102H, 4105H, 4106H, 4127, 5307H, 5321, 5329H, 5342H, 5344H, 5348, 5349, 5350, 5354H, 5355H, 5356H, 5364H, 5365H, 5368, 5369H, 5370, 5372, 5374H, 5375H, 5376H, 5377H, 5378H, 5380, 5381, 5384, 5389, 5424, 5425, 5426, 5840, 5841, 5842, 5843, 5844, 5845, 5846, 5847, 5851, 5852, 6008, 6061,

6344H, 2171a, 3074a and L267 on the applicant's site plan and Oak Tree Report. This grant allows encroachment within the protected zone of twenty-two (22) trees of the Oak genus identified as Tree Numbers 333, 1143, 1347H, 1348H, 1355, 1356, 1503, 1669, 1857, 2019, 2035, 2037, 2040H, 2186, 2188, 2193, 2210, 2211, 2221, 2278H, 2279 and 4101 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 and treated as recommended by the consulting arborist.

34. **Tree Plantings.** Prior to issuance of a grading permit, the Permittee shall provide a revised Exhibit "A" site plan showing the locations of all mitigation tree plantings required throughout the Project development and in compliance with applicable County Code requirements to the satisfaction of LA County Planning.
35. **Mitigation.** The Permittee shall provide replacement trees of the Oak genus at a rate of two to one (2:1) for each tree and ten to one (10:1) for each heritage (H) tree removed for a total of one thousand three hundred thirty-eight (1338) trees. The Permittee shall provide replacement trees of the Oak genus at a rate of two to one (2:1) for any tree and ten to one (10:1) for any heritage (H) tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.
36. **Mitigation.** Each replacement 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.
37. **Mitigation.** Replacement trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed.
38. **Mitigation.** Replacement trees shall be planted within one (1) year of the permitted Oak tree removals. Replacement trees shall be planted on site or within the same community if approved by the County Forester. If replacement trees are deemed impossible by the County Forester, only then 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."
39. **Mitigation.** The Permittee shall properly maintain each replacement 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 two-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 replacement trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

40. **Copies.** Copies of the Protected Tree Report, protected tree map, mitigation planting plan, and conditions of approval shall be kept on the Project Site and available for review during grading and construction.
41. **Grant.** This grant authorizes Magic Mountain Parkway to expand the right-of-way to range between 117 and 127 feet, including sidewalks and a Class I bike/NEV pathway; and Long Canyon Road to expanded the right-of-way to range between 133 and 155 feet, including three lanes in each direction, a raised median, turn pockets, landscape, sidewalks, and a Class I bike/NEV pathway, with a design speed of 60 miles per hour.
42. **Recommended Conditions.** Except as expressly modified herein, this approval is subject to all recommended conditions listed in the attached Subdivision Committee Reports (VTTM84508 and Exhibit "A"/Exhibit Map dated March 25, 2026), consisting of letters and reports from Public Works, Fire, and County Departments of Parks and Recreation, Public Health, and Los Angeles County Development Authority letter dated ~~May 15, 2026~~ July 27, 2026.

Attachments:

- Exhibit D-1.1 Subdivision Committee Report (Public Works/Fire/Parks and Recreation/Public Health/LACDA letter for VTTM84508 dated July 27, 2026) (pages 1 – 47)
- Exhibit D-1.2 MMRP (pages 1- ~~265~~ 256)
- Exhibit D-1.3 Oak Trees: County Forester Letter dated March 13, 2026, Care and Maintenance Guide
- Exhibit D-1.4 VTTM84508 dated March 25, 2026
- Exhibit D-1.5 VTTM84508 Project Data Table
- Exhibit D-1.6 VTTM84508 Offsite Grading
- Exhibit D-1.7 Highway Realignment Exhibit P-285



LAND DEVELOPMENT DIVISION – SUBDIVISION
TRACT 84508

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TENTATIVE MAP DATED 3/25/2026
EXHIBIT MAP DATED 3/25/2026

The following report consisting of 29 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, Underground 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. 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.
6. 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.



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EXHIBIT MAP DATED 3/25/2026

7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
9. 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.
10. Place standard lease purpose only notes for the apartment lots on the final map to the satisfaction of Public Works.
11. Place standard condominium/residential planned development/commercial planned development/Landscape Maintenance District notes on the final map to the satisfaction of Public Works.
12. 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.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. The following note shall be placed on all tract maps with lot/parcel sizes of five acres or more: "Further division of this property to lot/parcel sizes below five acres will require standard improvements be completed as a condition of approval. The improvements will include but not limited to providing access, installation of water mains, appurtenances and fire hydrants, and conformance to Los Angeles County development standards."
15. Delineate proof of access to a public street on the final map.
16. The boundaries of the unit final maps shall be designed to the satisfaction of the Departments of Regional Planning and Public Works.
17. The first unit of this subdivision shall be filed as Tract No. 84508-01, the second unit, Tract No. 84508-02, and the last unit, Tract No. 84508.



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18. If unit filing occurs, reserve reciprocal drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the common driveways and delineate on the final map to the satisfaction of Public Works.
19. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
20. Provide separate lots for the private and future streets.
21. Reserve reciprocal easements for drainage, ingress/egress, sewer, water, utilities, and maintenance purposes, etc., in documents over the private driveways, private drives, and private and future streets and delineate on the final map to the satisfaction of Public Works.
22. Show open space note and dedicate residential construction rights over the open space lots.
23. 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.
24. 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.
25. 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.
26. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.
27. Permission is granted to record large lots (20-acre or more) parcel/tract map as shown on the "Large Lot Parcel Map" for "finance and conveyance purposes only" with an approved access to a maintained public street and approved slope easements to the satisfaction of Public Works.



LAND DEVELOPMENT DIVISION – SUBDIVISION
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28. Within 30 days of the approval date of this land use entitlement or at the time of the first plan check submittal, the applicant shall deposit the sum of \$5,000 with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances.

Prepared by Jose Cruz
TR 84508L Rev2 RPPL2024004506

Phone (626) 458-4921

Date (Rev'd 7/9/2026)

A handwritten signature in black ink, appearing to read 'JC' or 'JSC', is written over the printed name 'Jose Cruz'.



900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
WWW.DPW.LACOUNTY.GOV

TRACT NO.: 84508

TENTATIVE MAP DATE: 03/25/2026

EXHIBIT MAP DATE: 03/25/2026

HYDROLOGY UNIT CONDITIONS OF APPROVAL

Prior to Improvement Plans Approval:

1. Comply with hydrology study, which was approved on 04/02/2026, or the latest revision, to the satisfaction of the Department of Public Works.
2. Obtain approval or letter of non-jurisdictional from the State Department of Fish and Wildlife.
3. Obtain approval or letter of non-jurisdictional from the State Water Resources Control Board.
4. Obtain approval or letter of non-jurisdictional from the Army Corps of Engineers.
5. 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.
6. 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 reference 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.

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 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, or by separate instrument concurrent to the recordation of 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 of Los Angeles 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 water quality devices/systems identified by the Department of 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.



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ALHAMBRA, CALIFORNIA 91803-1331
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Prior to Building Permit:

1. Comply with LID (Section 12.84.440) standards in accordance with the Low Impact Development Standards Manual which can be found at <http://dpw.lacounty.gov/idd/web/forms.aspx>
2. 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.

Prior to Improvement Acceptance for Public Maintenance:

1. Portions of the County Adopted Floodway Map must be rescinded and revised by the Board of Supervisors as proposed in the drainage concept approved on 04/02/2026.
2. Letter of Map Revision (LOMR) from FEMA must be obtained. Public Works, Watershed Management Division, (626) 458-7125, should be contacted to obtain required procedures.
3. All maintenance permits of the regulatory agencies must be active at the time of acceptance.

Review by:  Date: 06/29/2026 Phone: (626) 458-4921
Alex Mikhailpoor

**Los Angeles County Public Works
Geotechnical and Materials Engineering Division**

Sheet 1 of 3

PCA LX001129/A863
ESTU2024000485
EPIC LA RPPL2024004505

GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET

Telephone: (626) 458-4925

900 S. Fremont Avenue, Alhambra, CA 91803

Email: GMEDSubmittals@dpw.lacounty.gov

Tentative Tract <u>84508</u>	Tentative Map Dated <u>3/25/26 (Exhibit)</u>	Parent Tract _____
Grading By Subdivider? [Y] (Y or N) <u>36,478,000 yd³</u>	Location <u>Homestead South/Valencia</u>	APN _____
Geologist <u>ENGEO</u>	Subdivider _____	Fivepoint Newhall Land
Soils Engineer <u>ENGEO</u>	Engineer/Arch. _____	Hunsaker & Associates

Review of:

Geologic Report(s) Dated: _____

Soils Engineering Report(s) Dated: _____

Geotechnical Report(s) Dated: 4/14/26, 1/27/26, 2/06/2025, 8/06/2024

References: R.T. Frankian: 5/01/14, 11/27/13, 7/22/13; Leighton and Associates: 5/7/14, 2/13/14, 12/2/13, 7/19/13;
A. E. Seward Engineering Geology: 9/30/05

TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOTECHNICAL STANDPOINT

PRIOR TO FILING THE FINAL LAND DIVISION MAP THE FOLLOWING CONDITIONS MUST BE FULFILLED:

- G1. 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 policy memo GS051.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- G2. 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.
- G3. Prior to grading plan approval, a detailed geotechnical report must be submitted that addresses the proposed grading. All recommendations of the geotechnical consultant(s) must be incorporated into the plan. The report must comply with the provisions of the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.

At a minimum, further subsurface exploration, mapping, laboratory testing, and analysis at the 40-scale grading plan stage for:

- a. The consultant-of-record acknowledges that the mitigation measures presented for the landslide in Section OF4 (Sheet 3 of 14) will be explored further for the 40-scale grading design to verify previous findings and validate subsurface geometry of the landslide mass and toe conditions, including the presence of a basal shear plane and basal shear strengths.
- b. The consultant-of-record acknowledges that the mitigation measures presented for the landslide in Section OF5 and OF5A (Sheet 3 of 14) will be explored further for the 40-scale grading design to verify previous findings and validate subsurface geometry of the landslide mass and toe conditions, including the presence of a basal shear plane and basal shear strengths.
- c. The consultant-of-record has conducted progressive failure analysis for the landslide presented in Sections OF5 and OF5A (Sheet 3 of 14) and determined there is sufficient catchment area, which will be verified for the 40-scale grading design (refer to comment G2 for requirements).
- d. The consultant-of-record has determined that the landslide presented in Sections OF5B and OF5E, upstream of debris basin drainage area 35 and that the area behind the debris basin has sufficient volume to capture more than 100 percent of the volume of the landslide, which will be verified for the 40-scale grading design (refer to comment G2 for requirements).
- e. The proposed water tank-site shown on G7 (Sheet 8 of 14) has been evaluated for stability (Section LC15) and the location was determined to be feasible through slope mitigation, which will require subsurface exploration for the 40-scale grading design.
- f. The proposed water tank-site shown on G8 (Sheet 9 of 14) has been evaluated for stability (Section LC11B) and was determined to be feasible through slope mitigation, which will require subsurface exploration for the 40-scale grading design.
- g. Mitigation of the landslides illustrated on sections OF3 and OF3A.
- h. Conditions presented for sections OF6, OF7, and OF8.
- i. Conditions presented for Section OF10B.
- j. Conditions presented for Section OF11.

**Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET**

Sheet 2 of 3

Tentative Tract / Parcel Map 84508
Remarks (continued):

- k. Conditions presented for Section AC4.
 - l. Conditions presented for Section MW4.
 - m. Conditions presented for Section MW6.
 - n. QIs left in place as presented for MW7, MW7A, and MW7B (R-MW9) for support of the proposed fill keyway.
 - o. Sufficient site-specific subsurface data will be required for all QIs deposits, including but not limited to landslides shown on ENGEO Figure #s: G2, G7, G8, G10, and G11.
- G4. A methane evaluation based on the exhibit map showing locations of plugged, abandoned, idle, etc. Oil and gas wells, etc., shall be provided for the 40-scale grading plan stage.
- G5. 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. For information on the RUA policy refer to policy memo GS063.0 in the County of Los Angeles Department of Public Works *Manual for Preparation of Geotechnical Reports*. The Manual is available at: <http://dpw.lacounty.gov/gmed/permits/docs/manual.pdf>.
- S1. The geotechnical engineer of record shall perform a new liquefaction and lateral spread analysis using data from the CPTs performed during the 40-plan grading stage.
- S2. The geotechnical engineer shall perform subsurface investigation at the 40-scale stage to establish site conditions for slopes OF3, OF3A, OF4, OF6, OF7, OF8, OF10B, OF11, AC4, MW4, MW6, MW7, MW7A, MW7B, G2, G7, G8, G10, and G11. Exploration should be sufficient to characterize slope toes and material beneath the proposed buttress fill, and must evaluate whether a basal shear plane is present. The geotechnical engineer of record shall perform new stability analysis including all new data, including basal shear strengths, and revise grading as necessary to meet minimum required factors of safety.
- S3. Please submit documents in response to this review to the EPIC-LA plan case: ESTU2024000485 using the EPIC-LA system at the following URL: <https://epicla.lacounty.gov/SelfService/#/home>. Contact GMED at GMEDSubmittals@dpw.lacounty.gov or call (626) 458-4925 if documents cannot be uploaded to the plan case.

NOTE: Provide a copy of this review sheet with your resubmittal.

**Los Angeles County Public Works
Geotechnical and Materials Engineering Division
GEOLOGIC AND GEOTECHNICAL ENGINEERING REVIEW SHEET**

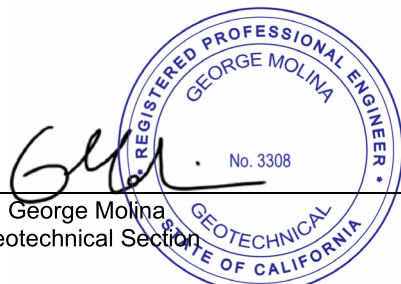
Sheet 3 of 3

Tentative Tract / Parcel Map 84508
Remarks (continued):

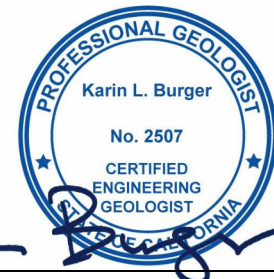
NOTE(S) TO THE LAND DEVELOPMENT PLAN CHECKER:

- A. ON-SITE SOILS HAVE A HIGH EXPANSION POTENTIAL.
- B. ON-SITE SOILS ARE CORROSIVE TO FERROUS METALS AND ARE DELETERIOUS TO CONCRETE.
- C. OFF-SITE GRADING IS PROPOSED.
- D. ON SITE SOILS IN THE LONG CANYON AND MESAS WEST REGION ARE CONSIDERED CORROSIVE TO FOUNDATION ELEMENTS.
- E. ADDITIONAL SOILS SAMPLES SHOULD BE COLLECTED WITHIN LONG CANYON NORTH TO DETERMINE THE LATERAL EXTENT OF HIGH SULFATE SOIL, AS WELL AS IN ONION FIELDS TO OBTAIN SOIL CORROSION POTENTIAL.
- F. A METHANE EVALUATION BASED ON THE EXHIBIT MAP SHOWING LOCATIONS OF PLUGGED, ABANDONED, IDLE, ETC. OIL AND GAS WELLS, ETC., SHALL BE PROVIDED FOR THE 40-SCALE GRADING PLAN STAGE.
- G. THE GEOTECHNICAL CONSULTANT HAS DETERMINED THAT DRAINAGE AREA 35, LOCATED ON SHEET 3 OF 14 OF THE TENTATIVE MAP, MAY COLLECT UP TO 665,000 CUBIC YARDS OF LANDSLIDE DEBRIS. THEY HAVE INDICATED THAT THE AREA BEHIND THE DEBRIS BASIN HAS SUFFICIENT VOLUME TO CAPTURE MORE THAN 100 PERCENT OF THE VOLUME OF THE LANDSLIDE. IT IS UNCLEAR WHETHER THE MATERIAL WOULD REQUIRE REMOVAL AND WHO WOULD BE RESPONSIBLE FOR THE REMOVAL.
- H. A LANDSLIDE DEBRIS CATCHMENT AREA BETWEEN DRAINAGE AREAS 35 AND 833 (SHEET 3 OF 14 OF THE TENTATIVE MAP) HAS BEEN DETERMINED TO HAVE THE CAPACITY TO COLLECT 177,712 CUBIC YARDS OF LANDSLIDE DEBRIS VOLUME. MAINTENANCE WILL BE THE RESPONSIBILITY OF THE DEBRIS CATCHMENT AREA IS INDICATED TO FALL UNDER THE "PROPERTY OWNER TO BE MAINTAINED BY THE HOA OR OTHER PRIVATE ENTITY".

Prepared by



George Molina
Geotechnical Section



Karin Burger
Engineering Geology Section

Date 4/20/26

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:\gmepubl\Development Review\Combined Reviews\Tracts and Parcels\84508 Valencia (Fivepoint Homestead South)\84508 (Homestead South), Valencia, 2026-04-20, TM-6-A.docx

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. Comply with recorded covenants for all proposed offsite grading impacts to the satisfaction of Public Works.
2. Provide approval of:
 - a. The latest drainage concept/hydrology study/water quality plan 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 Wildlife, State of California Department of Conservation, California Geologic Energy Management Division (CalGEM), 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.
3. Permission is granted to mass/bulk grade and phase mass/rough grade to the satisfaction of Department of Regional Planning and Public Works consistent with the approved unit phasing map on the tentative map.
4. Permission is granted to change the number and order of the unit phasing map depicted on the tentative map as long as each phase can stand alone with required infrastructure improvements and balanced earthwork to the satisfaction of Public Works. The cumulative earthwork volume for all the rough grading plan phases will be required on each set of grading plans submitted and shall be consistent with the overall earthwork volume approved on the tentative map.

5. Flat pads less than 2% shall be allowed with special drainage provisions consistent with Section J109.5 of Appendix J of the Building Code to the satisfaction of Public Works.

REQUIREMENTS PRIOR TO FINAL MAP RECORDATION:

6. 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, LID devices, and any required landscaping and irrigation not within a common area or maintenance easement. Acknowledgement and/or approval from all easement holders may be required.
7. Record a deed restriction to hold future owners responsible for maintaining the drainage devices without obstructing cross-lot drainage.

REQUIREMENTS PRIOR TO BUILDING PERMIT:

8. Complete all ultimate grading, infrastructure improvements within the phased rough grading plans and any required secondary means of access to the satisfaction of Public Works prior to Building Permit. Any proposed interim grading and infrastructure improvements will be reviewed on a case-by-case basis to the satisfaction of Public Works.

PC

Name Patricia Constanza Date 04/20/2026 Phone (626) 458-4921

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Submittal\Division Comments\GR\tr84508g_rev2conditions

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

1. 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.
2. 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.
3. Reversing curves and compound curves through intersections should be avoided when possible. If unavoidable, the minimum centerline radius of reversing curves and compound curves through intersections shall comply with design speeds per the Subdivision Plan Checking Section's "Requirements for Street Plans" and sight distances. Maintain a minimum centerline radius of 550 feet (64 feet R/W)/400 feet (60 feet R/W)/200 feet (58 feet R/W)) along curved intersections where the minor leg is on the concave side.
4. Provide minimum centerline radius commensurate with a design speed of 45 mph on all commercial streets.
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 6 percent.
7. Provide maximum 6 percent grade through the knuckles.
8. 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 3 percent grade on all "tee" intersections.
9. At tee intersections involving local streets, the maximum permissible grade of the through street across the intersection is 10 percent. For intersections involving multi-lane highways, the maximum permissible grade of the through street is three percent.
10. Provide property line return radii of 13 feet at all local street intersections and 27 feet at the intersection of local streets with highways and where all planned highways intersect plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) at all intersections to the satisfaction of Public

Works.

11. Long Canyon Road and Magic Mountain Parkway shall comply with P-285 approved on May 15, 2014, or the latest approved centerline alignment to the satisfaction of Public Works.
12. Dedicate road right of way along Long Canyon Road and Magic Mountain Parkway commensurate with a design speed of 60 mph and 55 mph; respectively, as depicted on the latest approved IEC alignment P-285.
13. As part of Phase 1 construction, a private drive and fire lane is proposed as a second means of access connecting to Mission Village in lieu of Long Canyon Road. Permission is granted to allow this private drive and fire lane as a temporary second means of access provided that it has no gates restricting access to public and emergency vehicles along with a recorded HOA maintenance covenant subject to County Counsel's approval to the satisfaction of the Fire Department and Public Works.
14. Dedicate 64 feet of road right of way on "AA" Street; "BB" Street; "CC" Street from "BB" Street to terminus; "DD" Street; "EE" Street; "FF" Street; "GG" Street; "HH" Street; "II" Street; "JJ" Street from "GG" Street to 780 feet west of "KK" Street; "K" Street; "KK" Street; "L" Street; "M" Street commensurate with a design speed of 40mph. Additional right of way may be required to accommodate additional lanes near highway intersections per the approved signing and striping plans.
15. Dedicate 60 feet of right of way on "A" Street, "B" Street from "A" Street to "E" Street; "C" Street; "D" Street; "E" Street; "F" Street from "P" Street to "K" Street; "G" Street; "I" Street; "J" Street from "I" Street to "T" Street; "P" Street from "G" Street to "W" Street; and "T" Street.
16. Dedicate 58 feet of right of way including additional right of way for a standard cul-de-sac bulb on "B" Street from "E" Street to terminus; "F" Street from "P" Street to terminus; "H" Street, "J" Street from "I" Street to terminus and from "T" Street to terminus; "P" Street from "W" Street to terminus; "Q" Street; "R" Street; "S" Street; "U" Street; "V" Street; "W" Street; "X" Street; "Y" Street; and "Z" Street.
17. Make an offer of private and future right of way 32 feet from centerline on "BB" Street from "AA" Street to "MM" Street.
18. Make an offer of future right of way 32 feet from centerline on "JJ" Street from the westerly tract boundary to "GG" Street prior or concurrent with recordation of Lot O-1. Dedicate slope easements within this street segment to the satisfaction of Public Works.

19. Make an offer of private and future right of way 30 feet from the centerline on "MM" Street from "WW" Street to "SS" Street; "PP" Street from "MM" Street to "QQ" Street; "QQ" Street; "SS" Street; "UU" Street from "MM" Street to "WW" Street; and "WW" Street.
20. Make an offer of private and future right of way 29 feet from centerline including a standard cul-de-sac bulb on "MM" Street from "SS" Street to terminus and from "WW" Street to terminus; "RR" Street; "TT" Street; "UU" Street from "WW" Street to terminus; "W" Street; "NN" Street; "OO" Street; and "PP" Street from "QQ" Street to terminus.
21. The modified collector street sections as shown on the tentative map for "BB" Street north of "AA" Street; "JJ" Street from Long Canyon Road to "II" Street; "K" Street from Long Canyon Road to High School Driveway; "N" Street; "O" Street; "LL" Street east of Magic Mountain Parkway; and "LL" Private and Future Street west of Magic Mountain Parkway are approved and subject to final design change to the satisfaction of Public Works.
22. Whenever there is an offer of a Future Street or Private and Future Street, and private drives, provide a drainage statement/letter.
23. The request to waive street frontage is subject to approval by the advisory agency. If not waived, the subdivider shall revise the tentative map and provide street frontage to every parcel to the satisfaction of Public Works.
24. Dedicate additional right of way for a standard knuckle on residential areas as depicted on the approved tentative map to the satisfaction of Public Works.
25. Dedicate additional right of way to accommodate bus turnouts to the satisfaction of Public Works and the Transit Agencies.
26. Provide adequate right of way for constructing a turnaround with a minimum radius of 32 feet in the vicinity of the tract boundaries at "LL" Street to the satisfaction of Public Works.
27. Dedicate vehicular access rights on Magic Mountain Parkway and Long Canyon Road.
28. Construct curb, gutter, base, pavement, and full-width sidewalk at curb returns and 5' minimum sidewalk (adjacent to the right of way) along the property frontage to the satisfaction of Public Works.

29. Meandering sidewalks shall be publicly maintained per separate maintenance easement.
30. Plant street trees along the property frontage on all streets within the tract to the satisfaction of Public Works.
31. Construct drainage improvements and offer easements needed for street drainage, slopes, and maintenance purposes to the satisfaction of Public Works.
32. Provide intersection sight distance commensurate with a design speed of:
 - a. 60mph (650 feet) on Long Canyon Road from "BB" Street (easterly direction).
 - b. 40 mph (415 feet) on "BB" Street from "CC" Street (southerly direction) and from the driveway entrances; on "FF" Drive from the driveway entrances; on "KK" Street from the driveway entrances; on "K" Street from the driveway entrances, from "ZZ" Street (easterly direction); on "KK" Street from driveway entrances; on "L" Street from the driveway entrances; on "M" Street from the driveway entrances and from "XX" Street (southerly direction); from "NN" Private and Future Street (both directions), from "OO" Private and Future Street (westerly direction), from "QQ" Private and Future Street (westerly direction) and from "WW" Private and Future Street (easterly direction); on "N" Street from the driveway entrances; and.
 - c. 30 mph (310 feet) on "A" Street from "B" Street (westerly direction) and from "D" Street (northerly direction); on "B" Street from "E" Street (southerly direction); on "C" Street from "E" Street (easterly direction); on "E" Street from "A" Street (westerly direction) and from "D" Street (both directions); on "G" Street from "Q" Street (westerly direction); on "MM" Private and Future Street from "LL" Private and Future Street (northerly direction); on "P" Street from "F" Street (westerly direction) and from "U" Street (westerly direction); and on "UU" Street from "TT" Street (both directions); on "XX" Street from "YY" Street (easterly direction)
 - d. 25 mph (260') on "X" Street from "Y" Street (north direction)

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle at the minor road, the driver of the vehicle is presumed to be located 4 feet right of centerline and 10 feet back the top of curb (TC) or flow line (FL) prolongation. When looking left, we consider the target to be located at the center of the lane nearest to the parkway curb for highways and multilane local streets; or the center of the lane nearest to the centerline for local streets. We use 6 feet from TC or

centerline. When looking right, the target is the center of the lane nearest to the centerline or from the median TC (when present).

33. Provide stopping sight distance for a design speed of:
- a. 40mph (300 feet) on "JJ" Street; "K" Street; "KK" Street; "L" Street; "M" Street; and "N" Street

Line of sight shall be within right of way or dedicate airspace easements to the satisfaction of Public Works. Additional grading may be required. With respect to the position of the vehicle, the driver of the vehicle is presumed to be located 6 feet from TC and the target to be located 6 feet from TC.

34. All line-of-sight easements shall be depicted on landscaping and grading plans.
35. Underground all 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.
36. Provide and install street name signs prior to occupancy of buildings.
37. Prior to Building Permit Clearance, construct the Long Canyon Bridge and Commerce Center Drive Bridge, if not constructed by TR 53108 and TR 61105; respectively, to the satisfaction of Public Works. Building Permit Clearance will be triggered when dwelling thresholds meet the most recently approved Westside Santa Clarita Valley Roadway Phasing Analysis and/or secondary means of access requirements as defined in County Code Section 21.24.020B to the satisfaction of the Fire Department and Public Works.
38. The location and size of the transit turnouts as shown on the tentative map are not necessarily approved and proper coordination with the applicable transit agencies will be required.
39. Prepare striping plans, signal plans (where applicable), and cost estimates for every roadway/intersection that the project shall contribute its proportionate share towards improving (as identified in the approved traffic study) to the satisfaction of Public Works.
40. Provide and construct the required secondary means of access prior to the required number of dwelling units per County Code Section 21.24.020B to the satisfaction of the Fire Department, Regional Planning and Public Works.
41. The proposed gate details are not necessarily approved. The minimum gate setback

shall be increased, if necessary, to accommodate adequate stacking distance as determined in each case by the traffic engineering consultant at final engineering to the satisfaction of Public Works.

42. The location of the traffic calming devices is not necessarily approved and is subject to final design approval to the satisfaction of Public Works.
43. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works; or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
44. Prior to Building permit issuance, pay the fees established by the Board of Supervisors for the Westridge Bridge and Major Thoroughfare Construction Fee District (B&T District). The fee is to be based upon the fee rate in effect at the time of permit issuance. The current applicable fee is \$31,530 per factored unit and is subject to change.
45. If any ultimate improvements are constructed by the subdivider and accepted by the Los Angeles County Department of Public Works, or if any fair share payments for ultimate improvement work are made and are included as District improvements in the Westside Bridge and Major Thoroughfare Construction Fee District, then the subdivider may be issued credits which may then be used within the Westside District. Reimbursements will only be made on improvements constructed by the subdivider that are included as District improvements and are deemed ultimate improvements (as opposed to interim improvements).
46. Comply with all street lighting requirements per the attached Traffic Safety and Mobility Division memo dated April 2, 2026. For questions regarding the traffic conditions, please contact Sergio Chavez of Public Works, Traffic Safety and Mobility Division, at (626) 300-4733 or SChavez@pw.lacounty.gov.
47. Comply with all the mitigations identified in the approved Transportation Impact Analysis prior to Final Map clearance. For questions regarding the traffic conditions, please contact Jerry Asabor of Public Works, Traffic Safety and Mobility Division, at (626) 300-4769 or JAsabor@pw.lacounty.gov.

THE PROJECT DOES REQUIRE NEW STREETLIGHTS AND ANNEXATION IS REQUIRED.
SEE BELOW FOR FURTHER DETAILS.

Project is not in the County Lighting Maintenance District (CLMD). The Subdivision project shall conform to the design standards and policies of Public Works, in particular, but not limited to the statements and conditions below:

STREETLIGHT REQUIREMENTS

1. Streetlights shall be provided to the satisfaction of Public Works or as modified by Public Works on all streets and highways within the Subdivision boundary including on non-gated "private and public future" streets.
2. Provide streetlights on new concrete poles with underground wiring on all streets and highways. The streetlights shall be designed as a County owned and maintained system.
3. Prior to recordation of final map or parcel map waiver, submit street lighting plans along with existing and/or proposed underground utilities plans to Traffic Safety and Mobility Division, Street Lighting Section, for processing and approval.
4. Annexation is required for the project, street lighting plans cannot be approved until the Board of Supervisors approve the annexation.
5. For "private and public future" streets, provide centerline of 16' wide easement to the County of Los Angeles for streetlight and auxiliary and auxiliary device purposes and an easement for streetlight and auxiliary device ingress and egress (over the entire road). The operation and maintenance of the streetlights shall remain the responsibility of the owner, developer, or Home Owners Association until such time as the street(s) are accepted for maintenance by the County. Assessments will be imposed on the development served by gated "private and future" street(s) as a result of streetlight benefits derived from existing or future streetlights on adjacent public roadways.
6. If phasing of the project is approved, each phase of the project shall be subject to the conditions for each individual phase.
7. For subdivisions, Street lighting plans shall be approved prior to map recordation.
8. Street lighting improvements shall be installed per approved plans prior to the issuance of a certificate of occupancy.
9. Annexation is required.

ANNEXATION AND ASSESSMENT BALLOTING REQUIREMENTS

10. The proposed project or a portion(s) of the proposed project is not within the existing CLMD and annexation to the CLMD is required, prior to recordation of final map or parcel map waiver. The Board of Supervisors must approve the annexation and levy of assessments prior to Public Works approving the street lighting plans.
11. Upon approval of the Tentative Map, the developer must notify schavez@pw.lacounty.gov in order to initiate the annexation process.
12. Upon approval of the Tentative Map, the applicant (property owner or authorized representative) shall comply with the Conditions of Annexation listed below in order for the CLMD to pay the future operation and maintenance costs of streetlight(s):
 - a. Submit a street lighting plan for the proposed streetlight(s) meeting County lighting standards to the satisfaction of Public Works.
 - b. Provide business address and developer/property owners 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.
 - c. Submit site map of the proposed project including any roadways conditioned for streetlights that are outside the proposed project area to the Street Lighting Section. Contact the Street Lighting Section at (800) 618-7575 for map requirements and/or questions you may have.
 - d. For subdivisions, provide a copy of the recorded subdivision map, if recorded.
13. The annexation and assessment balloting process takes approximately 18 months to complete once the annexation and levy of assessment timeline acknowledgment form is signed by the developer after the above information is received and approved. Therefore, untimely submittal of the above information may result in delaying the approval of the street lighting plans.
14. Upon project recordation, the developer must notify Public Works, Street Lighting Section. The applicant shall provide the status of this approval to schavez@pw.lacounty.gov.

TRANSFER REQUIREMENTS

15. The applicant (property owner or authorized representative) shall be responsible for the operation and maintenance of streetlights along with their associated costs that are installed as a condition of development. The applicant will remain responsible until the streetlights are formally accepted into the County Lighting District for operation and maintenance and their billing is transferred into a County Lighting District account with Southern California Edison.

16. Public Works can assume the responsibility for operation, maintenance, and funding all associated costs of all streetlights installed and transfer the billing when all of the following conditions are met (the transfer of billing may be delayed one or more years if the conditions are not met):
- a. All required streetlights LS-2 in the project have been constructed per Public Works approved street lighting plan, energized, and field accepted.
 - b. The County Lighting Districts is receiving revenue from the benefitting properties via the annual property tax bill.
 - c. The County have formally accepted the transfer and conveyance of the streetlights. To initiate the process, the applicant must make a written request to schavez@pw.lacounty.gov. Alternatively, the applicant can call (800) 618-7575 to make the request over the phone. When completed, Public Works will issue a letter to the developer that the streetlights have been formally accepted.
 - d. Any underlying road(s) or any associated road improvements have been accepted for public use.

Once the transfer is complete, the County will authorize the release of any remaining bond, if any.

17. Prior to the County accepting the streetlights into the County Highway System to assume the operation and maintenance responsibilities for the streetlights, a final field review will be conducted to ensure all streetlights are installed per approved plans and no knockdowns have occurred at the time of transfer.
18. The County Lighting Districts cannot assume responsibility for streetlights located within gated communities or on roadways designated as a private or private-future street.

Additional Comments:

- None.



Prepared by: Sergio Chavez Jr

Phone: (626) 300-4733

Date: 04/02/2026



MARK PESTRELLA, Director

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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

April 8, 2026

IN REPLY PLEASE

REFER TO FILE:

T-4

Mr. Eric Mazzella
Stantec Consulting Services, Inc.
38 Technology Drive
Irvine, CA 92618

Dear Mr. Mazzella:

**HOMESTEAD SOUTH (VTTM 084508)
TRANSPORTATION IMPACT ANALYSIS - MARCH 2026
UNINCORPORATED STEVENSON RANCH**

Public Works has reviewed the Transportation Impact Analysis (TIA) dated March 2026 for the proposed 3,617 single-family and multi-family dwelling units, a high school, a junior high school, an elementary school, and multiple neighborhood parks located south of State Route 126, north of Magic Mountain Parkway, east of Long Canyon Road (in construction), and west of the Mission Village development (in construction), in the unincorporated Stevenson Ranch area.

Project's Transportation Impact

According to the TIA, the project site has been analyzed in two prior certified Environmental Impact Reports ("EIRs"), the Newhall Ranch Specific Plan EIR and the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR. The project would generate fewer trips compared to the previously analyzed project in prior EIRs and is presumed to have a less-than-significant impact on the unincorporated County. We generally agree with the findings in the TIA.

Project's Operational Analysis

According to the TIA, the following nineteen study intersections were evaluated:

Off-Site Intersection:

1. Chiquito Canyon/Long Canyon at State Route 126

On-Site Intersections:

2. Long Canyon and "JJ"/"K" Street
3. Long Canyon and Jr. High School
4. Long Canyon and "AA" Street
5. Long Canyon and "BB" Street
6. Long Canyon and "EE" Street
7. Long Canyon and Magic Mountain Parkway
8. "CC" Street and Magic Mountain Parkway
9. "LL" Street and Magic Mountain Parkway
10. "M" Street and Magic Mountain Parkway
11. "O" Street and Magic Mountain Parkway
12. "II" Street and "JJ" Street
13. High School Driveway and "K" Street
14. "BB" Street and "AA" Street
15. "BB" Street and "CC" Street
16. "CC" Street and "EE" Street
17. "M" Street and "K" Street
18. "O" Street and "K" Street
19. "M" Street and "K" Street

Recommended Improvements

A traffic signal warrant analysis was conducted for ten (10) study intersections. Based on the analysis, the installation of a traffic signal is recommended at the following on-site intersections below. We generally agree with the findings of the TIA.

2. Long Canyon Road and "JJ" Street
3. Long Canyon Road and Junior High Driveway
4. Long Canyon Road and "AA" Street
5. Long Canyon Road and "BB" Street
6. Long Canyon Road and "EE" Street
8. "CC" Street and Magic Mountain Parkway
9. "LL" Street and Magic Mountain Parkway

- 10. "M" Street and Magic Mountain Parkway
- 11. "O" Street and Magic Mountain Parkway
- 13. High School Driveway and "K" Street

Public Works generally agrees with the improvements recommended above. Detailed traffic signal plans and signing and striping plans for the improvements shall be approved by Public Works prior to final map recordation.

The project shall install a traffic signal in accordance with County standards. Prior to final map recordation, the project shall either complete the improvements or enter into a secured improvement agreement to the satisfaction of Public Works. Such agreement shall include a financial guarantee to ensure completion of the work.

A multi-way stop analysis was conducted for the following intersections that would provide access to the residential neighborhoods within the project. Based on the analysis, an all-way stop control is recommended at the following two intersections. We generally agree with the findings of the TIA.

- 14. "BB" Street and "AA" Street
- 15. "BB" Street and "CC" Street

Public Works generally agrees with the improvements recommended above. A detailed signing and striping plan for the improvement shall be approved by Public Works prior to final map recordation.

The project shall install an all-way stop control in accordance with County standards. Prior to final map recordation, the project shall either complete the improvement or enter into a secured improvement agreement to the satisfaction of Public Works. Such agreement shall include a financial guarantee to ensure completion of the work.

Project's Site Access Analysis

A queueing analysis was conducted at each intersection where the project would be constructing improvements. Based on the analysis, the project recommends the intersections be built per "Table 5-2 Queue Lengths Summary" in the TIA. We generally agree with the findings of the TIA.

Public Works generally agrees with the improvements recommended above. A detailed signing and striping plan for the improvement shall be approved by Public Works prior to final map recordation.

The project shall install improvements recommended above in accordance with County standards. Prior to final map recordation, the project shall either complete the improvement or enter into a secured improvement agreement to the satisfaction of Public Works. Such agreement shall include a financial guarantee to ensure completion of the work.

Vehicular access to the project is planned to be provided via Long Canyon Road and Magic Mountain Parkway. The project would construct new infrastructure, therefore, there are no existing roadways within the project site. Refer to "Table 5-1 2035 Cumulative Conditions with Project Roadway Improvements for Site Access Summary" in the TIA.

Public Works generally agrees with the improvements recommended above. A detailed signing and striping plan for the improvement shall be approved by Public Works prior to final map recordation.

The project shall install improvements recommended above in accordance with County standards. Prior to final map recordation, the project shall either complete the improvement or enter into a secured improvement agreement to the satisfaction of Public Works. Such agreement shall include a financial guarantee to ensure completion of the work.

A portion of the roadway network included within the 2035 cumulative analysis scenario, as well as certain recommended improvements, would be funded in part through the Westside Bridge and Major Thoroughfare District (B and T District), an area of benefit for financing specific improvements in the Westside area of the Santa Clarita Valley; the project site is located within the District. The project will participate in the Westside B and T District through the payment of District fees (typically at the time of building permit issuance) and/or by constructing District-identified improvements. Improvements listed above that are not specifically identified in the Westside B and T District Report will be implemented and funded by the project.

A Construction Traffic Management Plan shall be prepared and submitted to the County to minimize traffic impacts during construction

Class I Neighborhood Electric Vehicle/Bike Paths

The project will construct Class I Neighborhood Electric Vehicle/Bike paths along Magic Mountain Parkway and Long Canyon Road.

Eric Mazzella
April 8, 2026
Page 5

Public Works generally agrees with the improvements recommended above. Detailed signing and striping plans for the improvements shall be approved by Public Works prior to final map recordation.

The project shall install signing and striping in accordance with County standards. Prior to final map recordation, the project shall either complete the improvements or enter into a secured improvement agreement to the satisfaction of Public Works.

If requested by Public Works, the applicant or current owner shall enter into a secured agreement for five (5) years with Public Works to guarantee the installation of the Neighborhood Electric Vehicle signs, with re-evaluations every five (5) years by Public Works.

Other Jurisdictions

We recommend the project applicant consult with the California Department of Transportation regarding any potential transportation impact within their jurisdictions.

If you have any questions, please contact Mr. Jerry Asabor, Traffic Safety and Mobility Division, at (626) 300-4769 or Jasabor@pw.lacounty.gov.

Very truly yours,

MARK PESTRELLA, PE
Director of Public Works



BRIAN SMITH, PE
Principal Engineer
Traffic Safety and Mobility Division

JA:jta

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bc: Land Development (Su, Lasso)



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT NO.: 84508

**TENTATIVE MAP DATED 03-25-2026
EXHIBIT MAP DATED 03-25-2026**

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

For information only:

1. The subdivider shall obtain an updated will serve letter from the Sanitation Districts of Los Angeles County that stipulates LACSD will have adequate capacity and will ensure service for the subdivision.
2. The outlet(s) for the proposed local sewer system, pump station, 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.
3. The subdivider shall install and dedicate main line sewers and serve each building with a separate house lateral or have approved and bonded sewer plans on file with Public Works.
4. All permanent sewer pump stations shall be constructed to the satisfaction of Public Works.
5. Off-site improvements are required.

Prior to recordation of a Final Map:

6. The necessary improvement plans for VTTM 84508 must be prepared in conformance with the approved Newhall Ranch Conceptual Sewer Master Plan PC 12219AS. 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 12219AS, the master plan must be revised and/or improvement plans modified to the satisfaction of Public Works.



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT NO.: 84508

**TENTATIVE MAP DATED 03-25-2026
EXHIBIT MAP DATED 03-25-2026**

7. 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.
8. A sewer area study for the proposed subdivision (PC12722AS, dated 03-26-2026) was reviewed and approved. A Will Serve letter from the County Sanitation District indicating adequate capacity may exist in the trunk line and treatment plant was obtained prior to approval of the sewer area study. Additional mitigation measures may be required depending on the total sewerage units from Landmark and Mission Villages. 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 connection 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 from the date of sewer area study approval. 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.
9. Provide on-site easements to the satisfaction of Public Works.
10. The subdivider shall provide to the Public Works Land Development Sewer Unit 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.



**LAND DEVELOPMENT DIVISION
SEWER UNIT**

TRACT NO.: 84508

**TENTATIVE MAP DATED 03-25-2026
EXHIBIT MAP DATED 03-25-2026**

11. Prior to the 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.

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

- a. install and dedicate all required regional sewer infrastructure required for VTTM 84508 identified in the approved Newhall Ranch Conceptual Sewer Master Plan PC 12219AS. 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.

TENTATIVE MAP DATED 03-25-2026
EXHIBIT MAP DATED 03-25-2026

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

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings 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.
2. The Will Serve letter issued by the Santa Clarita Valley Water Agency, dated September 27, 2024, will expire on September 27, 2026. It shall be the sole responsibility of the applicant to renew the aforementioned Will Serve letter upon expiration and abide by all requirements of the water purveyor.

Prior to obtaining the building permit from the Building and Safety Office:

3. Submit landscape and irrigation plans for each open space lot in the land division, with landscape area greater than 500 square feet, in accordance with the Water Efficient Landscape Ordinance.

Prepared by Aissa Carrillo ^{AC}
tr84508w-rev1

Phone (626) 458-4921

Date 04-13-2026

- exclusive of shoulders and an unobstructed vertical clearance "clear to sky" Fire Apparatus Access Roads to within 150 feet of all portions of the exterior walls of the first story of the building, as measured by an approved route around the exterior of the building. At least one required access route meeting this condition shall be located such that the edge of the Fire Apparatus Access Roadway, not including shoulders, that is closest to the building being served, is between 10 feet and 30 feet from the building, as determined by the fire code official, and shall be positioned parallel to one entire side of the building. The side of the building on which the Fire Apparatus Access Road is positioned shall be approved by the fire code official. Fire Code 503.1.1; 503.2.1.2; 503.2.1.2.2 & 503.2.1.2.2.1
14. When the Fire Apparatus Access Road is separated by divided roadway, the width shall be not less than 15 feet for residential use and 20 feet for commercial/industrial uses. Fire Code 503.1.1 & 503.6
 15. The dimensions of the approved Fire Apparatus Access Roads shall be maintained as originally approved by the fire code official. Fire Code 503.2.2.1
 16. Fire Apparatus Access Roads shall be designed and maintained to support the imposed load of fire apparatus weighing 75,000 pounds and shall be surfaced to provide all-weather driving capabilities. Fire Code 503.2.3
 17. The Fire Apparatus Access Roads shall be provided with a minimum of a 32-foot centerline turning radius. Fire Code 503.2.4
 18. The method of gate control shall be subject to review by the Fire Department, prior to clearance to proceed to public hearing. Where security gates are installed, they shall have an approved means of emergency operation, and be in compliance with following criteria: (a) Gates shall be of the swinging or sliding type; (b) Construction of gates shall be of materials that allow manual operation by one person; (c) Gate components shall be always maintained in an operative condition and replaced or repaired when defective; (d) Electric gates shall be equipped with a means of opening the gate by fire department personnel for emergency access. Emergency opening devices shall be approved by the fire code official; (e) Methods of locking shall be submitted for approval by the fire code official. All locking devices shall comply with the County of Los Angeles Fire Department Regulation 5, Compliance for Installation of Emergency Access Devices; (f) An approved key box, listed in accordance with UL 1037, shall be provided as required by Fire Code 506. The location of each key box shall be determined by the Fire Inspector. Fire Code Sections 503.5; 503.5.1; 503.2; 503.6; (g) Where a single gate is provided, the gate width shall not be less than 20 feet, clear-to-sky, with all gate hardware is clear of the access way; (h) Where a Fire Apparatus Road consists of a divided roadway, the gate width shall be not less than 15 feet for residential uses and 20 feet for commercial/industrial uses; (i) The keypad location shall be located a minimum of 50 feet from the public right-of-way; (j) Provide a minimum 32-foot turning radius beyond the keypad, prior to the gate entrance at a minimum width of 20' for turnaround purposes.
 19. Provide approved signs or other approved notices or markings that include the words "NO PARKING - FIRE LANE" shall be provided for Fire Apparatus Access Roads. Signs shall have a minimum dimension of 12 inches wide by 18 inches high and have red letters on a white reflective background. Signs shall be provided for fire apparatus access roads, to clearly indicate the entrance to such road, or prohibit the obstruction thereof and at intervals, as required by the Fire Inspector. A no-parking designation shall meet the requirements of California Vehicle Code Section 22500.1 and be approved by the fire code official. Fire Code 503.3
 20. A minimum 5-foot-wide approved firefighter access walkway leading from the Fire Department Access Road to all required openings in the building's exterior walls shall be provided for firefighting and rescue purposes. Fire Code 504.1
 21. Security barriers, visual screen barriers or other obstructions shall not be installed on the roof of any building in such a manner as to obstruct firefighter access or egress in the event of fire or other emergency. Parapets shall not exceed 42 inches from the top of the parapet to the roof surface on more than two sides. These sides should face an access roadway or yard sufficient to accommodate ladder operations. Fire Code 504.5
 22. Approved building address numbers, building numbers or approved building identification shall be provided and maintained to be plainly visible and legible from the street fronting the property. The numbers shall contrast with their background, be Arabic numerals or alphabet letters, and be a minimum of 4 inches high with a minimum stroke width of 0.5 inch. Fire Code 505.1
 23. Multiple residential and commercial buildings having entrances to individual units not visible from the street or road shall have unit numbers displayed in groups for all units within each structure. Such numbers may be grouped on the wall of the structure or mounted on a post independent of the structure and shall be positioned to be plainly visible from the street or road as required by Fire Code 505.3 and in accordance with Fire Code 505.1.
 24. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
 25. The required fire flow for the public fire hydrants for single family residential homes less than a total square footage of 3600 feet is 1250 gpm at 20 psi residual pressure for 2 hours with one public fire hydrant flowing. Any single family residential home 3601 square feet or greater shall comply too Table B105.1 of the Fire Code in Appendix B.

26. The required fire flow for the public fire hydrants for this project is 4000 GPM at 20 psi residual pressure for 4 hours. Three (3) public fire hydrants flowing simultaneously may be used to achieve the required fire flow. The fire flow is subject to reduction with submission of the type of construction and square footage of the proposed buildings. Fire Code 507.3 & Appendix B
27. An approved automatic fire sprinkler system is required for the proposed buildings within this development. Submit design plans to the Fire Department Sprinkler Plan Check Unit for review and approval prior to installation.
28. Install 310 public fire hydrants as noted by the Fire Department on the revised Vesting Tentative Tract Map and Exhibit A. All required public fire hydrants shall be installed, tested and accepted prior to beginning construction. All fire hydrants shall measure 6"x 4"x 2-1/2" brass or bronze, conforming to current AWWA standard C503 or approved equal, and shall be installed in accordance with the County of Los Angeles Fire Code. Fire Code 501.4
29. The required fire flow for more than one on-site fire hydrant is 2500 GPM at 20 psi residual pressure for 2 hours. Two (2) on-site fire hydrants flowing simultaneously may be used to achieve the required fire flow with one being located the furthest from the public fire hydrant. Fire Code C106.1
30. The private on-site fire hydrant locations will be determined by the Fire Department with further review of the revised Vesting Tentative Tract Map and Exhibit A. All required private fire hydrants shall be installed, tested and approved prior to building occupancy. Fire Code 901.5.1
31. All private fire hydrants shall be installed a minimum of 25 feet from a structure or protected by a two (2) hour rated firewall. For fully sprinkled multi-family structures, private fire hydrants may be installed a minimum of 10 feet from the structure. Fire Code Appendix C106.1
32. Plans showing underground piping for private on-site fire hydrants shall be submitted to the Sprinkler Plan Check Unit for review and approval prior to installation. Fire Code 901.2 & County of Los Angeles Fire Department Regulation 7
33. This property is located within the area described by the Fire Department as a Fire Hazard Severity Zone. A "Fuel Modification Plan" shall be submitted to the Fuel Modification for review by the Fuel Modification Unit prior to public hearing. Please contact the Department's Fuel Modification Unit for details. The Fuel Modification Plan Review Unit is located at 605 North Angeleno Avenue in the City of Azusa CA 91702-2904. They may be reached at (626) 969-5205 or visit <https://www.fire.lacounty.gov/forestry-division/forestry-fuel-modification/>
34. A Fire Station site id required as proposed on Lot 459. The applicant is required to work with County of Los Angeles Fire Department with the development and construction of the station.

For any questions regarding the report, please contact Wally Collins at (323) 890-4243 or Wally.Collins@fire.lacounty.gov.



Wally Collins



COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Parks Make Life Better!"

Norma E. García-González, Director

Alina Bokde, Chief Deputy Director

July 9, 2026

Ms. Alejandrina Baldwin
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Dear Ms. Baldwin:

**VESTING TENTATIVE TRACT MAP 84508 (HOMESTEAD SOUTH)
PARK AND TRAIL CONDITIONS OF MAP APPROVAL
REGIONAL PLANNING MAP DATED MARCH 25, 2026**

This letter details the County of Los Angeles Department of Parks and Recreation (LA County Parks) park and trail conditions of map approval and comments for the above map.

PARK CONDITIONS

As shown in the attached Park Obligation Report, the basic Quimby park land obligation is 30.02 net acres (maximum slope 3%) or payment of \$13,476,149 in lieu thereof (see attached Park Obligation Report and Worksheet). The Subdivider is proposing two public park lot as part of the subdivision: Lot 804 (6.5 gross acres) and Lot 441 (5.6 gross acres). LA County Parks recommends that the Subdivider develop and then convey to the County the public park provided that the site is deemed acceptable after a review of the required submittals listed below. Please refer to the Public Park Checklist of Required Submittals attached to this report for details on submittals prior to the public hearing as referenced in the following conditions.

1. Subdivider shall convey to the County a developed 5.4 net-acre Public Park ("the Public Park 1"), shown on Lot 804 and a developed 5.6 net-acre Public Park ("the Public Park 2"), shown on Lot 441 within the Vesting Tract Map No.84508.
2. The Public Park 1 shall contain the following improvements which are shown in the park schematic design approved on March 5, 2026: Covered shade with picnic tables, charcoal barbecues, hot coal receptacles and seat walls, full court basketball, bench seating with trash/recycle container, practice soccer open turf field, top of slope tube steel fencing, group picnic pavilion with picnic tables, charcoal barbecues, hot coal receptacles, 12' wide walking path with bench seating and trash receptacles, open turf area with sports field overlay, trash enclosure, parking lot, restroom building with storage and drinking fountain, tot lots, open turf area.
3. Public Park 2 shall contain the following improvements which are shown in the park schematic design approved on March 5, 2026: Covered shade with picnic tables, charcoal

barbecues, hot coal receptacles and seat walls, bench seating with trash/recycle container, 12' wide walking path with bench seating and trash receptacles, open turf area with sports field overlay, trash enclosure, parking lot, open turf area, restroom building with storage and drinking fountain, pickleball courts, picnic area, monument sign.

4. The following off-site improvements to the public park shall be provided without receiving Quimby credit: full street improvements and utilities/utility connections, including, but not limited to curbs, gutters, relocation of existing public utility facilities, street paving, traffic control devices, public trees, public streets and sidewalks. Utility types, sizes, and locations shall be to the satisfaction of LA County Parks. Utilities shall include water meter and utility lines (electricity, gas, sewer, and telephone).
5. Prior to LA County Parks clearing the final (unit) map containing the public park(s), enter into a Park Development Agreement (PDA) and post Faithful Performance and Labor and Materials bonds with LA County Parks to cover design and construction of the public park in accordance with updated costs estimates for the park. The PDA shall be substantially similar in form and content to the PDA approved by the Board of Supervisors on November 15, 2011, and the content of the bonds shall be substantially similar in form and content to the bonds used by the Los Angeles County Department of Public Works (DPW). Bonds may need to be updated prior to construction commencement if contracted construction costs change.
6. Per Los Angeles County Board Policy 4.047, a Community Facilities District (CFD) may be formed to fund the operation and maintenance of parks and recreational facilities. Prior to the County entering into a PDA with the Subdivider, the Subdivider shall commit to creating a CFD or another funding mechanism to the satisfaction of the County for the mutual benefit of the County and the Subdivider to operate and maintain the public park. The CFD or alternative funding mechanism shall be established prior to the County accepting title to the public park.
7. Prior to LA County Parks clearing the first final (unit) map containing housing and public park(s), submit a critical path method (CPM) schedule ("Park Delivery Schedule"). Said schedule shall include design development submittals and submittals required for the various stages of construction document development, permits and approvals, park construction commencement and completion dates, ALTA title policy, deed preparation and review, and deed recordation. The Initial Park Delivery Schedule shall serve as the baseline for all activities. Subdivider shall update each Park Delivery Schedule on a monthly basis to show actual progress compared to planned progress and submit the updates to LA County Parks 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 this condition, the LA County Parks shall give written notice to Subdivider requesting submittal of the delinquent schedule update. Notice shall be deemed given when deposited in the U.S. Post Office or reliable over-night courier; postage prepaid, addressed to Subdivider, or by personal delivery to Subdivider's relevant address set forth in the PDA. If the requested update is not received within thirty (30) days after such notice is given, LA County Parks will withhold further clearance of unit maps until the delinquent schedule update is received.

8. The Subdivider shall submit park plans and specifications to LA County Parks for review and approval during the design development stage (100%), fifty percent (50%), seventy-five percent (75%), ninety percent (90%), and one hundred percent (100%) stages of construction document development. Specifications shall be in Construction Specification Institute (CSI) 8 ½-inch by 11-inch book format. Specifications and a grading plan (scale 1 inch = 40 feet or as required by LA County Parks) shall be submitted to LA County Parks concurrent with the final grading plan submittal to DPW. The respective stage of each submittal shall be clearly labeled on the drawings and specifications. Plan submittals shall be made by giving LA County Parks three (3) sets of drawings and a CD-ROM containing the drawings in AutoCAD format. LA County Parks shall have twenty-one (21) County business days from receipt of any design/construction document submittal to review and approve it. If LA County Parks does not respond within said time period, the submittal shall be deemed approved by LA County Parks. Any corrections or changes made by LA County Parks during review of one stage shall be incorporated into a revision of the current drawings and specifications and resubmitted for LA County Parks 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 LA County Parks for Subdivider to proceed with the next stage. The public park shall be developed in accordance with park improvement plans approved by LA County Parks, 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.
9. The Subdivider shall 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 LA County Parks representative; provide LA County Parks with certification that the playground(s) constructed in the public park 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.
10. The Subdivider shall designate and identify a project manager who will oversee design and construction of the public park. 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 site 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 the 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.

11. The Subdivider shall provide LA County Parks with written Notice of Construction Commencement for the public park site. Construction Commencement is defined as when the Subdivider starts installing utilities for the park. The Construction Phase is defined as the period of time from said notice to the date LA County Parks 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 LA County Parks in writing by submitting a Notice of Completion of Park Construction. Within thirty (30) days after receipt of said notice, LA County Parks 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 LA County Parks to issue its Notice of Acceptance of Completed Park Improvements. If park construction is unacceptable, within fifteen (15) County business days after inspection, LA County Parks shall provide Subdivider with a list of items that need to be corrected, after receipt of said list, in order for the LA County Parks 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.
12. Upon LA County Parks Notice of Acceptance of Completed Park Improvements, the Subdivider shall provide LA County Parks 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 LA County Parks to request timely transfer of utilities serving the public park. These documents shall also be submitted on a CD-ROM with the drawings in AutoCAD format.
13. The Subdivider shall convey the public park by recordable grant deed showing the fee vested with the County of Los Angeles, and free of all encumbrances except those not interfering 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 survey and shall record the park deed simultaneously to County's acceptance of the park improvements, as evidenced by the County's issuance of a Certificate of Acceptance for the park, and shall deliver the recorded deed to the Chief Executive Office - Real Estate Division, Property Management Section, 555 W. Fifth Street, 36th Floor, Los Angeles, CA 90013.
14. Any major change proposed by the Subdivider to a public park's size (not more than a variance of two acres), shape, location, or terrain as shown on the approved tentative tract or parcel map, or to the schematic design approved by 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.

TRAIL CONDITIONS

The Department of Parks and Recreation (LACO Parks) has completed the trail review of Vesting Tentative Tract Map No. 84508 received by Regional Planning on March 25, 2026. The

proposed trail alignments, as shown on subject map sheets 4 and 14 of 14 within Typical Section Views A and C are approved.

The subdivider shall dedicate a twelve-foot (12') wide multi-use trail easement, as shown on tract map sheets. Construction of trail within the multiuse trail easement shall include three rail white vinyl fencing on each side of trail and trail signage within the developed portion of the project to the satisfaction of LACO Parks.

1. Multiuse (equestrian, hiking and mountain biking) trail easements to be recorded to the county at time of final map recordation.
2. The Subdivider shall dedicate twelve-foot (12') wide easement to the County for Multiuse (hiking, mountain biking, and equestrian) trail purposes for Board of Supervisor-adopted Santa Clara River Trail.
3. The HOA(s) shall be responsible for the continued maintenance of the developed trail segments after the initial 18-month Developer responsibility term.
4. The Subdivider is responsible to provide trail access signs and trail markers per LACO Parks trail sign standards located at www.trails.lacounty.gov/library.
5. Easement dedication(s) must be outside the public road right-of-way unless approved by Department of Public Works (DPW).
6. The Subdivider shall include LACO Parks in the transmittal of the project grading plan to DPW.
7. Prior to project grading, the Subdivider shall submit project grading plans, including grading information to the Department for review and approval. The trail grading information shall conform to the County of Los Angeles Trails Manual (Trails Manual) located at www.trails.lacounty.gov/library and any applicable County codes, including, but not limited to the following:
 - a. Out-slope of trail tread is 2% to 4% with trail running grade at 5%, or up to 8% for <100' or 12% for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by LACO Parks. See Chapter 4: "Trail Design Classification Guidelines," for trail construction guidelines and/or contact Trails Section Planner for guidance.
 - b. Appropriate retaining walls, to the satisfaction of LACO Parks, as required.
 - c. Subdivider shall utilize a trail construction professional with Professional Trail Builders Association membership or contractor familiar with trail construction best practices and be approved by DPR, prior to trail construction activities (see Trails Manual Section 4.5.1.1).
8. Bush hammer (or equivalent rough finish) at minimum width of ten feet (10') for roadway (if concrete surface) trail surface crossings to provide for traction and increase safety.
9. All street trail crossings must be approved by DPW:

- a. Subdivider is responsible for installing appropriate curb cuts, painted crosswalk, and crossing posts with flashing yellow lights with two push button locations (standard height and equestrian height) utilizing DPW specifications.
 - b. Subdivider is responsible for contacting DPW for trail street-crossing signage specifications, which are to be installed generally at five hundred (500) feet in either direction from each street trail crossing to warn vehicle drivers of trail crossing.
10. After project trail grading plan approvals, but prior to building permit issuance, the Subdivider shall:
 - a. Submit a preliminary construction schedule showing milestones for completing the trail.
 - b. Stake the centerline of the trail and then schedule a site meeting with Trails Planner for trail alignment inspection and approval, prior to grading.
11. The Subdivider shall commence trail construction within the 12' wide trail easement prior to the County issuing the 1st residential building permit and complete trail construction within six months of construction start. The Subdivider shall maintain the trail for a period of 18 months post construction and shall be responsible to make any repairs to the constructed trail(s), as necessary, during this 18-month establishment period.
12. Construction of trail and installation of fencing:
 - a. Trail: The Subdivider shall construct the Natural Trail 1 to minimum width of ten-feet (10') within the twelve-foot (12') wide dedicated easement in a manner consistent with Section 4, "Trail Designs - Trail Classification Guidelines," for trail construction within the Trails Manual available at <http://trails.lacounty.gov/library>.
 - i. Out-slope of trail tread is 2% to 4% with trail running grade up to 8% for <150' or 12% for <50'. Significant deviation from the design guidelines in the Trails Manual must be reviewed and approved by LACO Parks.
 - b. Fencing: Typical three rail white vinyl fencing to be installed on each side of twelve-foot width trail easement.
 - i. Fencing to be installed per plan separating the natural soil trail and paved DPW bikeway and maintenance road.
13. Notify LACO Parks within five (5) business days of trail construction completion, including installation of all required trail fencing for a "Final Trail Inspection". The Final Trail Inspection is required to obtain approval and ensure the trail and fencing follow the trail construction guidelines within the Trails Manual. Any portions of the constructed trail and fencing not approved shall be corrected and brought into compliance within thirty (30) calendar days. The Subdivider shall then contact LACO Parks to schedule another site inspection.

Ms. Alejandrina Baldwin

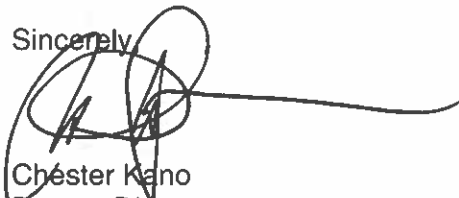
July 9, 2026

Page 7 of 7

14. Santa Clara River Trail Area Warranty Period: Upon completion/construction of the fully developed trails the developer is responsible for an 18-month maintenance period and/or until a) the CC&R's have been established to form the HOA(s) that will be responsible for the continued maintenance of the developed trail segments; and b) a CFD or alternative funding mechanism has been established.
15. Final acceptance of the public trails and related facilities is contingent upon the following:
 - a. A written request from the Subdivider to LACO Parks for the final trail acceptance of the constructed trail alignments, signage, and fencing each side of trail.
 - b. Provide copy of recorded final map(s).
 - c. Completion of the constructed trail and related improvements to the satisfaction of LACO Parks after the 18-month establishment period to be maintained by the Subdivider.

If you have any questions regarding the park conditions, please contact Loretta Quach of my staff at (626) 790-2176 or lquach@parks.lacounty.gov. If you have any questions regarding the trail conditions, please contact Robert Ettleman of my staff at (626) 876-2706 or rettleman@parks.lacounty.gov

Sincerely,



Chester Kano
Deputy Director

CK:LQ:lq

Enclosure

- c: FivePoint (A. Herrell)
LA County Parks (S. Kleinknecht, L. Quach, R. Ettleman)



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION REPORT



Tentative Map # **84508**
Park Planning Area # **35A**

DRP Map Date: **03/25/2026** SCM Date:
CSD:

Report Date: **05/27/2026**
Map Type: **Tentative Map - Tract**

Total Units **3,612** = Proposed Units **3,612** + Exempt Units **0**

Park land obligation in acres or in-lieu fees:

ACRES:	30.02
IN-LIEU FEES:	\$13,476,149

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.

The Representative Land Value (RLVs) in Los Angeles County Code (LACC) Section 21.28.140 are used to calculate park fees and are adjusted annually, based on changes in the Consumer Price Index. The new RLVs become effective July 1st of each year and may apply to this subdivision map if first advertised for hearing before either a hearing officer or the Regional Planning Commission on or after July 1st pursuant to LACC Section 21.28.140, subsection 3. Accordingly, the park fee in this report is subject to change depending upon when the subdivision is first advertised for public hearing.

The park obligation for this development will be met by:

Conditions of approval attached to report.

Trails:

See Conditions of map

Comments:

The project is providing a total of 62.1 acres for two public parks private recreation, trail and open space.
Public Park Lot # 441 - 5.3 acres
Public Park Lot # 804 - 5.6 acres
Recreation Lots - 5.8 acres
Trails - 10.3 acres
River Corridor - 35.1 acres

For further information or to schedule an appointment to make an in-lieu fee payment:

Please contact Loretta Quach at lquach@parks.lacounty.gov (626) 790-2176
Department of Parks and Recreation, 1000 S. Fremont Avenue, Building A-9 West, Alhambra, California 91803.

By: *Loretta Quach*
Loretta Quach, Departmental Facilities Planner I



LOS ANGELES COUNTY
DEPARTMENT OF PARKS AND RECREATION
PARK OBLIGATION WORKSHEET



Tentative Map # **84508**
Park Planning Area # **35A**

DRP Map Date: **03/25/2026** SCM Date:
CSD:

Report Date: **05/27/2026**
Map Type: **Tentative Map - Tract**

The formula for calculating the acreage obligation and or in-lieu fee is as follows:

$$(P)\text{eople} \times (0.0030) \text{ Ratio} \times (U)\text{nits} = (X) \text{ acres obligation}$$
$$(X) \text{ acres obligation} \times \text{RLV/Acre} = \text{In-Lieu Base Fee}$$

Where P = Estimate of number of People per dwelling unit according to the type of dwelling unit as determined by the U.S. Census

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 **3,612** = Proposed Units **3,612** + Exempt Units **0**

Park Planning Area = **35A**

Type of dwelling unit	People *	Ratio 3.0 Acres/ 1000 People	Number of Units	Acre Obligation
Detached S.F. Units	3.22	0.0030	561	5.42
M.F. < 5 Units	2.94	0.0030	1,477	13.03
M.F. >= 5 Units	2.45	0.0030	1,574	11.57
Mobile Units	2.39	0.0030	0	0.00
Exempt Units			0	0.00
TOTAL			3,612	30.02

Ratio	Acre Obligation	RLV / Acre	In-Lieu Base Fee
@ (0.0030)	30.02	\$448,976	\$13,476,149

Lot #	Provided Space	Provided Acres	Credit (%)	Acre Credit
441 & 804	public park	10.90	100.00%	62.10
Total Provided Acre Credit:				62.10

Acre Obligation	Private and Crdt.	Net Obligation	RLV / Acre	In-Lieu Fee Due
30.02	62.10	-32.08	\$448,976	\$0



BARBARA FERRER, Ph.D., M.P.H., M.Ed.
Director

MUNTU DAVIS, M.D., M.P.H.
County Health Officer

ANISH P. MAHAJAN, M.D., M.S., M.P.H.
Chief Deputy Director

AZAR KATTAN, J.D., M.P.H.
Deputy Director for Health Protection

LIZA FRIAS, REHS
Director of Environmental Health

SCOTT ABBOTT, REHS, M.P.A.
Assistant Director of Environmental Health

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April 1, 2026

TO: Joshua Huntington
Supervising Regional Planner
Department of Regional Planning

Attention: Jodie Sackett

FROM: Lusi Mkhitarian, REHS, MPH *Lusi Mkhitarian*
Assistant Director, Environmental Health
Department of Public Health

SUBJECT: LAND DIVISION-TENTATIVE MAP-TRACT
APN-2826-002-022
PROJECT: TR84508
RPPL2024004505

Thank you for the opportunity to review the application and Tentative Map-Tract request for the subject property. The applicant requests to develop 3,617-unit, mixed density residential development including public parks, public schools, a fire station, private recreation facilities and other ancillary facilities.

- ☐ Public Health has no conditions to impose on this project should the advisory agency grant its approval.
- ☒ Public Health conditions for this project have been met as of the date of this letter. Public Health recommends approval of the aforementioned project.

- ☐ Public Health DOES NOT recommend approval of the subject project and requires that the following conditions and/or information requested below are addressed prior to agency approval.

Drinking Water Program: Potable Water

The proposed project is required to have an approved, safe and reliable potable water source, either from an approved onsite source (e.g., groundwater well) or a permitted public water system that can meet the project's water demands.

The applicant provided a "Water Availability" letter from Santa Clarita Valley Water Agency dated September 27, 2024. The letter outlines conditions that must be met for water availability. The letter is valid until September 27, 2026.

Onsite Wastewater Treatment (OWT) Program: Wastewater

The proposed project is required to have an approved, safe and reliable method of wastewater disposal, either from an approved onsite wastewater treatment system or a permitted public sewer system that can meet the project's load demands.

The applicant provided an updated sewer "Will Serve" letter from Los Angeles County Sanitation Districts dated March 04, 2026.

Community Protection Branch: Environmental Hygiene

Please Note: The following are general requirements for Noise and Air Quality recommendations for the proposed projects.

The applicant shall comply with the requirements outlined in Title 12, Sections 12.08.390, 12.08.440, and 12.08.530 of the Noise Control Ordinance for the County of Los Angeles. The following section contains recommendations along with excerpts of the code, presented in italics for reference. The full text of the codes is available for review at https://library.municode.com/ca/los_angeles_county/codes/code_of_ordinances

Recommendations

1. Based on the proposed plan and findings, activities from the subject property should comply with requirements contained in Title 12, Section 12.08.390.
2. Operational noise generated from the subject property shall comply with Title 12, Section 12.08.390, Noise Control Ordinance for the County of Los Angeles.
3. Construction Noise – Noise mitigation measures should be applied to reduce construction noise and to comply with Title 12, 12.08.440 – Construction Noise. Noise mitigation strategies may include, but are not limited to:
 - a. All construction equipment shall be equipped with the manufacturer's recommended noise muffling devices, such as mufflers and engine covers.

These devices shall be kept in good working condition throughout the construction process.

- b. Installation of a temporary sound barrier at the property lines of the proposed project site to mitigate noise impacts on all surrounding properties.
 - c. All construction equipment shall be properly maintained and tuned to minimize noise emissions.
 - d. Stationary noise sources (e.g., generators, compressors, etc.) shall be located as far from residential receptor locations as is feasible.
4. Residential Air Conditioning - Ensure HVAC units do not exceed 50 dBA at the neighboring property line

Exterior Noise Ordinance: Exterior Noise Standards (12.08.390)

No person shall operate or cause to be operated, any source of sound at any location within the unincorporated county, or allow the creation of any noise on property owned, leased, occupied, or otherwise controlled by such person which causes the noise level, when measured on any other property either incorporated or unincorporated, to exceed any of the following exterior noise standards:

Exterior Noise Standards, dBA						
Area	Duration	Std # 1	Std # 2	Std # 3	Std # 4	Std # 5
		30min/hr L50	15min/hr L25	5 min/hr L8.3	1 min/hr L1.7	At no time L0
Residential	7 am – 10 pm	50	55	60	65	70
	10 pm – 7 am	45	50	55	60	65
Commercial	7 am – 10 pm	60	65	70	75	80
	10 pm – 7 am	55	60	65	70	75
Industrial:	Anytime	70	75	80	85	90

Table 1. Std = Standard dB that may not exceed the cumulative period

Construction Noise Ordinance: Construction Noise Standards (12.08.440)

Operating or causing the operation of any tools or equipment used in construction, drilling, repair, alteration, or demolition work between weekday hours of 7:00 p.m. and 7:00 a.m., or at any time on Sunday or holidays, such that the sound therefrom creates a noise disturbance across a residential or commercial real-property line, except for emergency work or public service utilities or by variance issued by the health officer is prohibited.

- A. Mobile Equipment – Maximum noise levels for nonscheduled intermittent, short-term operation (less than 10 days) of mobile equipment shall not exceed:

	Single-family Residential	Multi-family Residential	Semi-residential/ Commercial
Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.	75 dBA	80 dBA	85 dBA

Table 2. Std = Standard dB that may not exceed

- B. *Stationary Equipment – Maximum noise level for repetitively scheduled and relatively long-term operation (periods of 10 days or more) of stationary equipment shall not exceed:*

	<i>Single-family Residential</i>	<i>Multi-family Residential</i>	<i>Semi-residential/ Commercial</i>
<i>Daily, except Sundays and legal holidays, 7:00 a.m. to 7:00 p.m.</i>	60 dBA	65 dBA	70 dBA

Table 3. Std = Standard dB that may not exceed

Community Noise Ordinance: Residential Air Conditioning or Refrigeration Equipment (12.08.530)
Operating or permitting the operation of any air conditioning or refrigeration equipment in such a manner as to exceed any of the following sound levels is prohibited:

<i>Measuring Location</i>	<i>Units Installed on or after January 1, 1980 dBA</i>
<i>Any point on neighboring property line, 5 feet above grade level, no closer than 3 feet from any wall.</i>	55
<i>Center of neighboring patio, 5 feet above level, no closer than 3 feet from any wall.</i>	50
<i>Outside the neighboring living area window nearest the equipment location, not more than 3 feet from the window opening, but at least 3 feet from any other surface.</i>	50

Table 4: dBA levels not to be exceeded on the neighboring property.

For questions regarding the above comments, please contact Makkaphoeum Em at (626) 430-5201 or mem@ph.lacounty.gov.

For any additional questions regarding this report, please contact Veronica Aranda, DRP Liaison for Public Health at DPH-EHDRPLiaison@ph.lacounty.gov.

LM:va

DPH_CLEARED_APN-2826-002-022_RPPL2024004505_04.01.2026



July 27, 2026

TENTATIVE MAP CONDITIONS OF APPROVAL
Project No. RPPL2024004505, PRJ2024-003038
Tract Map No. VTTM84508
Assessor Identification No. 2826-179-, -002, -003, -005, -007

The following provides a summary of the housing permit conditions of approval for the project located south of State Route 126 and west of Interstate 5 in the Santa Clarita Vally Planning Area, , as they relate to the oversight and approval obligations of the Los Angeles County Development Authority (LACDA).

The LACDA recommends clearance of this project to proceed to public hearing so long as the subdivision conforms to the policies and procedures of the LACDA as stated below to the satisfaction of the Executive Director of the LACDA, or their designee.

The conditions of approval prior to final map recordation include, but are not limited to:

1. The number, type, and location of affordable housing units shall be subject to the Newhall Ranch Specific Plan Affordable Housing Program ("SP"). Pursuant to the SP, the affordable housing opportunities are to be dispersed throughout the community and within convenient proximity to employment and retail centers. Likewise pursuant to the SP, the affordable housing units provided shall approximate the floor area and number of bedrooms of market rate units.
2. The income restricted units shall be constructed within each development phase of the project, as applicable, as established in the Phasing Increments of the Affordable Housing Monitoring Program of the SP.
3. Developer acknowledges that an affordable housing covenant related to the income-restricted units shall be approved and recorded prior to, or concurrently with, final map recordation.



Administrative Office
700 West Main Street, Alhambra, CA 91801
Tel: (626) 262-4511 TDD: (626) 943-3898



Executive Director: Emilio Salas
Commissioners: Hilda L. Solis, Holly J. Mitchell, Lindsey P. Horvath, Janice Hahn, Kathryn Barger



4. Developer acknowledges that a one-time compliance monitoring fee will be collected for each income restricted unit at the time of covenant recordation. Monitoring will include annual owner certification. For rental units, the fee is calculated as follows: # of restricted units (capped at 10) x 55 years x \$170, unless otherwise exempt pursuant to Government Code Section 65915.3.
5. All affordable units, including voluntary or proffered units, must align with the income categories as defined in the Specific Plan.
6. The affordable housing covenant encumbering the proposed affordable housing development site is a land use covenant and must be senior to all deeds of trust recorded, to the satisfaction of LACDA.
7. This project is not subject to the Inclusionary Housing Ordinance (IHO)(Chapter 22.121), but is subject to the Newhall Ranch Specific Plan's Affordable Housing Implementation Plan, which requires a minimum set-aside of 10% affordable units of the overall project (362 DU).
8. Pursuant to Section 3.10.3.c of the Newhall Ranch Specific Plan, an Affordable Housing Implementation Plan Monitoring Report will be prepared annually and made available to the LACDA.

If you need more information or have any questions about this report, please contact Vicente Arellano, Housing Planner, by email at vicente.arellano@lacda.org.



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APPENDIX A

Mitigation Monitoring and Reporting Plan

ATTACHMENT 1

MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

This Mitigation Monitoring and Reporting Program (MMRP) has been prepared in compliance with the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15097. CEQA Section 21081.6 requires a Lead Agency to adopt a “reporting or monitoring program for the changes made to the project or conditions of project approval, adopted in order to mitigate or avoid significant effects on the environment.” In addition, CEQA Guidelines Section 15097(a) requires that a public agency “adopt a program for monitoring or reporting on the revisions which it has required in the project and the measures it has imposed to mitigate or avoid significant environmental effects.”

The County of Los Angeles is the Lead Agency for the Homestead South Residential Project (Project) and is responsible for administering and implementing this MMRP. A public agency may delegate reporting or monitoring responsibilities to another public agency or to a private entity that accepts the delegation; however, until mitigation measures have been completed, the Lead Agency remains responsible for ensuring that implementation of the mitigation measures occurs in accordance with the adopted mitigation program.

As reflected herein, the Project incorporates previously adopted mitigation measures and Project design features (PDFs) from the Los Angeles County Newhall Ranch Specific Plan Environmental Impact Report (“Specific Plan EIR”) (SCH No. 95011015) and the U.S. Army Corps of Engineers and California Department of Fish and Wildlife (“CDFW”) joint Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/Environmental Impact Report (“State-certified EIR”) (SCH No. 2000011025).

Accordingly, the measures are denoted as “SP” for measures adopted for the if Newhall Ranch Specific Plan project and then re-adopted as part of the State-certified EIR and “RMDP/SCP” for measures adopted for the RMDP/SCP project.

This MMRP lists the applicable mitigation measures and PDFs and identifies the corresponding action required by the Project Applicant to demonstrate compliance, the timing trigger for implementation, the party responsible for implementation, and the monitoring/enforcement agency(ies) or party(ies) responsible for ensuring each adequate implementation.¹ All previously adopted measures are provided verbatim as originally adopted. However, italicized text in parenthetical notes following certain measures provides updated information and clarification specific to the Modified Project, as needed.²

¹ All references to the Project Applicant, applicant, or similar terms in this MMRP refer to The Newhall Land and Farming Company or its successor or designee.

² Among other clarifications, in 2013, the California Department of Fish and Game (CDFG) became CDFW. Because some of the State-certified mitigation measures were approved prior to that name change, CDFW is referred to as CDFG within the State-certified EIR mitigation measures listed herein.

Additionally, as addressed in several of the biological resource mitigation measures, a preserve manager(s) and/or natural lands management organization(s) (NLMO) will ultimately be responsible for management of the proposed Spineflower Conservation Area (Spineflower Preserve) in perpetuity, once such responsibility is transferred from the Project Applicant.

Because the Project represents the phased development of a planned community over time, and because the regulatory and technological frameworks for environmental impact reductions are evolving and are expected to continue to do so for years to come, minor modifications to the mitigation measures presented in this MMRP are permitted, but can only be made by the Project Applicant or its designee with the approval of the County of Los Angeles Department of Regional Planning (LACDRP) staff. Following consultation with any other appropriate agencies or departments, LACDRP staff may determine the adequacy of any minor modifications by evaluating whether the proposal of the Project Applicant or its designee results in equivalent or greater environmental protections or benefits, as compared to the mitigation measures set forth herein. Any minor modifications cannot result in the creation of new or substantially more severe environmental effects or a reduced level of environmental protection. LACDRP must render its determination based on the evidentiary record before it, including supporting materials and analyses prepared at the request of the Project Applicant or its designee. This minor modifications procedure is generally applicable to the mitigation measures and PDFs set forth in this MMRP.

Mitigation measures and PDFs applicable to Project are identified in **Table 1**, Draft Mitigation Monitoring And Reporting Program Homestead South Residential Project.

Table 1
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
1. AESTHETICS				
SP 4.6-56: All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.	Project lights will be directed away and downward when adjacent to natural areas.	During construction and operation	Applicant	LACDRP
SP 4.7-2: In design of residential tentative tract maps and site planning of multifamily areas and Commercial and Mixed-Use land use designations along SR 126, the following Design Guidelines shall be utilized: - Where the elevations of buildings will obstruct the views from SR 126 to the south, the location and configuration of individual buildings, driveways, parking, streets, signs, and pathways shall be designed to provide view corridors of the river, bluffs, and the ridge lines south of the river. Those view corridors may be perpendicular to SR 126 or oblique to it in order to provide for views of passengers within moving vehicles on SR 126. - The Community Park between SR 126 and the Santa Clara River shall be designed to promote views from SR 126 of the river, bluffs, and ridge lines to the south of the river. - Residential Site Planning Guidelines set forth in Specific Plan Section 4.3.1 and Residential and Architectural Guidelines set forth in Specific Plan Section 4.4.1 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	3rd Paragraph - Vesting Tentative Tract Map 084508 incorporates the Residential and Architectural Guidelines consistent with the requirements of the Specific Plan and this mitigation measure. The remaining items are not applicable to the Project.	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Guidelines set forth Section 4.4.2 shall be incorporated to the extent practicable in the design of the Riverwood Village Mixed-Use and Commercial land use designations to ensure that the views from SR 126 are aesthetically pleasing and to preserve views of the river, bluffs, and ridge lines south of the river. Landscape improvements along SR 126 shall incorporate the Landscape Design Guideline, 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.				
RMDP/SCP-VR-1: Riprap shall be ungrouted and shall contain material with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.	Depict on grading and/or drainage plans	Prior to issuance of grading permit(s)	Applicant	LACDPW
RMDP/SCP-VR-2: Necessary grouted riprap and bridges shall contain materials with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area.	Depict on grading and/or drainage plans	Prior to issuance of grading permit(s)	Applicant	LACDPW
2. AGRICULTURE AND FOREST RESOURCES				
RMDP/SCP-AG-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 the Project area where agricultural soils are designated as prime farmland, unique farmland, and/or farmland of statewide importance exist (Pub. Resources Code section 21060.1), the applicant or its designee shall prepare a phasing map to document the phased discontinuation of	Develop an agricultural phasing map	Prior to issuance of grading permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
existing agricultural activities located within the Project area over the course of its development.				
RMDP/SCP-AG-2: Newhall Land shall dedicate a permanent agricultural conservation easement for 138 acres of agricultural land located in the Salt Creek conservation area and on adjoining agricultural lands.	This agricultural conservation easement will be dedicated in conjunction with the dedication of the Salt Creek conservation area	Prior to issuance of grading permit(s)	Applicant	• LACDRP
3. AIR QUALITY				
SP 4.10-3: Bus pull-ins will be constructed throughout the Specific Plan site.	Homestead South provides for bus stops at designated locations	Prior to issuance of building permit(s)	Applicant	• LACDRP
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 provided within the Homestead South Project. VTTM 084508 identifies the pedestrian facilities referenced in this mitigation measure. No further action is required as to SP 4.10-4 to fulfill the requirements of the measure.	Prior to issuance of building permit(s)	Applicant	• LACDRP
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	Distribute brochures and other relevant information to new residential homeowners	During operation	Applicant	• LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
impacts, as well as on local opportunities for public transit and ridesharing.				
RMDP/SCP AQ-2: 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.	Develop a Construction Traffic Emission Management Plan	Prior to issuance of building permits	Applicant	• LACDPW
RMDP/SCP-AQ-3: Suspend the use of all construction equipment during first-stage smog alerts.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP •
RMDP/SCP-AQ-4: Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP •
RMDP/SCP-AQ-5: Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP •
RMDP/SCP-AQ-6: Use electric welders to avoid emissions from gas or diesel welders to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP •
RMDP/SCP-AQ-7: Use on-site electricity or alternative fuels rather than diesel powered or gasoline-powered generators, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP •
RMDP/SCP AQ-8: Prior to use in construction, the Project applicant will evaluate the feasibility of retrofitting the large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., will be evaluated. These technologies will be required if they are	Maintain log demonstrating compliance	Prior to construction	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
certified by CARB and/or the USEPA and are commercially available and can feasibly be retrofitted onto construction equipment.				
RMDP/SCP AQ-11: Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 p.m. and 6:00 a.m., and between 10:00 a.m. and 3:00 p.m.).	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
RMDP/SCP-AQ-12a. Construction shall be planned in such a way as to minimize heavy construction activity involving the use of diesel-fueled construction equipment within 500 meters of an occupied residence to the extent practical. Heavy construction activity that occurs within 500 meters of an occupied residence that involves the use of diesel-fueled construction equipment shall prohibit non-essential idling and shall utilize equipment certified to the Tier 2 or newer emission standard. Equipment shall be routed in such a way as to minimize travel within 500 meters of an occupied residence to the extent practical.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
4. BIOLOGICAL RESOURCES				
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.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-3 ensure compliance with this measure by requiring mitigation plan approval and mitigation site approval. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-12 ensure compliance with this measure by requiring mitigation plan approval and mitigation implementation reporting. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	Applicant	• Corps • CDFW • LACDRP
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 a 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.	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-3 ensure compliance with this measure by requiring mitigation plan approval and mitigation site approval. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
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>i.e.</i> , grading, soil preparation, soil stockpiling, soil amendments, <i>etc.</i>),	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval. No additional	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
including the need for a supplemental irrigation system, if any.	reporting is required pursuant to this measure.			
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 2.61, Recommended Plant Species for Habitat Restoration in the River Corridor SMA) or as approved by the permitting State and Federal agencies. <i>(The recommended plant species in Specific Plan Table 2.6-1 are superseded by the CDFW-approved species specified in Mitigation Measure RMDP/SCP-BIO-4, Table 14.)</i>	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval. No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plans and Monitor During Restoration Effort	Applicant	• Corps • CDFW • LACDRP
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.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
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	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
non-native plant species, the maintenance of the irrigation system, and the replacement of plant species.	approval (see note above). No additional reporting is required pursuant to this measure.			
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.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-9: Monitoring reports for the mitigation site shall be reviewed by the permitting State and/or Federal agency.	Mitigation Measure RMDP/SCP-BIO-12 ensures compliance with this measure by requiring reporting of mitigation implementation (see note above). No additional reporting is required pursuant to this measure.	During Revegetation Activities	Applicant	• Corps • CDFW • LACDRP
SP-4.6-10: Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	above). No additional reporting is required pursuant to this measure.			
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 (<i>Arundo donax</i>) and tamarisk (<i>Tamarix</i> sp.).	This measure provides a definition of “habitat enhancement” and does not impose any substantive requirements. No reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-12: Removal of cattle 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-Tenn Management Plan set forth in (b) 4. in Section 4.6 of the Specific Plan EIR.	Ensure that grazing, except in long-term management activities, will be removed from the River Corridor SMA.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP •
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). (The recommended plant species in Specific Plan Table 2.6-1 are superseded by the CDFW-approved species)	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). The recommended plant species specified in Specific Plan Table 2.6-1 are superseded by the CDFW-approved plant	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>specified in Mitigation Measure RMDP/SCP-BIO-4, Table 14.)</i>	species specified in Mitigation Measure RMDP/SCP-BIO-4, Table 14. No additional reporting is required pursuant to this measure.			
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.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP
SP-4.6-15: Removal of non-native species such as giant cane (<i>Arundo donax</i>), salt cedar or tamarisk (<i>Tamarix</i> sp.), tree tobacco (<i>Nicotiana glauca</i>), castor bean (<i>Ricinus communis</i>), 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	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	Prior to Approval of Revegetation Plan	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
minimize impacts to the existing native riparian plant species.				
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 applies only to the extent mitigation banking is conducted as part of Homestead South Planning Area activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional action or reporting is required pursuant to the measure.	Prior to Approval of Mitigation Banking Program, approval of Oak Tree Permit, and prior to grading	Applicant	• Corps • CDFW • LACDRP
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	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. Thus, this mitigation measure will	During operation	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
outlined above under Mitigation Measures 4.6-1 through 4.6-8. - Access to the River Corridor SMA will be limited to day time use of the designated trail system. - Signs indicating that no pets of any kind will be allowed within the River Corridor SMA, with the exception that equestrian use is permitted on established trails, shall be posted along the River Corridor SMA. - No hunting, fishing, or motor or off trail bike riding shall be permitted. - The trail system shall be designed and constructed to minimize impacts on native habitats.	be implemented upon the approval of VTTM 084508 and no further action will be required as to SP 4.6-17.			
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. Thus, this mitigation measure will be implemented upon the approval of VTTM 084508 and no further action will be required as to SP 4.6-18.	Prior to issuance of grading permit(s)	Applicant	- Corps - CDFW - LACDRP
4.6-19: The following are the standards for design of transition areas:	Maintain log demonstrating compliance	Prior to issuance of grading permit(s)	Applicant	- Corps - CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
• In all locations where there is no steep grade separation between the River Corridor and development, a trail shall be provided along this edge. • Native riparian plants shall be incorporated into the landscaping of the transition areas between the River Corridor SMA and adjacent development areas where feasible for their long-term survival. Plants used in these areas shall be those listed in 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. • A minimum 100 foot wide buffer adjacent to the Santa Clara River should be required between the top river-side of bank stabilization and development within the Land Use Designations Residential Low Medium, Residential Medium, Mixed-Use and Business Park unless, through Planning Director review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the Specific Plan and applicable County policies.				
SP 4.6-20: The following guidelines shall be followed during any grading activities that take place within the River Corridor SMA:	Maintain log demonstrating compliance	Prior to issuance of grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
- Grading perimeters shall be clearly marked and inspected by the Project biologist prior to grading occurring within or immediately adjacent to the River Corridor SMA. - The Project biologist shall work with the grading contractor to avoid inadvertent impacts to riparian resources.				
SP 4.6-22: 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 MM SP 4.6-23, below, over the portion of the River Corridor SMA within that subdivision.	Maintain log demonstrating compliance	Prior to issuance of building permit(s)	Applicant	- Corps - CDFW - LACDRP
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 MM SP 4.6-26, below.	Maintain log demonstrating compliance	Prior to the transfer of the River Corridor SMA ownership	Applicant	- Corps - CDFW - LACDRP
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	Maintain log demonstrating compliance	Prior to issuance of building permit(s)	Applicant	- Corps - CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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.	Maintain log demonstrating compliance	Prior to issuance of building permit(s)	Applicant	• Corps • CDFW • LACDRP
SP 4.6-26: Prior to the recordation of the River Corridor SMA Conservation and Public Access Easement as specified in Mitigation Measure 4.6-23, above, the landowner shall provide a plan to the County for the permanent ownership and management of the River Corridor SMA, including any necessary financing. This plan shall include the transfer of ownership of the River Corridor SMA to the Center for Natural Lands Management, or if the Center for Natural Lands Management is declared bankrupt or dissolved, ownership will transfer or revert to a joint powers authority consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members).	Maintain log demonstrating compliance	Prior to the recordation of the River Corridor SMA Conservation and Public Access Easement	Applicant	• Corps • CDFW • LACDRP
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	Mitigation Measures RMDP/SCP-BIO-1 and RMDP/SCP-BIO-22 ensure compliance with	Approval of Revegetation Plans	Landowner	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 SP-4.6-1 through SP-4.6-11 and SP-4.6-13 through SP-4.6-16, above. - Mitigation requirements for oak tree replacement are set forth in Mitigation Measure SP-4.6-48, below.	this measure by requiring mitigation plan approval and Oak Resource Management Plan approval (see note above). No additional reporting is required pursuant to this measure.			
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.	Mitigation Measure RMDP/SCP-BIO-1 ensures compliance with this measure by requiring mitigation plan approval (see note above). No additional reporting is required pursuant to this measure.	During Enhancement Activities	Landowner/CNLM	- CNLM - LACDRP
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 applies only to the extent mitigation banking is conducted as part of Homestead South Planning Area activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-	Prior to Approval of Mitigation Banking Program	Applicant	- Corps - CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is required pursuant to this measure.			
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. 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.	Documentation of Incidental Offer of Dedication in Quarterly MMRP Implementation Report.	During project design	Applicant	• LACDRP
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,	Maintain log demonstrating compliance	During operation	Applicant	• Los Angeles County Board of

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				Supervisors LACDRP
SP-4.6-43: Suitable portions of <i>Open Area</i> may be used for mitigation of riparian, <i>oak resources</i>, or elderberry scrub. Mitigation activities within <i>Open Area</i> 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.	To the extent the project provides mitigation located in designated Open Area, measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3 and RMDP/SCP-BIO-12 will ensure compliance with this measure by requiring mitigation plan approval, mitigation site approval and reporting of mitigation implementation. If mitigation banking is conducted, measure RMDP/SCP-BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is	During Mitigation	Manager of Open Area	- Corps - CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	required pursuant to this measure.			
SP 4.6-44: Drainages with flows greater than 2,000 cfs will have soft bottoms. Bank protection will be of ungrouted rock or buried bank stabilization, except at bridge crossings and other areas where public health and safety considerations require concrete or other stabilization.	This measure is implemented through the Los Angeles County review of the Project design during the Subdivision Committee review process and conditions of approval. Thus, this mitigation measure will be implemented upon the approval of VTTM 084508 and no further action will be required as to SP 4.6-44.	During the Subdivision Committee review process and conditions of approval	Applicant	• Corps • CDFW • LACDRP
SP 4.6-45: The precise alignments and widths of major drainages will be established through the preparation of drainage studies to be approved by the County at the time of subdivision maps which permit construction.	This measure is implemented through the Los Angeles County review of the Project design during the Subdivision Committee review process and conditions of approval. Thus, this mitigation measure will be implemented upon the approval of VTTM 084508 and no further action will be required as to SP 4.6-45.	During the Subdivision Committee review process and conditions of approval	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 Department of Regional Planning review of the Project design during the Subdivision Committee review process and conditions of approval. Thus, this mitigation measure will be implemented upon the approval of VTTM 084508 and no further action is required as to SP 4.6-46.	During the Subdivision Committee review process and conditions of approval	Applicant	- Corps - CDFW - LACDRP
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 will be implemented in accordance with the conditions of approval for the Homestead South Project and the Newhall Ranch Specific Plan.	During recordation of the final subdivision maps.	Applicant	LACDRP
SP-4.6-47a: Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the <i>Open Area land use designations</i> , 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.	This measure applies only to the extent mitigation banking is conducted as part of Homestead South Planning Area activities. If mitigation banking is conducted, Mitigation Measure RMDP/SCP-	Prior to Approval of Mitigation Banking Program	Applicant	- Corps - CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
- 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	BIO-12 (for riparian habitats) or RMDP/SCP-BIO-22 (for oak trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No mitigation banking for elderberry scrub is proposed as elderberry scrub is absent from the Homestead South Planning Area. No additional reporting is required pursuant to this measure.			
SP-4.6-48: Standards for the restoration and enhancement of oak resources within the High Country SMA and the Open Area include the following (oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs): - To mitigate the impacts to oak resources 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	To the extent the project provides oak resource mitigation located in designated Open Area or the High Country SMA, measures RMDP/SCP-BIO-22 (for oak trees) or RMDP/SCP-BIO-88 (for mainland cherry or black walnut trees) will ensure compliance with this measure by requiring mitigation reporting and accounting. No additional reporting is	Prior to Final Subdivision Map Recordation	Applicant	- Corps - CDFW - LACDRP - LA County Forester

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.	required pursuant to this measure.			
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.	Development of a wildfire fuel modification plan.	During project design	Applicant	- Corps - CDFW - LACDRP - LACFPD
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.	Development of a wildfire fuel modification plan.	During project design	Applicant	- Corps - CDFW - LACDRP - LACFPD
SP 4.6-51: In order to enhance the habitat value of plant communities which require fuel modification, fire retardant plant species containing habitat value may be planted within the fuel modification zone. Typical plant species suitable for Fuel Modification Zones are indicated in	Development of a wildfire fuel modification plan.	During project design	Applicant	- Corps - CDFW - LACDRP - LACFPD

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Specific Plan Table 2. 6-5 of the Resource Management Plan. Fuel modification zones adjacent to SMA's 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.				• LA County Forester
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.	Development of a wildfire fuel modification plan.	During project design	Applicant	• Corps • CDFW • LACDRP • LACFPD
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.	Conduct current, updated site-specific surveys for all animal and plant species in accordance with MM 4.6-59.	Prior to grading permit(s).	Applicant	• Corps • CDFW • LACDRP
SP 4.6-56: All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.	Project lights will be directed away and downward when adjacent to natural areas.	During construction and operation	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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	Consult and coordinate with the County and CDFW to ensure that surveys methodology is agreed upon agencies and the Applicant and ensure that impacts and analysis based on the surveys are agreed upon prior to any ground disturbance.	Prior to surveys, after surveys, within 30 calendar days of subdivision map submittal and prior to grading permit(s)	Applicant	• LACDRP • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigation measures required by federal and state law that are beyond those identified in the Newhall Ranch Final EIR (March 1999), the Newhall Ranch DAA (April 2001) and the Newhall Ranch Revised DAA (2002). It is also anticipated that conditions and mitigation measures required by federal and state law for Project-related impacts on Endangered, Rare or Threatened species and their habitat will likely require changes and revisions to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with Project-specific grading at the subdivision map level.				
SP-4.6-60: If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be elderberry scrub vegetation on the property being subdivided, then a site specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied.	This measure is implemented through RMDP/SCP BIO-1 through RMDP/SCP BIO-16 for the Homestead South Project. No further action beyond implementation of the identified mitigation measures is required to fulfill the requirements of SP 4.6-60.	During subdivision permitting	Applicant	• Corps • CDFW • LACDRP
SP 4.6-61: If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be mainland cherry trees and/or mainland cherry shrubs on the property being subdivided, then a site specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied.	This measure is implemented through MM RMDP/SCP BIO-42, MM RMDP/SCP BIO-22 and MM RMDP/SCP BIO-88 for the Homestead South Project. No further action beyond	During subdivision permitting	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	implementation of the identified mitigation measures is required to fulfill the requirements of SP 4.6-61.			
SP 4.63: Riparian resources that are impacted by buildout of the Newhall Ranch Specific Plan shall be restored with similar habitat at the rate of one acre replaced for each acre lost.	This measure has been addressed by Project-specific MM RMDP/SCP BIO-1. No further action beyond implementation of the identified mitigation measure is required to fulfill the requirements of SP 4.6-63.	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP
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 2.68, Spineflower Mitigation Area Overlay. The Applicant, or its designee, further acknowledges that, within and around the Spineflower Mitigation Area Overlay (Figure 2.68), 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. Thus, this aspect of the mitigation measure will be implemented upon the approval of VTTM 084508. In addition, this measure will be implemented through compliance by the Applicant with the CDFG	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	2081 ITP. No further action is required.			
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 onsite 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 2.68). 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	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP and approved Spineflower Conservation Plan. No further action beyond compliance with the ITP and approved Spineflower Conservation Plan is required to fulfill the requirements of SP 4.6-66.)	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 4.653, 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 five 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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
necessary management activity or activities, including monitoring, as approved by the County and CDFG. Annual viability reports shall be submitted to the County and CDFG for 10 years following delineation of the Newhall Ranch spineflower preserve(s) to ensure long-term documentation of the spineflower population status within the Newhall Ranch preserve(s). In the event annual status reports indicate the spineflower population within the Newhall Ranch preserve(s) is not stable and viable 10 years following delineation of the spineflower preserve(s), the Project Applicant, or its designee, shall continue to submit annual status reports to the County and CDFG for a period of no less than an additional five years.				
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 nonnative 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	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. Thus, this aspect of the mitigation measure will be implemented upon the approval of VTTM 084508. In addition, this measure will be implemented through compliance by the Applicant with the CDFG 2081 ITP. No further action beyond LACDRP	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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	review and compliance with the ITP is required to fulfill the requirements of SP 4.6-67.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 nonnative plants, and maintain functioning habitat areas within the buffer area. Revegetation seed mix shall be reviewed and approved by the County and CDFG.				
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	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, this measure will be implemented through MM RMDP/SCP BIO-35 and MM RMDP/SCP BIO-36 for the Homestead South Project. No further action beyond implementation of the identified mitigation measures is required to	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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).	fulfill the requirements of SP 4.6-68.)			
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 predevelopment 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 predevelopment hydrological conditions. The study must conclude that proposed grade changes in development areas beyond the buffers will maintain predevelopment hydrologic conditions within the	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, this measure will be implemented through MM RMDP/SCP BIO-38 and MM RMDP/SCP BIO-39 for the Homestead South Project. No further action beyond implementation of the identified mitigation measures and compliance with the ITP is required to fulfill the requirements of SP 4.6-69.	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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 MM SP 4.6-66 and MM SP 4.6-67. The Project Applicant, or its designee, acknowledges that that road redesign and realignment is a feasible means to avoid or substantially lessen potentially significant impacts on the now known Newhall Ranch spineflower populations. Road redesign or alignments to be considered at the subdivision map level include: (a) Commerce Center Drive; (b) Magic Mountain Parkway; (c) Chiquito Canyon Road; (d) Long Canyon Road; (e) San Martinez Grande Road;	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. Thus, this aspect of the mitigation measure will be implemented upon the approval of VTTM 084508. In addition, this measure will be implemented through compliance by the Applicant with the CDFG 2081 ITP. No further action beyond LACDRP review and compliance with the ITP is required to fulfill the requirements of SP 4.6-70.	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
(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.				
SP 4.6-71: Consistent with the Spineflower Mitigation Area Overlay reflected in MM SP 4.6-65, direct impacts to known Newhall Ranch spineflower populations shall be further assessed at the Newhall Ranch subdivision map level, in conjunction with the required tiered EIR process. To avoid or substantially lessen impacts to known spineflower populations at the subdivision map level, the Project Applicant, or its designee, may be required to adjust Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with Project-specific grading to achieve the spineflower preserve and connectivity/preserve design/buffer standards set forth in MM SP 4.6-66 and MM SP 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. Thus, this aspect of the mitigation measure will be implemented upon the approval of VTTM 084508. In addition, this measure will be implemented through compliance by the Applicant with the CDFG 2081 ITP. No further action beyond LACDRP	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	review and compliance with the ITP is required to fulfill the requirements of SP 4.6-71.			
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 nonnative plants, revegetation with acceptable locally indigenous plants and clearing of trash and other	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, the measure will be implemented through MM RMDP/SCP BIO-26 for the Homestead South Project. No further action beyond compliance with the ITP and implementation of the identified mitigation measure is required to fulfill the requirements of SP 4.6-72.	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP • LACFD

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
debris in accordance with the County of Los Angeles Fire Department.				
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 MM SP 4.6-66 and MM SP 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	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, the measure will be implemented through MM RMDP/SCP BIO-38 and MM RMDP/SCP BIO-39 for the Homestead South Project. No further action beyond compliance with the ITP and implementation of the identified mitigation measures is required to fulfill the requirements of SP 4.6-73	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, the measure will be implemented through MM RMDP/SCP BIO-33 for the Homestead South Project. No further action beyond compliance with the ITP and implementation of the identified mitigation measures is required to fulfill the requirements of SP 4.6-74.	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
avoid the take of, and minimize the disturbance to, spineflower populations within the preserve(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) <u>Water Control</u>. 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) <u>Storm Water Flow Redirection</u>. 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) <u>Treatment of Exposed Graded Slopes</u>. 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,	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, the measure will be implemented through MM RMDP/SCP BIO-27, MM RMDP/SCP BIO-29, and MM RMDP/SCP BIO-30 for the Homestead South Project. No further action is required beyond compliance with the ITP and implementation of the identified mitigation measures to fulfill the requirements of SP 4.6-75.)	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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. Thus, this aspect of the mitigation measure will be implemented upon the approval of VTTM 084508. In addition, this measure will be implemented through compliance by the Applicant with the CDFG 2081 ITP. No further action beyond LACDRP review and compliance with the ITP is required to fulfill the requirements of SP 4.6-76.	Prior to Subdivision Map Approval	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 MM SP 4.6-66 and MM SP 4.6-67). The criteria set forth below shall be included in the plan. Monitoring. The purpose of the monitoring component of the plan is to track the viability of the Newhall Ranch spineflower preserve(s) and its populations, and to ensure compliance with the adopted Newhall Ranch Mitigation Monitoring Program (Biota section). The monitoring component of the plan shall investigate and monitor factors such as population size, growth or decline, general condition, new impacts, changes in associated vegetation species, pollinators, seed dispersal vectors, and seasonal responses. Necessary management measures will be identified. The report results will be sent annually to the County, along with photo documentation of the assessed site conditions. The Project Applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, with the concurrence of CDFG, to conduct quantitative monitoring over the life of the Newhall Ranch Specific Plan. The botanist/biologist shall have a minimum of three years' experience with established monitoring techniques and familiarity with southern California flora and target taxa. Field surveys of the Newhall Ranch spineflower preserve(s) will be conducted each spring. Information to	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. In addition, the measure will be implemented through MM RMDP/SCP BIO-23 for the Homestead South Project. No further action beyond compliance with the ITP and identified mitigation measure is required to fulfill the requirements of SP 4.6-77.	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 reapproval, all areas of potential habitat on the Newhall Ranch site will be surveyed annually in the spring with the goal of identifying previously unrecorded spineflower populations. Because population size and distribution limits are known to vary depending on rainfall, annual surveys shall be conducted for those areas proposed for development in order to establish a database appropriate for analysis at the Project-specific subdivision map level (rather than waiting to survey immediately prior to proceeding with the Project-specific subdivision map process). In this way, survey results gathered over time (across years of varying rainfall) will provide information on ranges in population size and occupation. New populations, if they are found, will be mapped and assessed for inclusion in the preserve program to avoid impacts to the species. Monitoring/Reporting. An annual report will be submitted to the County and CDFG by December 31st of each year. The report will include a description of the monitoring methods, an analysis of the findings, effectiveness of the mitigation program, site photographs, and adoptive management				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 reapproval 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 nonnative 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 reapproval 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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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	This measure will be implemented through the compliance by the Applicant with the CDFG 2081 ITP. No further action beyond compliance with the ITP is required to fulfill the	Prior to grading permit(s)	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 offsite. 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	requirements of SP 4.6-78.)			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
ecology and biology of the spineflower would prepare and oversee the translocation program.				
RMDP/SCP-BIO-1: Mitigation Measures SP-4.6-1 through SP-4.6-16 specify requirements for riparian mitigation conducted in the High Country SMA, Salt Creek area, and Open Area. The RMDP includes requirements for mitigation of both riparian and upland habitats (such as riparian adjacent big sagebrush scrub) and incorporates these Mitigation Measures (SP-4.6-1 through SP-4.6-16). A Comprehensive Mitigation Implementation Plan (CMIP) has been developed by Newhall Land that provides an outline of mitigation to offset impacts described in the RMDP. The CMIP demonstrates the feasibility of creating the required mitigation acreage from RMDP project impacts (see BIO-2). 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 necessary 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 subnotification 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	The mitigation plans required by this measure will be reviewed and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 of 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 BIO-2 and BIO-10. The detailed wetlands mitigation plans shall provide for the 3:1 replacement of any southern California black walnut to be removed from the riparian corridor for individual projects. The plan shall be subject to the approval of CDFG and the Corps and approved prior to the impact to riparian resources. BIO-4 describes that the functions and values will be assessed for the riparian areas that will be removed, and BIO-2 and BIO-10 describe the replacement ratios for the habitats that will be impacted. <i>(This measure applies to the Homestead South Planning Area with the following exceptions and/or changes: approval of mitigation plans will occur when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure.)</i>				
RMDP/SCP-BIO-2: The permanent removal of existing habitats in Corps and/or CDFG jurisdictional areas in the Santa Clara River and tributaries shall be replaced by	The mitigation ratios required by this measure will be reflected in the	Prior to impacts within Corps jurisdiction	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
creating habitats of similar functions and values/services (see BIO-4 and Mitigation Measure SW-3 of Section 4.6 of the Final EIS/EIR) on the Project Site, or as allowed under Mitigation Measure BIO-10. a. Permanent impacts to Corps jurisdiction (which is a subset of CDFG jurisdiction) are to be mitigated by initiating mitigation site creation and/or restoration in advance of impacts, to replace the combined loss of acreage, functions, and services at a minimum 1:1 ratio. Initiation of a Corps mitigation site is defined as: (1) completion of site preparation; (2) installation of temporary irrigation; and (3) seeding and/or planting of the mitigation site. For detailed information, please refer to the <i>Mitigation Plan for Impacts to Waters of the United States</i> included in the Draft 404(b)(1) Alternatives Analysis in Appendix F1.0 of the Final EIS/EIR. The Potrero Canyon CAM creation and restoration site and the Mayo Crossing restoration site (<i>i.e.</i>, an existing agricultural field) are considered the initial sites to be implemented prior to Corps jurisdictional impacts by development, thereby establishing upfront mitigation credits. As individual Project components are proposed for construction, consistent with the construction notification, quantities of mitigation acreage required to offset permanent impact acreages shall be calculated and compared to pre-mitigation area credits remaining. A project would not proceed unless adequate mitigation capacity is demonstrated. Temporary impact areas shall be mitigated in place in a manner that restores impacted functions and services as described in the mitigation plan noted above. If upfront compensatory mitigation cannot be achieved, a Corps-approved method would be utilized to determine the additional compensatory mitigation to offset the temporal loss of functions and	mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
services not included in the 1:1 mitigation ratio for permanent impacts. These measures satisfy the Corps mitigation requirements for impacts to Corps jurisdictional areas. However, impacts to jurisdictional areas (which include all areas subject to Corps and/or CDFG jurisdiction) are also subject to all of the mitigation requirements for impacts to CDFG jurisdiction, including BIO-2b. b. For permanent and temporary impacts to CDFG jurisdiction, consistent with the subnotification, quantities of mitigation acreage required shall be calculated in accordance with the criteria below: • If suitable mitigation sites have met success criteria (BIO-6) prior to disturbance at the impact site, the mitigation sites shall replace the permanently impacted habitats in kind at a 1:1 ratio. • If a suitable mitigation site has not met success criteria prior to disturbance of the impact site, habitat shall be replaced in kind (tributary for tributary impacts, river for river impacts) according to the replacement ratios specified in Table 13. These ratios provide compensatory mitigation for temporal losses of riparian function by considering the existing functional condition of the resources to be impacted, as well as time required for different vegetation types to become established and mature. • If a suitable mitigation site has not been initiated within two years following disturbance of the impact site, but is initiated within five years following such disturbance, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 13 plus 0.5:1.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>(For example, if mitigation for impacts to high-quality mulefat scrub were initiated three years after disturbance, the required replacement ratio would be 2.5:1.)</i> • If a suitable mitigation site has not been initiated within five years following disturbance of the impact site, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by Table 13 plus 1:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated six years after disturbance, the required replacement ratio would be 3:1.) • Where temporary impacts to CDFG-jurisdictional areas are proposed, the mitigation acreage required shall be determined based upon the duration of the proposed construction disturbance and the type of vegetation to be impacted. As individual Project components are proposed for construction, consistent with the subnotification process, the quantities of mitigation acreage required for temporary impacts to CDFG jurisdictional areas shall be calculated according to the following criteria: – If suitable mitigation sites have met success criteria prior to temporary disturbance at the impact site, the mitigation sites shall replace the temporarily impacted habitats in kind at a 1:1 ratio regardless of the duration of the temporary disturbance. – If the duration of temporary disturbance is less than two years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1:1 ratio, except for southern cottonwood/willow riparian forest and oak				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. – If the duration of temporary disturbance is between two and five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1.5:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. – If the duration of temporary disturbance exceeds five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 2:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. – In lieu of the habitat replacement described above and subject to CDFG approval, removal of invasive, exotic plant species from existing CDFG jurisdictional areas, followed by restoration/revegetation, may also be used to offset impacts. If this method is employed, mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation present at the restoration site. For example, if a 10-acre jurisdictional area is occupied by 10% exotic species, restoration shall be credited for one acre of impact. If appropriate, as authorized by CDFG, reduced percentage credits may be				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only). <i>(This measure applies to the Homestead South Planning Area with the following exceptions and/or changes: mitigation ratios will be applied when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. Mitigation sites may be located within the Homestead South Planning Area and/or within the larger RMDP/SCP area, subject to the site approval process described in Mitigation Measure RMDP/SCP-BIO-3. Table number corresponds to the numbering in the State-certified EIR.)</i>				
RMDP/SCP-BIO-3: 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 creek bed or other disturbance shall receive the highest level of priority for vegetation community restoration. Restoration sites may 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 BIO-12). Sites will be approved when the detailed wetlands mitigation plans are submitted to the Corps and CDFG as part of the subnotification letters	The mitigation site criteria required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
submitted for individual projects. Status of the sites will be addressed through agency review of the annual mitigation status report and mitigation accounting form agency review. Each mitigation plan will include acreages, maps and site-specific descriptions of the proposed revegetation site, including analysis of soils, hydrologic suitability, and present and future adjacent land uses. <i>(This measure applies to the Homestead South Planning Area with the following exceptions and/or changes: mitigation site approval will occur when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. The mitigation accounting form referenced in the measure is not required.)</i>				
RMDP/SCP-BIO-4: 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 14 for example of recommended plant species for the River Corridor SMA 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. <i>(Table number corresponds to the numbering in the State-certified EIR.</i>	The requirements of this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
[Table 4.5-69, Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries, is provided in Appendix B of this MMRP.]				
RMDP/SCP-BIO-5: 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 subnotification letters submitted to the Corps and CDFG for individual projects or as part of the annual mitigation status report and mitigation accounting form. <i>(This mitigation measure applies to the Homestead South Planning Area with the following exceptions and/or changes: restoration plans will be reviewed and approved when the Applicant obtains permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure.)</i>	The requirements of this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.	Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-6: The revegetation site will be considered “complete” upon meeting all of the following success criteria. In a subnotification 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.	The criteria required by this measure will be reflected in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be	From plan implementation through Corps/ CDFW acceptance as complete	Applicant	• Corps • CDFW • LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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% 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% absolute cover through the term of the restoration. 5. Giant reed (<i>Arundo donax</i>), tamarisk (<i>Tamarix ramosissima</i>), perennial pepperweed (<i>Lepidium latifolium</i>), tree of heaven (<i>Ailanthus altissimus</i>), pampas grass (<i>Cortaderia selloana</i>) 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. <i>(This mitigation measure applies to the Homestead South Planning Area with the following exceptions and/or changes: modification of success criteria may occur when the Applicant obtain permits for impacts to waters subject to Corps and/or CDFW jurisdiction, in lieu of the subnotification process referenced in the measure. In addition, the HARC assessment may be replaced by another agency-approved method.)</i>	demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-7: If at any time prior to Agency approval of the restoration area, the site is subject to an act of God (flood, fires, or drought) the applicant shall be responsible for replanting the damaged area. The site will be subject to the same success criteria provided for in BIO-6. Should a second act of God occur prior to Agency approval of the restoration area, the applicant shall coordinate with the Agencies and develop an alternative restoration strategy (ies) to meet success requirements. This may include restoration elsewhere in the River Corridor or tributaries.	Status of mitigation sites and any replanting required pursuant to this measure will be reported in the annual mitigation monitoring reports required by Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-8: 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.	Temporary irrigation will be described in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable, and through annual reports as required by Mitigation Measure RMDP/SCP-BIO-12.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-9: In areas where invasive exotic plant species control is authorized by CDFG in lieu of other riparian habitat mitigation (BIO-2), removal areas shall be kept free of exotic plant species for five years after initial treatment. In areas where extensive exotic removal occurs, revegetation with native plants or natural recruitment shall be documented.	If exotic plant control is performed as mitigation, it will be described in the mitigation plans submitted to and approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Compliance with the measure will be demonstrated by submitting copies of agency permits or approval of mitigation plans, as applicable, and through annual reports as required by Mitigation Measure RMDP/SCP-BIO-12.	Continuing for five years after initial treatment	Applicant	• Corps • CDFW • LACDRP
RMDP/SCP-BIO-10: 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. Exotic plant species control will be credited at an acreage equivalent to the percentage of exotic vegetation at the restoration site. By example: a 10-acre site occupied by 10% exotic species will be credited for one acre of mitigation. The exotic weed control location will be documented on the annual	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigation status report and mitigation accounting form. If "in-lieu fees" are paid, it will be documented on the annual mitigation status report and mitigation accounting form, along with a reporting of the status of exotic vegetation treatment.				
RMDP/SCP-BIO-11: To provide an accurate and reliable accounting system for mitigation, the applicant utilizing the RMDP shall file a mitigation accounting form annually with the Corps and CDFG by April 1. This form shall document the amount of vegetation planted during the past year, any "in-lieu fees" paid for exotic invasive plant species control, the status of all mitigation credits to date, and any credits subtracted by projects implemented during the past year. The applicant, utilizing the RMDP, shall keep detailed records and provide a mitigation accounting form to the Corps and CDFG annually for review for the life of the permit, or until all credits have been used up for individual projects, and success criteria have been met. The Corps and CDFG shall provide concurrence within 60 days, including written verification for all restoration and weed removal sites that meet the specified performance criteria. Adequate proof of delivery of applicable reports would be required as well as subsequent notice to the Agencies requesting surety release.	Compliance with this measure will be documented by submitting copies of the annual mitigation accounting monitoring reports to the Corps and CDFW.	By April 1st each year	Applicant	• Corps • CDFW
RMDP/SCP-BIO-12: An annual monitoring report shall be submitted to the Corps and CDFG by April 1 of each year until satisfaction of success criteria identified in BIO-6. 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;	Compliance with this measure will be documented by submitting copies of the annual mitigation monitoring reports to the County.	By April 1st each year beginning with approval of detailed riparian/wetland mitigation plans and continuing for the life of the permit or until all credits have been used up for individual	Applicant	• Corps • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 account form (see BIO-11), which outlines account 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. <i>(This mitigation measure applies to the Homestead South Planning Area with the following exceptions and/or changes: The functional assessment of the compensatory mitigation site may use a method other than the HARC assessment methodology, subject to the approval of the Corps and CDFW. The mitigation accounting form required by Mitigation Measure RMDP/SCP-BIO-11 is not required because the Homestead South Planning Area will not utilize or require any permits issued for the RMDP.)</i>		projects and success criteria are met		
RMDP/SCP-BIO-13: The mitigation program shall incorporate applicable principles in the interagency Federal Guidance for the Establishment, Use, and Operation of Mitigation Banks (60 FR 58605–58614) to the extent feasible and appropriate, particularly the guidance on administration and accounting. Nothing in the Section 404 or Section 2081 Permit or Section 1605 agreement shall preclude the Applicant from selling mitigation credits to other parties wishing to use those permits or that	This measure applies only if the applicant sells mitigation credits to other parties. If credits are sold, CDFW and/or the Corps will approve the accounting and administration procedures at the time	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
agreement for a project and/or maintenance activity included in the permits/agreement.	of mitigation approval. No additional reporting is required pursuant to this measure.			
RMDP/SCP-BIO-14: Temporary impacts from construction activities in the riverbed shall be restricted to the following areas of disturbance: (1) an 85-foot-wide zone that extends into the river from the base of the rip-rap or gunite bank protection where it intercepts the river bottom; (2) 100 feet on either side of the outer edge of a new bridge or bridge to be modified; (3) a 60-foot-wide corridor for utility lines; (4) 20-foot-wide temporary access ramps; and (5) 60-foot roadway width temporary construction haul routes. The locations of these temporary construction sites and the routes of all access roads shall be shown on maps submitted with the sub-notification letter submitted to the Corps and CDFG for individual project approval. Any variation from these limits shall be submitted, with a justification for a variation for Corps and CDFG approval. The construction plans should indicate what type of vegetation, if any, would be temporarily disturbed or removed and the post-construction activities to facilitate revegetation of the temporarily impacted areas. The boundaries of the construction site and any temporary access roads within the riverbed shall be marked in the field with stakes and flagging. No construction activities, vehicular access, equipment storage, stockpiling, or significant human intrusion shall occur outside the work area and access roads.	Submission of the Compliance Verification Notification (CVN) to Corps and CDFW.	Prior to construction	Applicant	• Corps • CDFW
RMDP/SCP-BIO-15: All native riparian trees with a three-inch diameter at breast height (dbh) or greater in temporary construction areas shall be replaced using one- or five-gallon container plants, containerized trees, or pole cuttings in the temporary construction areas in the	Compliance with this measure will be documented through annual mitigation monitoring reports	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
winter following the construction disturbance. The mitigation ratios for temporary impacts to vegetation communities are described in BIO-2. The growth and survival of the replacement trees shall meet the performance standards specified in BIO-6. 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 BIO-6, BIO-11, and BIO-12.	submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.			•
RMDP/SCP-BIO-16: Vegetation communities temporarily impacted by the proposed Project shall be revegetated as described in BIO-2. Large trunks of removed trees may also remain on site to provide habitat for invertebrates, reptiles, and small mammals or may be anchored on the Project site for erosion control. To facilitate restoration, mulch, or native topsoil (the top six- 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 BIO-1, BIO-2, and BIO-6. Annual monitoring reports on the status of the recovery or temporarily	Compliance with this measure will be documented through annual mitigation monitoring reports submitted pursuant to Mitigation Measure RMDP/SCP-BIO-12. No additional reporting is required pursuant to this measure.	Until success criteria are met	Applicant	• Corps • CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
impacted areas shall be submitted to the Corps and CDFG as part of the annual mitigation status report (BIO-11 and BIO-12).				
RMDP/SCP BIO-17: Focused surveys for arroyo toad shall be conducted. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 1,000 feet of construction sites and access roads shall be surveyed at the appropriate season for arroyo toad. The applicant shall contract with a qualified biologist to conduct focused surveys for arroyo toad. If detected in or adjacent to the Project area, no work will be authorized within 500 feet of occupied habitat until the applicant provides concurrence from the USFWS to CDFG and the Corps. The applicant shall implement measures required by the USFWS Biological Opinion that either supplement or supersede these measures. If arroyo toads are determined to be present, the applicant shall develop and implement a monitoring plan that includes the following measures in consultation with the USFWS and CDFG: 1. The applicant shall retain a qualified biologist with demonstrated expertise with arroyo toads to monitor all construction activities in potential arroyo toad habitat and assist the applicant in the implementation of the monitoring program. This person will be approved by the USFWS prior to the onset of ground-disturbing activities. This biologist will be referred to as the authorized biologist hereafter. The authorized biologist will be present during all activities immediately adjacent to or within habitat that supports populations of arroyo toad.	Development of the focused surveys for arroyo toad.	Prior to construction	Applicant	• Corps • CDFW • LACDRP • USFWS

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
10. If arroyo toads are found within an area that has been fenced to exclude arroyo toads, activities will cease until the authorized biologist moves the arroyo toads. 11. If arroyo toads are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the arroyo toads. The authorized biologist in consultation with USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist and USFWS. 12. Any arroyo toads found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities. Clearance surveys shall occur on a daily basis in the work area. 13. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed. 14. Staging areas for all construction activities will be located on previously disturbed upland areas designated for this purpose. All staging areas will be fenced within potential toad habitat. 15. To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force (DAPTF 2009) will be followed at all times. 16. Drift fence/pitfall trap surveys will be implemented in toad sensitive areas prior to construction in an effort to				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
RMDP/SCP BIO-18: 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 supersede 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:	Development of focused surveys for California red-legged frogs.	Prior to construction	Applicant	• Corps • CDFW • LACDRP • USFWS

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
construction activities within habitat of the California red-legged frogs and the actions taken to reduce impacts to this species. Because California red-legged frogs may occur in various locations during different seasons of the year, the applicant, USFWS, and authorized biologist will, at this preliminary meeting, determine the seasons when specific construction activities would have the least adverse effect on California red-legged frogs. The goal of this effort is to reduce the level of mortality of California red-legged frogs during construction. 5. Work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat. The authorized biologist will assist in determining the boundaries of the area to be fenced in consultation with the USFWS/CDFG. All workers will be advised that equipment and vehicles must remain within the fenced work areas. 6. The authorized biologist will direct the installation of the fence and conduct a minimum of three nocturnal surveys to move any California red-legged frogs from within the fenced area to suitable habitat outside of the fence. If California red-legged frogs are observed on the final survey or during subsequent checks, the authorized biologist will conduct additional nocturnal surveys if he or she determines that they are necessary in concurrence with the USFWS/CDFG. 7. Fencing to exclude California red-legged frogs will be at least 24 inches in height. 8. The type of fencing must be approved by the authorized biologist and the USFWS/CDFG. 9. Construction activities that may occur immediately adjacent to breeding pools or other areas where large				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
RMDP/SCP-BIO-20: Approximately 1,900 acres of coastal scrub shall be preserved on The Project Site. The preservation of this vegetation type shall occur on site within the High Country SMA, the Salt Creek area, and the River Corridor SMA within the Specific Plan site. Irrevocable offers of dedication will be provided to CDFG for identified impact offsets in accordance with the Plan (BIO-1) using a “rough step” land dedication approach. Some of this habitat is recovering from wildfire and the expectation is that it will recover without active intervention. The functional values of any burned dedicated land areas shall be evaluated annually until such time that conditions are commensurate with the quality of the impacted habitat being mitigated. In the event that the functional value of this burned habitat has not recovered within five years of the dedication due to invasive species, to fire ecology, erosion, drought, or unforeseen events, then adaptive management pursuant to BIO-21 will be implemented for coastal scrub restoration. <i>(This mitigation measure applies to the Homestead South Planning Area with the following exceptions and/or changes: approximately 178.6 acres of coastal scrub shall be preserved on lands identified in the CMIP to offset impacts to coastal scrub associated with development of the Homestead South Planning Area.)</i>	The 178.6 acres of coastal scrub required to be preserved by this measure may be preserved initially through a project-specific offer of dedication or as part of a larger offer of dedication that includes lands preserved to offset RMDP impacts.	Upon recordation of tract map, unless previously recorded as part of another Newhall Ranch RMDP/SCP-related project	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-21: Supplemental restoration of coastal scrub shall be conducted as an adaptive management measure pursuant to BIO-20. 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 BIO-20, 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	If coastal scrub restoration is required pursuant to Mitigation Measure RMDP/SCP-BIO-20 for all or part of the 178.6 acres of coastal scrub preserved as mitigation for Homestead South Planning Area impacts, the Coastal Scrub Restoration Plan and annual reports required by this measure will be submitted to CDFW. If coastal scrub restoration is not required pursuant to Mitigation Measure RMDP/SCP-BIO-20, no further action will be required pursuant to this measure.	Until success criteria are met	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
implemented if habitat improvement/restoration efforts are not successful. Habitat restoration/enhancement will be judged successful when: (1) percent cover and species richness of native species reach 50% of cover and species richness at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning. Monitoring reports will describe all restoration/enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe vegetation survival or establishment in quantitative terms.				
RMDP/SCP-BIO-22: (a) Newhall Land shall prepare an Oak Resource Management Plan, to be submitted for approval to CDFG and County of Los Angeles, and implemented upon approval. The Plan shall identify areas suitable for oak woodland enhancement and creation. The Plan shall distinguish between oaks to be planted in compliance with CLAOTO (BIO-22b) and the additional measures required by this EIS/EIR (BIO-2 for woodlands in jurisdictional streambeds and BIO-22c and BIO-22d for upland areas). The Oak Resource Management Plan shall include measures to create or enhance woodlands as follows (1) locations and acreages of mitigation sites where woodland creation or enhancement will occur; (2) a description of proposed cover and number of native trees, shrubs, and grasses per acre to be established.	The Oak Resource Management Plan required by this measure has been prepared and approved by CDFW and the County of Los Angeles. No further action is required regarding the Plan. The applicant will implement oak tree mitigation as required by the Plan and this measure to offset impacts to oak trees within the Homestead South Planning Area.	Prior to final map recordation	Applicant	• • LACD • • RP • • CDF • • W • • LACF • • D

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
This description shall be based on comparable intact woodlands in the area of impact or elsewhere within the RMDP planning area, consistent with conditions of the proposed mitigation site; (3) site preparation measures to include (as appropriate) topsoil treatment, soil decompaction, erosion control, weed grow/kill cycle, or as otherwise approved by the agencies; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) a plant palette listing all species, including sizes, planting densities, or seeding rates, to be based on target vegetation; (6) the source of all plant propagules (e.g., seed, potted nursery stock) and the quantity and species of seed or potted stock of all plants to be introduced or planted into the mitigation areas; (7) temporary irrigation, protection from herbivores, fertilizer, weeding, <i>etc.</i>; (8) 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 five years total and no less than two years after removal of irrigation (if any); (9) where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the mitigation areas shall be implemented as needed; (10) tree protection standards to be implemented for individual trees or woodlands adjacent to development activity; (11) success criteria as stated in BIO-22b and BIO-22d; and (12) contingency measures, such as replanting, erosion control, irrigation system repair, or understory re-seeding, to be implemented if habitat				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
improvement/restoration efforts do not meet the success criteria stated in the plan. (b) To meet the minimum mitigation criteria set forth in CLAOTO, Newhall Land will replace impacted oaks (measuring eight inches in diameter, or greater, or with a combined diameter of 12 inches for multi-stem oaks) at a ratio of 2:1. Additionally, oaks meeting the criteria for classification as a Heritage Tree (defined by CLAOTO as “any oak tree measuring 36 inches or more in diameter”) will be replaced at a ratio of 10:1. Whether they are planted in dedicated open space areas or developed areas, replacement oak trees planted in conformance with CLAOTO shall adhere to the following standards: 1. Replacement oak trees shall be exclusively indigenous species, shall be at least a 15-gallon size specimen, and measure at least one inch in diameter one foot above the base, unless otherwise approved by the County Forester. 2. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by Newhall Land if mortality occurs within that period. 3. Replacement planting shall be conducted in phases as impacts occur. Alternatively, Newhall Land may choose to plant replacement trees in open space areas prior to realization of Project-related impacts (pre-mitigation). Any pre-mitigation shall adhere to the standards outlined herein. 4. Following completion of the two-year maintenance period, the County Forester shall provide final authorization that CLAOTO standards have been met.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
(c) In addition to the CLAOTO requirements (BIO-22b), this EIS/EIR requires replacement of oak trees at the ratios in the table below for trees lost or impacted in uplands. These trees are in addition to the CLAOTO requirement described above. These additional trees may also be incorporated into woodland habitat enhancement or creation, as described above. Additional replacement ratios are provided in Table 15. (d) Newhall will mitigate lost oak woodlands occurring on upland sites (i.e., outside CDFG/Corps jurisdictional stream channels) by creating or enhancing oak woodlands in the Salt Creek area and High Country SMA. At minimum, Newhall Land will mitigate woodland habitat at a 1:1 ratio through creation of new oak woodlands. As an alternative, Newhall Land may choose to enhance, improve, and manage existing degraded woodland areas at a minimum 2:1 ratio for lost woodland acreage. For woodland enhancement or replacement, dominant species (coast live oak or valley oak) and planting densities will be based on mitigation site suitability. All plant propagules, including acorns or tree cuttings and all seed or potted nursery stock of oaks or other species, shall be collected within a five-mile radius and within 1,000 feet elevation of the restoration site. The woodland creation or enhancement sites shall be monitored for oak tree survival and vigor and other habitat values, including species diversity and wildlife use. The replacement or enhancement sites will be considered "complete" upon meeting all of the following success criteria, or as otherwise approved by CDFG. Any replacement oak trees planted in woodlands for conformance with CLAOTO will also be subject to CLAOTO performance criteria (BIO-22b).				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
General performance standards for woodland creation or enhancement sites include the following: 1. Regardless of the date of initial woodland creation or enhancement, each site must have been without active manipulation by irrigation, planting, or re-seeding for a minimum of three years prior to evaluation for successful completion. 2. The percent cover and species richness of restored or enhanced native vegetation shall be evaluated based on target vegetation described in the woodland creation or enhancement plan. 3. Densities (numbers/acre) of surviving, healthy oak trees shall be within 5% of the plan target density. Cover and species richness of other native shrubs shall reach 50% of the cover and species richness described for the “target” woodland. Optimal woodland densities and acorn planting quantities, by oak woodland type, are presented in Table 16. 4. Non-native grass cover shall not exceed the “target” woodland non-native grass cover, and other non-native species shall not exceed 10% cover at any time. Any species listed on the California State Agricultural list (CDFA 2009) or Cal-IPC invasive plant inventory (Cal-IPC 2006, 2007) will not be present on the revegetation site at the time that project success is determined. <i>(Table number corresponds to the numbering in the State-certified EIR.</i> [Table 4.5-70, Additional BIO-22c Oak Tree Replacement Ratios, and Table 4.5-71, Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type, are provided in Appendix C of this MMRP.]				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-24: The spineflower preserves shall be managed by Newhall Land and their preserve manager(s) and/or natural lands management organization(s) (NLMO). Newhall Land shall submit a statement of qualifications for their proposed preserve manager(s)/NLMO(s) for approval by CDFG. Newhall Land will fund in full all implementation of spineflower preserve management as described in the SCP and all mitigation measures listed in this document. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	Adoption and CDFW approval of the SCP, and permanent protection of the SCP spineflower preserves, have been completed. Protection and management of the Homestead South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation. No additional reporting is required pursuant to this measure.	In conjunction with the Compliance Verification Notice (CVN) reviewed and approved by CDFW	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-25: 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% 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	Protection and management of the Homestead South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to spineflower impact on-site resulting from Homestead South Planning Area activities until success criteria are met	Applicant	• CDFW • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
enhancement efforts within the spineflower preserve areas shall be in conformance with the Spineflower Conservation Plan. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>				
RMDP/SCP-BIO-26: 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 Newhall Land 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% maximum threshold (see BIO-25). 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 LACFD at least once every five 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.	Protection and management of the Homestead South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	In perpetuity	Applicant	• CDFW • LACFD • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>				
RMDP/SCP-BIO-27: 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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	During grading/ construction within 500 feet of spineflower preserve	Applicant/Preserve Manager	• CDFW • LACDRP •
RMDP/SCP-BIO-28: 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	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the	Prior to commencement of grading within 500 feet of spineflower preserve	Applicant	• CDFW • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.			
RMDP/SCP-BIO-29: 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) shall include minimum BMPs. Together, the implementation of these requirements shall ensure that spineflower preserve populations are protected	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP	Approval of CVN by CDFW	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 BIO-31 for temporary fencing and BIO-36 for permanent fencing); • Provide location and details for any dust control fencing along preserve boundaries (per BIO-32); and	compliance documentation.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
- Provide location and details for any stormwater run-on controls/BMPs coming from development area to spineflower preserve (per BIO-38 and BIO-39). (This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)				
RMDP/SCP-BIO-30: 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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Approval of CVN by CDFW	Preserve Manager	- CDFW - LACDRP
RMDP/SCP-BIO-31: Spineflower preserves shall be protected prior to clearing and during construction with temporary construction fencing as described in BIO-27. 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 U.V. stabilized polyethylene construction “snow” fencing, attached to metal T-posts that extend at least four feet above grade or equivalent. Protective fencing shall be maintained in good condition until completion of Project construction. Where	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to grading until completion of construction	Applicant/Preserve Manager	- CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>				
RMDP/SCP-BIO-32: 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 six-foot high chain link fence with green fabric up to a height of five feet) shall be installed to protect spineflower locations. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to and during grading	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-33: 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	Protection and management of the Homestead South spineflower preserve during construction is implemented and monitored through the SCP and documented in	During construction within 500 feet of spineflower preserve	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 Newhall Land 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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	the SCP annual work plan and spineflower ITP compliance documentation.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-34: 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). <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve, except that the current Cal-IPC website is www.cal-ipc.org/ip/inventory/.)</i>	Compliance with the measure will be implemented and monitored through the SCP compliance verification process and documented in the SCP annual work plan.	In conjunction with the CVN reviewed and approved by CDFW	Applicant/Preserve Manager	• CDFW • LACDRP
RMDP/SCP-BIO-35: 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	Protection and management of the Homestead South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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, Newhall Land, and CDFG. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	compliance documentation.			
RMDP/SCP-BIO-36: 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 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 four feet above grade and include wood-doweled split rail fencing, exterior grade heavy-duty vinyl three-railed fencing, three-strand non-barbed wire, or similar. Fencing installed adjacent to	Protection and management of the Homestead South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
native vegetation communities and natural open space areas will allow for the passage of animals. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>				
RMDP/SCP-BIO-37: 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 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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	Protection and management of the Homestead South spineflower preserve is implemented and monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager	• CDFW • LACDRP
RMDP/SCP-BIO-38: 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	Protection and management of the Homestead South spineflower preserve is implemented and	Approval of CVN by CDFW	Applicant/Preserve Manager	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. <i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>	monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.			
RMDP/SCP-BIO-39: 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 Mitigation Measure SP-4.6-69). Storm drains and permanent structural BMPs shall be designed by a licensed civil engineer. Requirements of BIO-29 and BIO-38, 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.	Compliance with this measure will be ensured through preparation and implementation of a SWPPP for the Homestead South Planning Area that incorporates the requirements of the measure. Protection and management of the Homestead South spineflower preserve is further monitored through the SCP and documented in the SCP annual work plan and spineflower ITP compliance documentation.	Approval of CVN by CDFW	Applicant/Preserve Manager	- CDFW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>(This mitigation measure applies to the Homestead South Planning Area without change in regard to the Homestead South spineflower preserve.)</i>				
RMDP/SCP-BIO-40: The Draft RMDP Slender Mariposa Lily Mitigation and Monitoring Plan (Dudek 2007c) 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, spineflower preserves, or River Corridor SMA) 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 and Salt Creek area identified in the Draft Newhall Ranch Mitigation Feasibility Study (Dudek 2007a); (2) a description of “target” vegetation (native shrubland or grassland) to include estimated cover and abundance of native shrubs and grasses in occupied slender mariposa lily habitat on Newhall Ranch land (either at sites to be destroyed by construction or at sites to be preserved); (3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non-native plants (e.g., mowing,	Revision and approval of the RMDP Slender Mariposa Lily Mitigation and Monitoring Plan has been completed. Implementation of the Plan is documented in the annual monitoring reports prepared and submitted to CDFW pursuant to the measure.	Prior to ground disturbance to occupied habitat	Applicant	• CDFW • LACDRP • • •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (seed, potted nursery stock, <i>etc.</i>), 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 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 feet elevational difference from the mitigation site, unless otherwise approved by CDFG. Bulbs may be salvaged and transplanted from slender mariposa lily occurrences to be lost; alternately, seed may be collected from protected occurrences, following CDFG-approved seed collection				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
guidelines (i.e., MOU for rare plant seed collection). No bulbs will be translocated into areas within 300 feet of proposed or existing development. Newhall Land or its designee will monitor the reintroduction sites for no fewer than five additional years to estimate slender mariposa lily survivorship (for bulbs) or seedling establishment (for seeded sites). Annual monitoring reports will be prepared and submitted to CDFG and 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 and Salt Creek area, and two acres occur within the River Corridor SMA 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 Homestead 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.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-41: 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 than four inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers shall occur only after consultation with CDFG. A written report documenting the badger removal shall be provided to CDFG within 30 days of relocation. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.	Submittal of pre-construction survey reports and construction monitoring and/or relocation reports, as applicable	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-42: 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	Submittal of construction monitoring reports	Prior to and during clearing and grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
least 15 feet from the trunk or five 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.				
RMDP/SCP BIO-43: 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.	Conduct survey for the presence of the unarmored threespine stickleback, arroyo chub, and Santa Ana sucker.	Prior to 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.	Applicant	• CDFW • LACDRP • USFWS

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP BIO 45: (a) <u>Stream diversion bypass channels:</u> 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 MM RMDP/SCP BIO-44 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.	Records of consultation with CDFW and/or USFWS	Prior to start of dewatering or bridge development.	Applicant	• CDFW • LACDRP • USFWS

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Construction of diversion channels shall not occur if surveys determine that gravid fish are present, spawning has recently occurred, or juvenile fish are present in the proposed construction areas. At the conclusion of the diversion, either at the commencement of the winter season, or the completion of construction, the applicant will coordinate with CDFG/USFWS to determine if the diversion should be left in place or the stream returned to the original channel. If CDFG/USFWS determine the stream should be diverted to the original channel, the original channel will be modified prior to re-diversion (i.e., while dry) to construct curves (sinuosity) into that channel, including the placement of obstructions (i.e., boulders, large logs, or other CDFG/USFWS-approved materials). The original channel will be replanted with emergent vegetation as the diversion channel was planted. If the diversion channel is abandoned, the boulders will remain in place. (b) <u>Dewatering</u>: 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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
flowing stream) to assess any flow regimes and overbank areas that may be susceptible to flooding and therefore fish stranding at the cessation of discharge. Discharge locations shall also be assessed for potential channel bed erosion from dewatering discharge, and appropriate BMPs must be implemented to prevent excessive erosion or turbidity in the discharge. The information above shall be summarized and provided in a plan approved by CDFG and Corps. Fish shall be excluded from any artificial flowing channels from dewatering discharge. Methods to ensure separation may include but are not limited to: block netting at the confluence; creation of a physical drop greater than four inches at the confluence; or maintaining a velocity range unsuitable for fish passage, such as a berm at the confluence with small diameter pipes for discharge.				
RMDP/SCP-BIO-48: 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 two feet per second to allow fish passage.	Sub-notification under MSAA.	Prior to construction of bridges.	Applicant	• CDFW • LACDRP • USFWS
RMDP/SCP-BIO-49: 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.	Compliance with this measure will be ensured through preparation and implementation of a SWPPP for the Homestead South	During clearing and grading	Applicant	• CDFW • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	Planning Area. No further reporting is required pursuant to this measure.			
RMDP/SCP BIO-50: 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	Surveys for the southwestern pond turtle.	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.	Applicant	• CDFW • LACDRP • USFWS

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
disturbance). If both of those conditions are met, a qualified biologist shall conduct focused, systematic surveys for southwestern pond turtle nesting sites. The survey area shall include all suitable nesting habitat within 1,300 feet of occupied habitat in which Project-related ground disturbance will occur. This area may be adjusted based on the existing topographical features on a case-by-case basis with the approval of CDFG. Surveys will entail searching for evidence of pond turtle nesting, including remnant eggshell fragments, which may be found on the ground following nest depredation. If a southwestern pond turtle nesting area would be adversely impacted by construction activities, the applicant shall avoid the nesting area. If avoidance of the nesting area is determined to be infeasible, the authorized biologist shall coordinate with CDFG to identify if it is possible to relocate the pond turtles. Eggs or hatchlings shall not be moved without written authorization from CDFG. The qualified biologist shall be present during all activities immediately adjacent to or within habitat that supports populations of southwestern pond turtle. Clearance surveys for pond turtles shall be conducted within 500 feet of potential habitat by the authorized biologist prior to the initiation of construction each day. The resume of the proposed biologist will be provided to CDFG for approval prior to conducting the surveys. (Note: southwestern pond turtle has since been renamed western pond turtle.)				
RMDP/SCP-BIO-52: Prior to grading and construction activities, a qualified biologist shall be retained to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of	Submittal of a WEAP training log and construction monitoring reports	Prior to grading and construction	Applicant	• CDFW • LACDRP • •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. Night work and use of lights on equipment shall not be allowed unless CDFG approves of the night work and use of lights. Lighting shall not be used where threatened or endangered species occur. Lights shall be directed from natural areas and remain 200 feet away from natural areas unless otherwise approved by CDFG. 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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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)				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
and weeds (including weed seeds) during Project clearing and construction, all heavy equipment proposed for use on the Project site shall be verified cleaned (including wheels, tracks, undercarriages, and bumpers, as applicable) before delivery to the Project site. Equipment must be documented as exotic invasive invertebrate (e.g., mud snail) and weed free upon delivery to the Project site initial staging area, including: (1) vegetation clearing equipment (skid steer loaders, loaders, dozers, backhoes, excavators, chippers, grinders, and any hauling equipment, such as off-road haul trucks, flat bed, or other vehicles); (2) earth-moving equipment (scrapers, dozers, excavators, loaders, motor-graders, compactors, backhoes, off-road water trucks, and off-road haul trucks); and (3) all Project-associated vehicles (including personal vehicles) that, upon inspection by the monitoring biologist, are deemed to present a risk for spreading exotic invasive invertebrates (e.g., mud snails) or weeds. Equipment shall be cleaned at existing construction yards or at a wash station. The biological monitor shall document that all construction equipment (as described above) has been cleaned prior to working within the Project work site. Any equipment/vehicles determined to not be free of exotic invasive invertebrates (e.g., mud snails) and weeds shall immediately be sent back to the originating construction yard for washing, or wash station where rinse water is collected and disposed of in either a sanitary sewer or other legal point of disposal. Equipment/vehicles moved from the site must be inspected, and re-washed as necessary, prior to re-engaging in construction activities in the Project work area. A written daily log shall be kept for all vehicle/equipment washing that states the date, time,				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
location, type of equipment washed, methods used, and location of work; • Be present during initial vegetation clearing and grading; and • Submit to CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special-status biological resources.				
RMDP/SCP-BIO-53: Prior to the issuance of a grading permit for ground disturbance, construction, or site preparation activities, the applicant shall retain the services of a qualified biologist to conduct pre-construction surveys for western spadefoot toad within all portions of the Project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species could be detected (e.g., the presence of rain pools). If western spadefoot toad is identified on the Project site, the following measures will be implemented. 1. Under the direct supervision of the qualified biologist, western spadefoot toad habitat shall be created within suitable natural sites on the Specific Plan site outside the proposed development envelope. The amount of occupied breeding habitat to be impacted by the Project shall be replaced at a 2:1 ratio. The actual relocation site design and location shall be approved by CDFG. The location shall be in suitable habitat as far away as feasible from any of the homes and roads to be built. The relocation ponds shall be designed such that they only support standing water for several weeks following seasonal rains in order that aquatic predators (e.g., fish, bullfrogs, and crayfish) cannot become established. Terrestrial habitat surrounding the proposed relocation site shall be as similar in type, aspect, and density to the location of the existing	Submit pre-construction survey reports and, if applicable, monitoring reports for relocation sites.	Prior to ground disturbance in suitable habitat	Applicant	• CDF • W • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
ponds as feasible. No site preparation or construction activities shall be permitted in the vicinity of the currently occupied ponds until the design and construction of the pool habitat in preserved areas of the site has been completed and all western spadefoot toad adults, tadpoles, and egg masses detected are moved to the created pool habitat. 2. Based on appropriate rainfall and temperatures, generally between the months of February and April, the biologist shall conduct pre-construction surveys in all appropriate vegetation communities within the development envelope. Surveys will include evaluation of all previously documented occupied areas and a reconnaissance-level survey of the remaining natural areas of the site. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected and released in the identified/created relocation ponds described above. 3. The qualified biologist shall monitor the relocation site for five years, involving annual monitoring during and immediately following peak breeding season such that surveys can be conducted for adults as well as for egg masses and larval and post-larval toads. Further, survey data will be provided to CDFG by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results will be provided to CDFG at the end of the monitoring effort. Success criteria for the monitoring program shall include verifiable evidence of toad reproduction at the relocation site. <i>(This measure applies to the Homestead South Planning Area with the following exceptions and/or changes: replacement habitat also may be created within areas of</i>				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>the Homestead South Planning Area Site not subject to development, where approved by CDFW.)</i>				
RMDP/SCP-BIO-54: 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/recording 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	Compliance with the relocation plan requirement of this measure will be demonstrated by CDFW approval of the submitted plan. Compliance with the survey and relocation requirements of the measure, if applicable, will be documented through pre-construction survey reports and, if applicable, relocation reports submitted to CDFW.	Prior to ground disturbance within potentially occupied habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. <i>(Coast horned lizard and coastal western whiptail are referred to as Blainville's horned lizard and San Diegan tiger whiptail, respectively, in this document.)</i>				
RMDP/SCP-BIO-55: (a) As a supplement to BIO-1 through BIO-16, 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	If mitigation for habitat of least Bell's vireo or California gnatcatcher is required, submit mitigation reports annually to CDFG.	Prior to impacts to jurisdictional resources.	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 BIO-1 through BIO-16. 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 BIO-2, 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. <i>(Figure 4.5-86, Alternative 2 Impacts to Least Bell's Vireo Habitat, is provided in the State-certified EIR.)</i>				
RMDP/SCP-BIO-56: 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	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW.	Within 30 days of ground disturbance in suitable habitat during nesting/ breeding season and ending no more than	Applicant	• USFWS • CDFW • LACDRP •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 seven 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 seven 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, 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)		7 days prior to initiation of work		

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 dBA hourly L_{eq} at the edge of the nest site as determined by a qualified biologist in coordination with a qualified acoustician. If the noise meets or exceeds the 60 dBA L_{eq} threshold, or if the biologist determines that the construction activities are disturbing nesting activities, the biologist shall have the authority to halt the construction and shall devise methods to reduce the noise and/or disturbance in the vicinity. This may include methods such as, but not limited to, turning off vehicle engines and other equipment whenever possible to reduce noise, installing a protective noise barrier between the nest site and the construction activities, and working in other areas until the young have fledged. If noise levels still exceed 60 dBA L_{eq} hourly at the edge of nesting territories and/or a no-construction buffer cannot be maintained, construction shall be deferred in that area until the nestlings have fledged. All active nests shall be monitored on a weekly basis until the nestlings fledge. The qualified biologist shall be responsible for documenting the results of the surveys and				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
the ongoing monitoring and for reporting these results to CDFG and USFWS. For coastal California gnatcatcher, the applicant shall conduct USFWS protocol surveys in suitable habitat within the Project area and all areas within 500 feet of access or construction-related disturbance areas. Suitable habitats, according to the protocol, include “coastal sage scrub, alluvial fan, chaparral, or intermixed or adjacent areas of grassland and riparian habitats.” A permitted biologist shall perform these surveys according to the USFWS’ (1997a) Coastal California Gnatcatcher Presence/Absence Survey Guidelines. If a territory or nest is confirmed, the USFWS and CDFG shall be notified immediately. If present, a 500-foot disturbance-free buffer shall be established and demarcated by fencing or flagging. No Project activities may occur in these areas unless otherwise authorized by USFWS and CDFG. Construction activities in suitable gnatcatcher habitat will be monitored by a full-time qualified biologist. The monitoring shall be of a sufficient intensity to ensure that the biologist could detect the presence of a bird in the construction area.				
RMDP/SCP-BIO-57: Thirty days prior to construction activities, a qualified biologist shall conduct CDFG protocol surveys to determine whether the western 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	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
RMDP/SCP-BIO-58: 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	Submit pre-construction survey reports and, if applicable, relocation reports and/or construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit.				
RMDP/SCP-BIO-59: 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.	The Project does not include construction of the SR-126 widenings; therefore, the Wildlife Movement Corridor Plan does not apply at this time. Implement the Salt Creek crossing enhancement plan described in the <i>Declaration of Restrictive Covenants Salt Creek Wildlife Movement Corridor</i> prior to initiation of construction in Long Canyon (southern portion of the Homestead Village). Perform crossing monitoring for two years after implementing the Salt Creek crossing enhancement plan and then for three years after Project buildout. Prior to construction of adjacent developments, place signs at roads indicating potential wildlife crossings where	Prior to construction in Long Canyon for enhancement plan; monitor for 2 years after enhancement; monitor for 3 years at completion of Project; it is not feasible to install road signage prior to constructing the development, so install road signage indicating potential wildlife crossings at an appropriate time period subsequent to construction of roadways and use by the public.	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	mountain lions and mule deer are likely to cross.			
RMDP/SCP-BIO-60: 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 2000 feet and inform CDFG with 24 hours. No construction activities shall occur in the 2000 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. <i>(The mountain lion is referred to as cougar.)</i>	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-61: 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 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	Submit pre-construction survey reports and, if applicable, construction monitoring reports to CDFW	Prior to ground disturbance in suitable habitat as specified	Applicant	• CDFW • LACDRP • •

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
(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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
RMDP/SCP-BIO-62: At least 1,900 acres of Open Area within the Specific Plan area shall be offered for dedication to an NLMO in fee and/or by conservation easement. These 1,900 acres of the Open Area will be left as natural vegetation. Dedication of open areas lands shall be reported annually to CDFG.	Open space portions of Homestead South Project Site will be offered for dedication following map recordation.	Following completion of project development	Applicant	• CDFW • LADRP
RMDP/SCP-BIO-63: 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	The educational information required by the measure has been prepared by the	Prior to occupancy and in perpetuity during operation	HOA	• LACDRP • LACDAC

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
(e.g., coyote, bobcat, and mountain lion), indicate that those native animals could prey on pets, indicate that no actions shall be taken against native animals should they prey on pets allowed outdoors, and indicate that pets must be leashed while using the designated trail system and/or in any areas within or adjacent to open space. Control of stray and feral cats and dogs will be conducted in open space areas on an as-needed basis by the NLMO(s) or the Newhall Ranch <i>joint powers authority</i> (JPA) managing the River Corridor SMA, High Country SMA, 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.	Applicant and approved by CDFW. The CC&Rs for the project will require the project HOA to distribute the material to residents. No further action is required pursuant to the measure.			
RMDP/SCP-BIO-64: 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	An IPM Plan has been prepared pursuant to the measure and provided to CDFW. The recorded CC&Rs for the Homestead South Planning Area will prohibit anti-coagulant rodenticides. No further action is required pursuant to the measure.	Prior to issuance of building permit(s)	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
exceeded; and identify the most appropriate and efficient control method that avoids and minimizes risks to natural resources. Preparation of the CC&Rs for each tract map shall include language that prohibits the use of anticoagulant rodenticides in the Project site.				
RMDP/SCP-BIO-65: 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.	Pre-construction surveys for San Emigdio blue butterflies at a time of year and during weather conditions when the detection of eggs, larvae, or adults is possible. Potential removal may only occur 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. No further action is required pursuant to the measure.	Prior to grading permit(s)	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-66: 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	Replacement of quail brush or other host plants in occupied San Emigdio blue butterfly habitat at a 1.5:1 ratio. No further action is required pursuant to the measure.	Prior to grading permit(s)	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
consistent with survivorship requirements of Mitigation Measure BIO-6 and BIO-7.				
RMDP/SCP-BIO-67: 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.	San Emigdio blue butterfly habitat that is within 200 feet of construction activities will be marked and flagged. No further action is required pursuant to the measure.	Prior to grading permit(s)	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-68: Any common or special-status species bat day roost sites found by a qualified biologist during pre-construction surveys conducted per BIO-61, 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.	Submit pre-construction survey reports and, if applicable, mitigation implementation reports to CDFW.	As required by approved roosting habitat replacement plan	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-70: 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	Submit construction plans and a SWPPP containing the required BMPs.	Prior to issuance of grading permit	Applicant	• LACDPW • LACDRP • CDFW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 (BIO-71). • 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				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
removed to areas above the high water mark before such flows occur. • Staging/storage areas for construction equipment and materials shall be located outside of the ordinary high water mark. • Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily, to prevent leaks of materials that could be deleterious to aquatic life if introduced to water. • Stationary equipment such as motors, pumps, generators, and welders which may be located within the riverbed construction zone shall be positioned over drip pans. No fuel storage tanks shall be allowed in the riverbed. • No debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil, petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into, watercourses included in the permit. When construction operations are completed, any excess materials or debris shall be removed from the work area. • No equipment maintenance shall be done within or near any stream where petroleum products or other pollutants from the equipment may enter these areas with stream flow. • The operator shall install and use fully covered trash receptacles to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
- 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.				
RMDP/SCP-BIO-71: Development areas shall have dust control measures implemented and maintained to prevent dust from impacting vegetation communities and special-status plant and aquatic wildlife species. Dust control shall comply with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of known special-status plant species locations, chemical dust suppression shall not be utilized. Where determined necessary by a qualified biologist, a screening fence (i.e., a six-foot-high chain link fence with green fabric up to a height of five feet) shall be installed to protect special-status species locations. See BIO-32 for dust control requirements related to spineflower preserves.	Submittal of construction plans containing the required BMPs and construction monitoring reports to CDFW	During construction	Applicant	- CDFW - LACDRP
RMDP/SCP-BIO-72: Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 200 feet of native vegetation communities shall be reviewed by a qualified restoration specialist to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation community degradation in the open space areas (River Corridor SMA, High Country SMA, 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	Approval of landscape plans and/or submittal of plant inspection reports, as applicable.	Approval of subnotification (CDFW)/construction notification (Corps) letters, or Clean Water Act section 404b permit, or a combination of both	Applicant	- LACDRP - CDFW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, landscape plants within 200 feet of native vegetation communities shall not be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC 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). (The current Cal-IPC website is https://www.cal-ipc.org/plants/inventory/ .)				
RMDP/SCP BIO-73: Permanent fencing shall be installed along all Santa Clara River SMA/SEA 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.	Installation of permanent fencing along all Santa Clara River SMA/SEA trails adjacent to the Santa Clara River, or other sensitive resources.	During construction	Applicant	• Corps • CDFW • LACDRP • USFWS
RMDP/SCP-BIO-78: 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	This measure applies to riparian restoration sites on the Santa Clara River that provide compensatory mitigation for Homestead South Planning Area impacts. Compliance is documented in annual	At the start of vegetation clearing and throughout monitoring of riparian restoration sites	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
must approve any relocation of the traps. Traps will be maintained beginning each year on April 1 and concluding on/or about November 1 (may conclude earlier, depending upon weather conditions and results of capture). The trapping contractor may also consult CDFG on a modified, CDFG-approved trapping schedule modification. The applicant shall follow CDFG and USFWS protocol. In the event that trapping is terminated after the first few years, subsequent phases of the RMDP development will require initiation of trapping surveys to determine whether re-establishment of the trapping program is necessary.	cowbird trapping reports provided with the annual mitigation status report required by Mitigation Measure BIO-12			
RMDP/SCP-BIO-80: 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. After five years, bi-annual monitoring shall occur in perpetuity to determine if additional control is necessary. The Project applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity. Monitoring will be conducted within sentinel locations along the River Corridor SMA and where the Project provides potential habitat for these species (e.g., future ponds and water features). Control shall be	An Exotic Wildlife Species Control Plan has been developed in accordance with the measure. Document in monitoring reports submitted to CDFW.	During construction within specified areas	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
conducted within Project facilities where monitoring results indicate that exotic species have colonized an area.				
RMDP/SCP-BIO-82: (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 CDFW and USFWS. All condor sightings in the Project area will be reported to CDFW and USFWS within 24 hours of the sighting.	Review of construction plans, where applicable, and submittal of construction monitoring reports to CDFW	Until success criteria are met	Applicant	• CDFW • USFWS • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Should condors be found roosting within 0.5 mile of the construction area, no construction activity shall occur between 1 hour before sunset to 1 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 CDFW 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/SEA 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.				
RMDP/SCP-BIO-83: 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	Preconstruction survey for ringtail thirty days prior to construction.	Prior to construction	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
RMDP/SCP-BIO-84: 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.	Approval of bridge and culvert design plans by the County Department of Public Works	Until success criteria met	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-85: 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 the following.	Submittal of development plans and annual reports to CDFW pursuant to the SCP	During preserve management	Applicant	• CDFW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-BIO-87: 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 in perpetuity. The Project applicant will fund an endowment.	Submit monitoring reports to CDFW	During Operation	Applicant	• CDFW • LACDRP
RMDP/SCP-BIO-88: Any southern California black walnut and mainland cherry trees or shrubs outside riparian areas greater than one inch dbh shall be replaced in the ratio of at least 2:1. Multi-trunk trees/shrub dbh shall be calculated based on combined trunk dbh. Mitigation shall be deemed complete when each replacement tree attains at least one inch in diameter one foot above the base.	Compliance with the measure, where applicable, will be documented through annual mitigation status reports to CDFW	Until success criteria are met	Applicant	• CDFW • LACDRP
RMDP/SCP BIO-89: Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 300 feet of construction sites and access roads shall be surveyed at the appropriate season for two-striped garter snake and south	Surveying for two-striped garter snake and south coast garter snake.	Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other	Applicant	• CDFW • LACDRP • USFWS

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
coast garter snake. Focused surveys shall consist of a minimum of four daytime surveys, to be completed between April 1 and September 1. The survey schedule may be adjusted in consultation with CDFG to reflect the existing weather or stream conditions. If located, the species will be relocated to suitable pre-approved locations identified in the two-striped garter snake and/or south coast garter snake Relocation Plan. The applicant shall develop a Plan to address the relocation of two-striped garter snake and south coast garter snake. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for each species, identify the locations where more intensive efforts should be conducted, identify the habitat and conditions in the proposed relocation site(s), identify the methods that would be utilized for trapping and relocating the individual species, and provide for the documentation/recording of the species and number of animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground-disturbing activities, within potentially occupied habitat. The qualified biologist shall be present during all activities immediately adjacent to or within habitat that supports populations of two-striped garter snake and/or south coast garter snake. Clearance surveys for garter snakes shall be conducted within 200 feet of potential habitat by the authorized biologist prior to the initiation of construction each day. The resume of the proposed biologists will be provided to CDFG for approval prior to conducting the surveys.		construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 300 feet of construction sites and access roads.		

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-SW-4: All areas where temporary construction impacts affect Corps or CDFG jurisdictional areas (generally, these are areas where impacts would occur due to the construction of Project facilities, but that are outside the permanent footprint of the actual facility), shall be revegetated with appropriate native vegetation after completion of construction in the area. A revegetation plan shall be prepared and implemented in accordance with the terms set forth in mitigation measures SP-4.6-1 through SP-4.6-15 and SP-4.6-63. <i>(The process for verifying that revegetation plans comply with the terms set forth in Mitigation Measures SP-4.6-1 through SP-4.6-15 and SP-4.6-63 is implemented through Mitigation Measures RMDP/SCP-BIO-1, RMDP/SCP-BIO-3 and RMDP/SCP-BIO-12.)</i>	Documented through annual mitigation reports required by Mitigation Measure RMDP/SCP-BIO-12.	Until success criteria are met	Applicant	• CDFW • Corps • LACDRP
RMDP/SCP SW-5: Prior to initiating work in a Corps or CDFW jurisdictional area, the Applicant or operator shall submit a Construction Notification to the Corps and a Sub-Notification Agreement to CDFW that shall contain all the information required of a Clean Water Act Section 404 Permit Application / Streambed Alteration Agreement. The information shall include, but not be limited to, an updated jurisdictional delineation of waters of the United States and CDFW jurisdictional streams. The acreages and locations of impacts, as well as the acreage and location of mitigation required, will be recalculated and included in the Construction Notification and Sub-Notification Agreement.	Submit a Construction Notification to the Corps and a Sub-Notification Agreement to CDFW.	Prior to initiating work in a Corps or CDFW jurisdictional area	Applicant	• Corps • CDFW • LACDRP • USFWS
RMDP/SCP-SW-6: To the extent that on-site mitigation for impacts to jurisdictional tributary drainages is insufficient to meet the mitigation ratios required by revised Mitigation Measure BIO-2, then the remaining mitigation obligation shall be met at off-site properties within the Santa Clara River watershed, via use of one or more of the following	The mitigation site criteria required by this measure will be reflected in the mitigation plans submitted to and	Until success criteria are met	Applicant	• CDFW • Corps • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
mitigation approaches (at applicant's option): (a) creation of additional jurisdictional acreage in tributaries to the Santa Clara River occurring off site such that the mitigation site has an equal or greater value than the impacted site;(b) preservation of property containing jurisdictional tributaries to the Santa Clara River having an equal or greater value than the impacted site via a conservation easement or analogous method; or (c) habitat enhancement activities in jurisdictional tributaries for the necessary acreage (e.g., exotic species removal under the terms and conditions specified in Mitigation Measures BIO-9 and BIO-10).	approved by natural resource agencies in connection with issuance of permits authorizing impacts to jurisdictional waters. Submit copies of the issued permits and/or copies of mitigation plan approval, as applicable			
RMDP/SCP-AEA-PDF-3-1: To avoid impacts on the unarmored threespine stickleback, as well as other sensitive fish in the Santa Clara River, no construction activities shall take place in the wetted channel of the Santa Clara River.	No construction in the wetted channel of the Santa Clara River.	Prior to issuance of grading permit(s)	Applicant	• Corps • CDFW • LACDRP • USFWS
RMDP/SCP-AEA-PDF-3-11: All construction dewatering of seepage water, associated with bank stabilization shall be conducted in a manner that does not create a risk of fish stranding, either through draw down (zone of influence) or by flow discharge creating temporary habitat suitable for unarmored threespine stickleback.	Construction of bank stabilizations that do not create a risk of fish stranding.	Prior to issuance of grading permit(s)	Applicant	• Corps • CDFW • LACDRP • USFWS
5. CULTURAL 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	The portion of Mitigation Measure SP 4.3-1 pertaining to CA-LAN-2133 is applicable to the Homestead South Project, as this site is proximate with the boundaries of the	Prior to grading permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
contained therein, thereby mitigating all significant impacts to the affected cultural resource. (The portion of Mitigation Measure SP 4.3-1 pertaining to CA-LAN-2133 is applicable to the Homestead South Project, as this site is located within the boundaries of the Homestead South Project site. However, the portion of Mitigation Measure SP 4.3-1 pertaining to CA-LAN-2235 and the northern portion of CA-LAN-2233 are not applicable to the Homestead South project, because both sites are located outside the boundaries of the Homestead South Project site; therefore, no significant impacts will occur to these archaeological sites with implementation of the Homestead South Project.)	Homestead South Project site. However, the portion of Mitigation Measure SP 4.3-1 pertaining to CA-LAN-2235 and the northern portion of CA-LAN-2233 are not applicable to the Homestead South project, because both sites are located outside the boundaries of the Homestead South Project site; therefore, no significant impacts will occur to these archaeological sites with implementation of the Homestead South 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.	Notification of an archaeologist if additional artifacts are found during grading	During construction	Applicant	LACDRP
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	Inspection for potential fossils	Prior to grading permit(s)	Applicant	- LACDRP - Los Angeles County Natural History Museum

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 stock-piled 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.				
RMDP/SCP CR-1b: The CA-LAN-2133 archaeological site, including a 100-foot buffer, shall be incorporated into the proposed Project design as "Open Area." To the extent possible, proposed road construction activities shall avoid the resource site and buffer area. If avoidance of the site and buffer is not feasible, Mitigation Measure CR-2 shall apply. The applicant shall include this mitigation measure as a note on a separate information sheet to be recorded with the final map. The location of the archaeological site	Develop a 100-foot Open Area buffer around the CA-LAN-2133 archaeological site.	Prior to grading permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
shall not be identified on the informational sheet to protect the site from vandalism.				
RMDP/SCP CR-2: In the event that any portion of archaeological sites CA-LAN-2133 and -2233 cannot be avoided by planned construction, a Phase III data recovery mitigation program consistent with federal, state, and county guidelines and funded by the applicant will be conducted. This will include consultation with the Tataviam community pursuant to the requirements of the Tataviam Agreement; hand excavation of a statistically valid sample of the impacted site area by qualified professional archaeologists; and processing, analysis, and curation of the recovered artifact assemblage. (Applicable for 2133 and not 2233).	This mitigation measure applies to CA-LAN-2133 which is located within the Homestead South Project Site. CA-LAN-2233 is not located within Homestead South Project Site, therefore the mitigation measure applies to this Project only with respect to site 2133 and not CA-LAN-2233.	Prior to grading permit(s)	Applicant	• LACDRP
RMDP/SCP-CR-3: Pursuant to the requirements of the Tataviam Agreement, a qualified archaeologist and a Native American monitor shall monitor all earth disturbances, including scarification and placement of fill, within 300 feet of any known archaeological site. If archaeological discoveries are made, earth disturbing activities will be diverted to other locales while the archaeological resources are exposed, mapped, evaluated, and recovered, as appropriate.	Maintain log demonstrating compliance. As determined by the qualified archaeologist, steep slopes or previously graded areas that have no potential for the presence of cultural remains may not require monitoring	During grading within 300 feet of any known archaeological site	Applicant	• LACDRP
RMDP/SCP-CR-4: During any earth disturbance within 300 feet of any known archaeological site, the area of the site and a 50-foot buffer shall be temporarily fenced with chain link flagged with color to ensure construction avoidance.	Fence known archaeological site(s), as specified	During grading within 300 feet of any known archaeological site	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-CR-5: In the event that cultural resources are encountered during grading anywhere in the Project area, work shall be stopped immediately or redirected until a qualified archaeologist and Native American representative pursuant to the requirements of the Tataviam Agreement are retained by the applicant to evaluate the eligibility of the resources pursuant to CRHR and NRHP criteria. If the remains are found to be significant, they shall be subject to a Phase III data recovery mitigation program consistent with federal, state, and county guidelines and funded by the applicant to the extent allowed by law (see, Pub. Resources Code § 21083.2).	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP
RMDP/SCP-CR-6: If, during any phase of Project construction, there is the discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps, which are based on Public Resources Code section 5097.98 and State CEQA Guidelines section 15064.5(e), shall be taken: 1. There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying adjacent human remains until: a. The Los Angeles County Coroner is contacted to determine that no investigation of the cause of death is required; and b. If the Coroner determines the remains to be Native American: (i) The Coroner shall contact the Native American Heritage Commission within 24 hours; (ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and	Maintain log demonstrating compliance	During grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
(iii) The most likely descendent may make recommendations to the Project applicant for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or, 2. Where the following conditions occur, the Project applicant, or its designee, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance: a. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the Commission; b. The descendant identified fails to make a recommendation; or c. The Project applicant, or its designee, rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the Project applicant.				
RMDP/SCP PR-1: A qualified paleontologist shall be retained to monitor and salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. (a) The Saugus and Pico Formations have a high potential to yield paleontological resources and will require continuous monitoring during all grading activities. This may require use of multiple paleontologists working on the site at the same time if simultaneous ground disturbing activities are occurring over an extensive area to assure all areas of	Maintain log and demonstrating compliance	During grading	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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). Because of the large size and long duration of this Project, it will be necessary to periodically review the paleontological potential assigned to each rock unit. This shall be done 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.				
RMDP/SCP PR-2: 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.	Maintain log and demonstrating compliance	During grading	Applicant	• LACDRP
RMDP/SCP PR-3: Microinvertebrates are known to exist in the Saugus Formation within the Project area. Samples of the Saugus Formation rock units shall be collected periodically as directed by the Project paleontologist. Appropriate materials for collection are samples of at least 2,000 pounds of rock from likely horizons identified by the Project paleontologist. These samples can be stockpiled (to allow for processing at a later time) to avoid delays in grading activities. The representative rock samples shall be analyzed by a qualified paleontologist for data	Maintain log and demonstrating compliance	During grading	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.				
RMDP/SCP PR-4: Because fossils were discovered during the course of the 1994 field survey, pre-grading salvage is necessary in localities 13, 13A, 14, and 23, as presented in the 1994 Paleontological Technical Report prepared by RMW. This report provides specific details pertaining to the existing conditions as they relate to paleontological resources of the Specific Plan portion of the RMDP and was presented in the Newhall Ranch Specific Plan Program EIR and is available for public review at the Los Angeles County Department of Regional Planning, 320 W. Temple Street, Los Angeles, California, 90012. These locations represent significant fossil discoveries. A minimum of 2,000 pounds of rock should be collected at each site, stockpiled, and screen washed before grading begins at these locations. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist. <i>(14 and 23 are within the Homestead South Project Site. The remainder are not.)</i>	Maintain log and demonstrating compliance	Prior to issuance of grading permit(s)	Applicant	• LACDRP
RMDP/SCP PR-5: 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	Maintain log and demonstrating compliance	Prior to issuance of grading permit(s)	Applicant	• LACDRP • Los Angeles County Museum

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				of Natural History
RMDP/SCP PR-6: Locations of recorded fossil deposits shall remain confidential and shall be disclosed to qualified paleontologists or other qualified individuals on a "need to know" basis.	Maintain log and demonstrating compliance	Prior to and during construction	Applicant	LACDRP
RMDP/SCP PR-7: To assure compliance with the Los Angeles County guidelines and CEQA, a final report summarizing the results of the mitigation efforts is necessary. To adequately report the results of the mitigation efforts, the report shall include: (1) an itemized inventory of the fossils; (2) pertinent geologic and stratigraphic data; (3) field notes of the collectors; and (4) indication of the repository. Because the Newhall Ranch Specific Plan and the VCC and Entrada planning areas will be developed in phases, a final report shall be prepared at the end of the grading activities associated with each phase of development. This report shall provide the information necessary to reassess the paleontological potential of each rock unit graded and shall include recommendations for future monitoring efforts in those rock units.	Maintain log and demonstrating compliance	Prior to issuance of building permit(s)	Applicant	LACDRP
6. ENERGY				
Refer to Section 8, Greenhouse Gas Emissions, and Section 19, Utilities, below.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
7. GEOLOGY AND SOILS				
All geology mitigation measures are satisfied or non-applicable.				
8. GREENHOUSE GAS EMISSIONS				
RMDP/SCP-AEA-2-1: Prior to the issuance of residential building permits for the project or a portion of the project, the project applicant or its designee shall submit one or more Zero Net Energy Confirmation (ZNE) Reports (ZNE Report) prepared by a qualified building energy efficiency and design consultant to Los Angeles County for review and confirmation that the residential development covered by the ZNE Report achieves the ZNE standard specified in this mitigation measure. Specifically, a ZNE Report shall demonstrate that the residential development within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations has been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, which requires the value of the net energy produced by project renewable energy resources to equal the value of the energy consumed annually by the project using the CEC's Time Dependent Valuation metric. A ZNE Report shall provide, at a minimum, the following information: • Confirmation that the residential development shall comply with Title 24, Part 6 building standards that are operative at the time of building permit application. • Identification of additional measures or building performance standards that shall be relied upon to achieve the ZNE standard (as defined above),	Submit ZNE Report for County review and confirmation An energy efficiency and design consultant is qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.	Prior to issuance of residential building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
assuming ZNE is not already achieved by meeting the operative Title 24, Part 6 building standards. In demonstrating that the residential development achieves the ZNE standard, the ZNE Report may: • Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building. • Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, shortfalls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE. • Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. • If interconnection of the project's renewable generation is not sufficient to allow compliance with the ZNE standard for the project, or a portion of the project, then Los Angeles County shall allow the project applicant or its designee to achieve an equivalent level of GHG emissions reductions to mitigate such shortfall by providing 5.1 metric tonnes carbon dioxide equivalents (MTCO_{2e}) of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard for the project, or				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
a portion of the project, as demonstrated in the ZNE Report. <i>(This mitigation measure applies to Homestead South with the qualification that the village-specific equivalency metric is 4.3 (not 5.1) MTCO₂e of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard.)</i>				
RMDP/SCP-AEA-2-2: Prior to the issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities, respectively, for the project or a portion of the project, the project applicant or its designee shall submit one or more Zero Net Energy Confirmation Reports (ZNE Report) prepared by a qualified building energy efficiency and design consultant to Los Angeles County for review and confirmation that the commercial development, private recreation centers, and/or public facilities covered by the ZNE Report achieve the ZNE standard specified in this mitigation measure. Specifically, a ZNE Report shall demonstrate that the commercial development, private recreation centers, and public facilities within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations have been designed and shall be constructed to achieve ZNE, as defined by CEC in its 2015 Integrated Energy Policy Report, which requires the value of the net energy produced by project renewable energy resources to equal the value of the energy consumed annually by the project using the CEC's Time Dependent Valuation metric. A ZNE Report shall provide, at a minimum, the following information: Confirmation that the commercial development, private recreation centers, and/or public facilities shall comply	Submit ZNE Report for County review and confirmation prior to issuance of building permits for commercial development and private recreation centers, and prior to the commencement of construction for the public facilities. An energy efficiency and design consultant is qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.	Prior to issuance of commercial building permit(s)	Applicant	- LACDPW - LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
with Title 24, Part 6 building standards that are operative at the time of building permit application. • Identification of additional measures or building performance standards that shall be relied upon to achieve the ZNE standard (as defined above), assuming ZNE is not already achieved by meeting the operative Title 24, Part 6 building standards. In demonstrating that the commercial development, private recreation centers, and/or public facilities achieves the ZNE standard, the ZNE Report may: • Evaluate multiple buildings and/or land use types. For example, a ZNE Report may cover all of the residential and non-residential buildings within a neighborhood/community, or a subset thereof, including an individual building. • Rely upon aggregated or community-based strategies to support its determination that the subject buildings are designed to achieve ZNE. For example, short falls in renewable energy generation for one or more buildings may be offset with excess renewable generation from one or more other buildings. As such, a ZNE Report could determine a building is designed to achieve ZNE based on aggregated or community-based strategies even if the building on its own may not be designed to achieve ZNE. • Make reasonable assumptions about the estimated electricity and natural gas loads and energy efficiencies of the subject buildings. • If interconnection of the project's renewable generation is not sufficient to allow compliance with the ZNE standard for the project, or a portion of the project, then Los Angeles County shall allow the project applicant or its designee to achieve an equivalent level of GHG				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
emissions reductions to mitigate such shortfall by providing 5.1 MTCO₂e of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard for the project, or a portion of the project, as demonstrated in the ZNE Report. <i>(This mitigation measure applies to Homestead South with the qualification that the village-specific equivalency metric is 4.3 (not 5.1) MTCO₂e of GHG reductions for every megawatt-hour of renewable energy generation that would have been needed to achieve the ZNE standard.)</i>				
RMDP/SCP-AEA-2-3: Prior to the issuance of private recreation center building permits, the project applicant or its designee shall submit swimming pool heating design plans to Los Angeles County for review and approval. The design plans shall demonstrate that all swimming pools located at private recreation centers on the RMDP/SCP project site have been designed and shall be constructed to use solar water heating or other technology with an equivalent level of energy efficiency.	Submit swimming pool heating design plans for County review and approval prior to issuance of building permit for private recreation center.	Prior to issuance of recreation center building permit(s)	Applicant	• LACDPW •
RMDP/SCP-AEA-2-4: Prior to the issuance of residential building permits, the project applicant or its designee shall submit building design plans, to Los Angeles County for review and approval, which demonstrate that each residence within the RMDP/SCP project site subject to application of Title 24, Part 6, of the California Code of Regulations shall be equipped with a minimum of one single-port electric vehicle (EV) charging station. Each charging station shall achieve a similar or better functionality as a Level 2 charging station. Additionally, prior to the issuance of the first building permit for the RMDP/SCP project site, the project applicant or its designee shall establish and fund a dedicated	As to the charging stations, submit building design plan prior to issuance of residential building permits. As to the subsidies, the Project applicant or its designee shall submit proof of the establishment and funding of a dedicated account for the administration of the	Prior to issuance of residential building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
account for the provision of subsidies for the purchase of zero emission vehicles (ZEVs), as defined by CARB. The project applicant or its designee shall provide proof of the account's establishment and funding to Los Angeles County. The dedicated account shall be incrementally funded, for each village-level project, in an amount that equals the provision of a \$1,000 subsidy per residence—on a first-come, first-served basis—for 65 percent of the village's total residences subject to application of Title 24, Part 6, of the California Code of Regulations.	subsidies to the County prior to the issuance of the first building permit for the RMDP/SCP Project site. The dedicated account shall be funded incrementally, prior to the issuance of residential building permits for each village-level project in an amount that equals the provision of subsidies for 65 percent of the village's total residences. For purposes of the Homestead South Project there are a total of 1,574 residential dwelling units. Therefore, the Project applicant or its designee would have a \$1,023,100 funding obligation $[(1,574 \text{ units} \times 0.65) \times (\\$1,000)]$, which equates to a funding obligation of \$650 per dwelling unit. Prior to the issuance of residential building permits, the Project applicant or its			

Table 1 (Continued)
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Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	designee shall provide proof of payment in an amount that corresponds to the number of residential units being permitted at that time. The dedicated account shall be administered by the Project's Transportation Management Organization (see Mitigation Measure RMDP/SCP-2-6), which shall be responsible for marketing and promoting the availability of the purchase subsidies to each village's residences and tracking the utilization of the subsidies. In the event that the account is not depleted after occupancy of the final residential dwelling unit, the Project applicant or its designee, which may include the Transportation Management Organization or its equivalent management			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emissions reductions. For purposes of calculating the greenhouse gas emissions reductions required to demonstrate equivalency, each unused subsidy shall equal 3.89 MT CO₂e reductions per year. The Project applicant or its designee shall be permitted to utilize any unused subsidy funding for purposes of achieving this equivalency requirement. An energy efficiency and design consultant is qualified to prepare a ZNE Report if the consultant is a Certified Energy Analyst, as established by the California Association of			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	Building Energy Consultants, or, alternatively, has similar qualifications as confirmed by staff for the County of Los Angeles.			
RMDP/SCP-AEA-2-6: The project applicant-submitted Newhall Ranch Transportation Demand Management (TDM) Plan, located in Final AEA Appendix 7, shall be implemented to reduce vehicle miles traveled (VMT) resulting from project build out with oversight from Los Angeles County. The TDM Plan is designed to influence the transportation choices of residents, students, employees, and visitors, and serves to enhance the use of alternative transportation modes both on and off the project site through the provision of incentives and subsidies, expanded transit opportunities, bikeshare and carshare programs, technology-based programs, and other innovative means. Village-level implementation of relevant elements of the TDM Plan shall proceed in accordance with village-level applicability supplements prepared by a qualified transportation engineer that are reviewed and considered by Los Angeles County when approving tentative subdivision maps for land developments that are part of the project. Accordingly, the TDM Plan identifies key implementation actions that are critical to the effectiveness of the VMT-reducing strategies, as well as timeline and phasing requirements, monitoring standards, and performance metrics and targets tailored to each of the strategies. In accordance with the TDM Plan, a non-profit Transportation Management Organization (TMO) or	A copy of the Valencia TDM Plan is provided in Appendix D. Implementation of the TDM Plan shall proceed in accordance with the provisions outlined in the plan. The TDM Plan includes the provision of subsidies for the purchase of neighborhood electric vehicles (NEVs) and electric bikes (E-Bikes). The Transportation Management Organization or equivalent management entity shall be responsible for marketing and promoting the availability of the NEV and E-Bike purchase subsidies to each village's residences and tracking the utilization of the subsidies. In the event	Prior to issuance of building permit(s)	Applicant	• LACDPW • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
equivalent management entity shall be established to provide the services required, as applicable. <i>(The Newhall Ranch Transportation Demand Management Plan is now referred to as the Valencia Transportation Demand Management Plan is provided in Appendix D of this MMRP.)</i>	that the NEV and E-Bike subsidies are not fully utilized after occupancy of the final residential dwelling unit, the Project applicant or its designee, which may include the Transportation Management Organization or its equivalent entity, shall coordinate with the Los Angeles County Planning Director and secure the Planning Director's approval of one or more strategies that secure an equivalent level of GHG emission reductions. For purposes of calculating the greenhouse gas emissions reductions required to demonstrate equivalency, each un-used NEV purchase subsidy shall equal 2.7 MT CO₂e reductions per year and each un-used E-Bike purchase subsidy shall equal 0.9 MT CO₂e reductions per year. The Project applicant or its designee shall be			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	permitted to utilize any unused subsidy funding for purposes of achieving this equivalency requirement.			
RMDP/SCP-AEA-2-7: Prior to the issuance of traffic signal permits, the project applicant or its designee shall work with Los Angeles County and the California Department of Transportation (Caltrans), as applicable, to facilitate traffic signal coordination along: • State Route 126 from the Los Angeles County line to the Interstate 5 north-bound ramps; • Chiquito Canyon Road, Long Canyon Road, and Valencia Boulevard within the RMDP/SCP Project site; • Magic Mountain Parkway from Long Canyon Road to the Interstate 5 north-bound ramps; and, • Commerce Center Drive from Franklin Parkway to Magic Mountain Parkway. To effectuate the signal synchronization and specifically the operational and timing adjustments needed at affected traffic signals, the project applicant or its designee shall submit traffic signal plans for review and approval, and/or pay needed fees as determined by Los Angeles County or Caltrans, as applicable. A majority of the signals that will be synchronized will be new signals constructed/installed by the project. Thus, for these signals, the project will provide the necessary equipment at the signal controller cabinet, as well as within the new roadways themselves, to enable and facilitate synchronization. The project is responsible for paying 100 percent of the applicable fee amount for the signal	Long Canyon Road and Magic Mountain Parkway are located within Homestead South. The Project applicant or its designee shall submit traffic signal plan(s) for County or Caltrans review and approval, as applicable, and/or pay applicable fees as needed for signal operations and timing adjustments to affected traffic signals prior to traffic signal permit issuance.	Prior to issuance of traffic signal permit(s)	Applicant	• LACDRP • Caltrans

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
synchronization work, with assurance that the necessary funding will be available to fully implement this measure.				
RMDP/SCP-AEA-2-8: Consistent with the parameters of the Newhall Ranch TDM Plan, the project applicant or its designee shall provide Los Angeles County with proof that funding has been provided for the purchase, operation and maintenance of zero emission school buses in furtherance of the school bus program identified in the project's TDM Plan. The proof of funding shall be demonstrated incrementally as the school bus program is paced to village-level occupancy and student enrollment levels.	See Mitigation Measure RMDP/SCP-2-6, above. Provide the County with proof of payment per the standards established in the Valencia TDM Plan for the administration of the school bus program; the funding shall be made available incrementally as the school bus program is paced to village-level occupancy and associated student enrollment levels.	Per TDM Plan Phasing	Applicant	LACDRP
RMDP/SCP-AEA-2-9: Prior to the issuance of the first 2,000th residential building permit within the RMDP/SCP project site and every 2,000th residential building permit thereafter, the project applicant or its designee shall provide Los Angeles County with proof that it has provided a subsidy of \$100,000 per bus for the replacement of up to 10 diesel or compressed natural gas transit buses with zero emission buses to the identified transit provider(s).	Prior to the issuance of the first 2000th residential building permit within the RMDP/SCP project site and every 2,000th residential building permit thereafter, provide the County with proof of establishment of an escrow account in the amount of \$100,000, representing a subsidy for one zero emission transit bus for the benefit of the identified transit	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	provider(s). The escrow instructions shall document that the subsidies only can be used by the transit provider(s) exclusively for the purpose specified herein (i.e., the purchase of zero emission transit buses). The Project applicant or its designee, which may include the Transportation Management Organization or its equivalent management entity, shall monitor the transit provider(s)'s utilization of the subsidies.			
RMDP/SCP-AEA-2-10: Prior to issuing grading permits for village-level development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully mitigate the construction and vegetation change GHG emissions associated with each such grading permit (the "Incremental Construction GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the project applicant-submitted Newhall Ranch GHG Reduction Plan (GHG Reduction Plan; see Final AEA Appendix 6): Directly undertake or fund activities that reduce or sequester GHG emissions ("Direct Reduction Activities") and retire the	Prior to obtaining grading permits for development within the Homestead South Project Site, the incremental GHG emissions associated with such construction and vegetation change-related activities shall be offset. Compliance with this measure shall be demonstrated as	Prior to issuance of grading permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
associated “GHG Mitigation Credits” in a quantity equal to the Incremental Construction GHG Emissions. A “GHG Mitigation Credit” shall mean an instrument issued by an Approved Registry that satisfies the performance standards set forth in the GHG Reduction Plan and shall represent the estimated reduction or sequestration of one metric tonne of carbon dioxide equivalent that will be achieved by a Direct Reduction Activity that is not otherwise required (California Environmental Quality Act [CEQA] Guidelines Section 15126.4(c)(3)). An “Approved Registry” is an accredited carbon registry as defined by the GHG Reduction Plan; or—Obtain and retire “Carbon Offsets” in a quantity equal to the Incremental Construction GHG Emissions. “Carbon Offset” shall mean an instrument issued by an Approved Registry that satisfies the performance standards set forth in the GHG Reduction Plan and shall represent the past reduction or sequestration of one metric tonne of carbon dioxide equivalent achieved by a Direct Reduction Activity or any other GHG emission reduction project or activity that is not otherwise required (CEQA Guidelines Section 15126.4(c)(3)).	provided for in Section VIII of the Newhall Ranch GHG Reduction Plan (see Final AEA Appendix 6). In the event that multiple village-level projects have shared improvements, as defined to include any type of utility, roadway and/or infrastructure improvement identified for the implementation of each project, the construction-related emissions for the shared improvements only shall be offset once and shall be the responsibility of the village-level project that occurs first in time from a grading permit issuance perspective.			
RMDP/SCP-AEA-2-11: Prior to the issuance of building permits for development within the RMDP/SCP project site, the project applicant or its designee shall undertake or fund Direct Reduction Activities pursuant to the Building Retrofit Program (“Retrofit Program”), as included in Final AEA Appendix 13 to improve the energy efficiency of existing buildings located primarily in disadvantaged communities (as defined in the Retrofit Program). The project applicant or its designee shall retire GHG Mitigation Credits or Carbon Offsets issued by an Approved Registry	Prior to the issuance of building permits for development within the RMDP/SCP project site, the Project Applicant or its designee shall provide the County with an attestation from an Approved Registry that the Project Applicant	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
based on such Direct Reduction Activities in a quantity equal to the sum of the following (together, the “Retrofit Reduction Requirement”) as included in Final AEA Appendix 13: - For the residential portion of a building permit application, the product of the planned number of residential units for the village-level project multiplied by 0.0377 MTCO₂e; - For the commercial portion of a building permit application, the product of the planned commercial development per thousand commercial square feet multiplied by 0.0215 MTCO₂e. (“Commercial development” includes retail, light industrial, office, hotel and mixed-use buildings.) Building retrofits covered by the Retrofit Program can include, but are not limited to: cool roofs, solar panels, solar water heaters, smart meters, energy efficient lighting (including, but not limited to, light bulb replacement), energy efficient appliances, energy efficient windows, pool covers, insulation, and water conservation measures. The Retrofit Program shall be implemented within the geographic area defined to include Los Angeles County and primarily within disadvantaged communities, as defined by the Retrofit Program, or in other areas accepted by the Los Angeles County Planning Director.	has retired a sufficient quantity of GHG Mitigation Credits or Carbon Offsets associated with Direct Reduction Activities to undertake or fund building retrofits in a quantity equal to the Retrofit Reduction Requirement. See Final AEA Appendix 6.			
RMDP/SCP-AEA-2-12: Prior to the issuance of the first building permit for the RMDP/SCP project site, the project applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations capable of serving 20 off-site parking spaces. Thereafter, the project applicant or its designee shall provide Los Angeles County proof of installation of EV charging stations prior to the	As part of implementation of the Mission Village project, the County has been provided with proof (e.g., illustrative photos) of installation of electric	Prior to issuance of building permit(s), as specified	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
issuance of residential and commercial building permits per the following ratios: one (1) off-site parking space shall be served by an electric vehicle charging station for every 30 dwelling units, and one (1) off-site parking space shall be served by an electric vehicle charging station for every 7,000 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) Off-site EV charging stations capable of servicing 2,036 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour. The EV charging stations shall be located within the geographic area defined to include Los Angeles County. The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities.	vehicle charging stations capable of servicing 20 off-site parking spaces prior to the issuance of the first building permit for the RMDP/SCP project site; therefore, this portion of the measure has been satisfied. Prior to issuance of the 30th residential building permit and each 30th residential building permit thereafter, provide evidence (e.g., illustrative photos) of installation of one off-site parking space being equipped with an electric vehicle charging station. Prior to the issuance of a commercial building permit for 7,000 square feet and each additional 7,000 square feet thereafter, provide evidence (e.g., illustrative photos) of installation of one off-site parking space being equipped with an electric vehicle charging station.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-AEA-2-13: In addition to Mitigation Measures 2-1 through 2-12, the project applicant or its designee shall offset GHG emissions to zero by funding or undertaking Direct Reduction Activities or, if necessary, obtaining Carbon Offsets through the Newhall Ranch GHG Reduction Plan. The project applicant-submitted Newhall Ranch GHG Reduction Plan focuses on achieving GHG reductions or sequestration through the Direct Reduction Activities in coordination with an Approved Registry, such as the Climate Action Reserve. If these Direct Reduction Activities do not achieve the necessary amount of GHG reductions, the project applicant or its designee can obtain Carbon Offsets issued by an Approved Registry. Prior to issuing building permits for development within the RMDP/SCP project site, Los Angeles County shall confirm that the project applicant or its designee shall fully offset the, project's remaining (i.e., post implementation of Mitigation Measures 2-1 through 2-12) operational GHG emissions over the 30-year project life associated with each such building permit (the "Incremental Operational GHG Emissions") by relying upon one of the following compliance options, or a combination thereof, in accordance with the Newhall Ranch GHG Reduction Plan: • Undertake or fund Direct Reduction Activities that are estimated to result in GHG Mitigation Credits, as described in the GHG Reduction Plan, and retire such GHG Mitigation Credits in a quantity equal to the Incremental Operational GHG Emissions; • Undertake or fund Direct Reduction Activities and retire the Carbon Offsets in a quantity equal to the Incremental Operational GHG Emissions; or • If necessary, as determined by the Los Angeles County Planning Director in accordance with the GHG	Prior to obtaining building permits for an incremental amount of development within the RMDP/SCP project site, the incremental operational GHG emissions over the 30-year Modified Project life associated with such building permits that must be offset (the "Incremental Operational GHG Emissions") will be equal to the sum of: (1) the number of proposed residential units covered by the applicable building permit multiplied by 108.89 MT CO₂e; and (2) every thousand square feet (TSF) of proposed commercial development covered by the applicable building permit multiplied by 506.86 MT CO₂e. For example, to obtain a building permit for 75 residential units and 40,000 square feet of commercial development, the Incremental Operational GHG Emissions would	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Reduction Plan, to fully offset Incremental Operational GHG Emissions, the project applicant or its designee may purchase and retire Carbon Offsets that have been issued by an Approved Registry in a quantity equal to the Incremental Operational GHG Emissions. Compliance with Mitigation Measure (MM) 2-13 shall be demonstrated incrementally prior to obtaining building permits. The incremental Operational GHG Emissions shall be equal to the sum of (1) the number of proposed residential units covered by the applicable building permit multiplied by a "GHG Residential Ratio" and (2) every thousand square feet of proposed commercial development covered by the applicable building permit multiplied by a "GHG Commercial Ratio." ("Commercial development" includes retail, light industrial, office, hotel, and mixed-use buildings.) GHG Residential Ratio and GHG Commercial Ratio shall mean the emissions ratios in MTCO₂e set forth in the applicable CEQA analysis completed by the County of Los Angeles for a specific village-level project to ensure that the related GHG emissions are reduced to zero.	be: 75 units x 108.89 MT CO₂e/unit + 40 TSF x 506.86 MT CO₂e/sq. ft. = 28,441 MT CO₂e. Compliance with this measure shall be demonstrated as provided for in Section VIII of the Newhall Ranch GHG Reduction Plan (see Final AEA Appendix 6).			
Project Applicant–Proposed Supplemental Commitment				
In addition to the installation of EV charging stations required by Mitigation Measures 2-5 and 2-12, and although not required for the project to achieve net zero GHG emissions, the project applicant or its designee shall provide Los Angeles County with proof of installation of EV charging stations prior to the issuance of residential and commercial building permits per the following ratios: one (1) parking space shall be served by an electric vehicle charging station for every 50 dwelling units, and one (1) parking space shall be served by an electric	Prior to issuance of each additional 50th residential building permit, provide evidence (e.g., illustrative photos) of installation of one on- or off-site parking space being equipped with an electric vehicle charging station.	Prior to issuance of building permits, as specified	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
vehicle charging station for every 15,900 square feet of commercial development. ("Commercial development" includes retail, light industrial, office, hotel and mixed-use buildings.) EV charging stations capable of servicing 1,010 parking spaces would be required if the maximum allowable development facilitated by the RMDP/SCP project occurs; fewer EV charging stations would be required if maximum build-out under the RMDP/SCP project does not occur. The EV charging stations shall achieve a similar or better functionality as a Level 2 charging station and may service one or more parking spaces. In the event that the installed charging stations use functionality/technology other than Level 2 charging stations, the parameters of the mitigation obligation (i.e., number of parking spaces served by EV charging stations) shall reflect the comparative equivalency of Level 2 charging stations to the installed charging stations on the basis of average charge rate per hour. For purposes of this equivalency demonstration, Level 2 charging stations shall be assumed to provide charging capabilities of 25 range miles per hour. The EV charging stations shall be located either on the project site or within the jurisdictional area of the Southern California Association of Governments. The EV charging stations shall be in areas that are generally accessible to the public, such as areas that include, but are not limited to, retail centers, employment centers and office complexes, recreational facilities, schools, and other categories of public facilities.	Prior to issuance of a commercial building permit for each additional 15,900 square feet, provide evidence (e.g., illustrative photos) of installation of one on- or off-site parking space being equipped with an electric vehicle charging station. If installed on the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure RMDP/SCP-2-5. If installed off of the RMDP/SCP project site, the parking spaces equipped with an electric vehicle charging station must be in addition to the parking spaces otherwise required to have such infrastructure by Mitigation Measure RMDP/SCP-2-12.			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	Because the parking spaces serviced by the electric vehicle charging stations provided by this measure are in addition to those required by Mitigation Measures RMDP/SCP-2-5 and RMDP/SCP-2-12, a tracking matrix shall be maintained to ensure that this measure's benefits are additive and that the requirements of each measure are independently satisfied.			
9. HAZARDS AND HAZARDOUS MATERIALS				
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 220-230 kV lines; and 250 feet from 345 kV lines.	The Homestead South Project design implements this mitigation measure as the schools proposed as part of the Project will not be sited within an electric transmission line restricted zone. This determination will be confirmed during the Subdivision Committee review process and conditions of approval. Thus, this mitigation measure will be implemented upon the	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	approval of VTTM 084508. No further action is required beyond the Subdivision Committee review process and conditions of approval to fulfill the requirements of SP 4.5-1.			
SP 4.5-2: Only non-habitable structures shall be located within SCE easements.	The Homestead South Project design implements this mitigation measure as no habitable structures are located within an SCE easement. This determination will be confirmed during the Subdivision Committee review process and conditions of approval. Thus, this mitigation measure will be implemented upon the approval of VTTM 084508. No further action is required beyond the Subdivision Committee review process and conditions of approval to fulfill the requirements of SP 4.5-2.	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 Southern California Gas Company easements. These requirements would be explicitly defined by SCGC at the future tentative map stage.	This measure has been implemented through the Homestead South vesting tentative tract map, which 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.	Prior to issuance of grading permit(s)	Applicant	LACDRP
RMDP/SCP-PH-1: During the earthwork phase of construction, all known abandoned oil wells located beneath the Project site shall be exposed to allow DOGGR to examine the well heads, assess any potential for methane, and determine if reabandonment of any wells will be required. Additionally, any unknown (i.e., “wildcat”) wells encountered during earthwork shall also be subject to investigation and potential reabandonment requirements of DOGGR as described below: - File Notice of Intent to re-abandon well; - Excavate and expose several feet of well casing; - Perform hot tap—a method of drilling a hole into the casing under control in order to deal with possible pressure; - Install a wellhead and blow out prevention equipment; - Move drill rig into place and drill out any surface cement plug or any other cement plug to reach a minimum clean-out as required by DOGGR;	Submit confirmation that required records were filed with CalGEM.	Upon completion of work	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
- Place cement plugs of varying lengths as required by DOGGR; - All portions of well not plugged with cement are to be filled with inert mud fluid having a density of 70 pounds per cubic foot and a gel strength of 25 pounds per 100 square feet; - Move out drill rig; - Cut off casing at least five feet below final finished grade; - Weld a steel plate on top of the wellhead; - Backfill and compact excavation and clean up location; - Survey the center point of the buried well using GPS instrumentation; - Place a permanent survey mark at the surface, demarcating a buried, abandoned oil well; and - Submit the re-abandonment record to DOGGR within 60 days upon completion of work. Additionally, proposed development plans shall be evaluated by means of the Construction-Site Plan Review Program and comply with setbacks from oil and gas wells as determined by DOGGR. Recommendations by DOGGR regarding abandonment procedures shall be incorporated into the final development plans for the Project, if applicable. <i>(Note that DOGGR is now referred to as the California Geologic Energy Management Division or CalGEM.)</i>				
RMDP/SCP-PH-4: 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 Homestead South Project design implements this mitigation measure as the schools proposed as	Prior to issuance of school building permit	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
the right-of-way of 100 to 110 kV lines; 150 feet from 220 to 230 kV lines; and 350 feet from 500 to 550 kV lines. <i>(This mitigation measure applies only to the elementary school potentially located in the central portion of the Homestead South Planning Area.)</i>	part of the Project will not be sited within an electric transmission line restricted zone. This determination will be confirmed during the Subdivision Committee review process and conditions of approval. Thus, this mitigation measure will be implemented upon the approval of VTTM 084508. No further action is required beyond Subdivision Committee review and the conditions of approval to fulfill the requirements of MM RMDP/SCP PH-4.			
RMDP/SCP-PH-6: All activities associated with pipeline relocation, grading in the vicinity of gas mains, and development with the SCGC easements would be conducted in conformance with the requirements of SCGC. These requirements would be explicitly defined by SCGC prior to implementation of the Newhall Ranch Specific Plan. <i>(SCGC refers to the Southern California Gas Company, or SoCalGas. No structures are proposed within the SoCalGas easements along the southern boundary of the Homestead South Planning Area. Nonetheless, this</i>	This measure has been implemented through the Homestead South vesting tentative tract map, which incorporates all applicable requirements of the Southern California Gas Company [SCGC] with respect to pipeline relocation, grading in the vicinity of gas mains,	Prior to issuance of grading permit(s) within any SoCalGas easement	Applicant	LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>measure applies to any SoCalGas pipeline relocation and nearby grading.)</i>	and development within SCGC easements.			
RMDP/SCP-PH-8: 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.	Provide confirmation of construction contract documentation	During grading/ construction	Applicant	• LACDRP
RMDP/SCP-PH-10: Prior to initiation of construction activities, the applicant shall prepare a Chemical Inventory for construction and maintenance of the Project. The Chemical Inventory shall be submitted to the Los Angeles County Fire Department Health Hazardous Materials Division for evaluation to determine whether a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling and potential releases of hazardous materials from the sites. It shall also include: (1) an inventory of all hazardous material and waste handled on site; (2) emergency response plans; (3) procedures in the	Submit Chemical Inventory; if required by LACFD, prepare and submit a Hazardous Materials Business Plan	During construction, prior to start of work by each contractor necessitating chemical use	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
event of a reportable or threatened release of a hazardous material; and (4) safety procedure training for all employees in the event of a release or threatened release of a hazardous material.				
RMDP/SCP-PH-11: 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.	Submit documentation of Remedial Action Plan in the Applicant's annual MMRP compliance report, if a Remedial Action Plan is required.	Prior to issuance of building permit(s) in areas where remediation is performed	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
RMDP/SCP-PH-12: 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	Document in log demonstrating compliance.	Prior to issuance of building permit(s) in areas of impacted soils	Applicant	• LACFD

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
warranted. The Certified Unified Program Agency shall determine and oversee the handling and disposal of impacted soils.				
RMDP/SCP-PH-13: 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, or within the vicinity of, the high-pressure gas mains.	Provide form of disclosure regarding SoCalGas transmission lines if any SCGC transmission lines located within vicinity of Homestead Project Site.	Prior to occupancy	Applicant	• LACDRP
RMDP/SCP-PH-14: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, 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 Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone, the size of which shall be consistent with the Los Angeles 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. 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 Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve.	Submit Wildfire Fuel Modification plan	Prior to issuance of building permit(s)	Applicant	• LACFD • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>(Construction period requirements (a) through (d) are superseded by -PDF-WF-1 listed below in Section 17, Wildfire.)</i>				
10. HYDROLOGY AND WATER QUALITY—FLOOD CONTROL				
RMDP/SCP HY-3: Flood control within the Santa Clara River portion of the Newhall Ranch Specific Plan boundaries shall conform to the following requirements as stated in the Conceptual Backbone Drainage Plan of the Specific Plan: (a) The flood corridor will allow for the passage of the Los Angeles County capital flood discharge without the permanent removal of natural River vegetation (except at bridge crossings); (b) The banks of the River generally will be established outside of the waters of the United States, as defined by federal laws and regulations and determined by the delineation for the Santa Clara River completed by the Corps in August 1993; (c) 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 without the necessity of permanently removing vegetation or significantly increasing velocity; and (d) Soil cement will occur only where necessary to protect against erosion adjacent to the proposed development. Where existing bluffs are determined to be stable and there is no adjacent proposed development, no bank protection will be built.	Develop the flood channel in conformance with the Conceptual Backbone Drainage Plan			

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
11. HYDROLOGY AND WATER QUALITY – FLOODPLAIN MODIFICATIONS				
RMDP/SCP GRR-7: A Geomorphology Monitoring and Management Plan (Plan) will be prepared to ensure that the modified/re-engineered drainages along the major tributaries (Long, Lion, Potrero, Chiquito, and San Martinez Grande Canyons) 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.³ 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 and will include (but will not be limited to) the following: 1. Immediately after construction the following activities shall be carried out: An as-built survey shall be conducted for the completed channels to include a full longitudinal profile, cross-sections, and all in-channel structures.	Development of a Geomorphology Monitoring and Management Plan (Plan).	Prior to issuance of building permit(s)	Applicant	LACDRP

³ In this context, constrained dynamic equilibrium indicates that the channels will be designed to periodically change width, depth, and location on the floodplain in response to changing rainfall and vegetation dynamics, but stay within a predefined corridor and not encroach on infrastructure or fill slopes.

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
The channel floodplain and valley toe shall be mapped into three classes of channel migration zone: green zones where channel migration is permissible, yellow zones which should trigger site inspections by a qualified engineer or geomorphologist leading to possible stabilization actions, and red zones which should trigger immediate repair and stabilization efforts. 2. In years 1, 3, 5, 10, and 20 following construction and after a flow event exceeding the 10-year recurrence interval, the following activities shall be carried out: A re-survey of the channel longitudinal profile and cross-sections. The longitudinal profile shall include a point on the thalweg every 50 feet where there are no visible steps or gradient changes in the channel profile, with additional points at any gradient changes. The longitudinal profile shall be surveyed in more detail through in-channel structures such as step-pools, with particular attention to the scour pool geometry. A visual inspection of each step-pool structure shall be performed. The inspection shall look for evidence of soil piping or washing out between rocks, movement of rock out of position (e.g. into the scour pool), presence of visible geotextile or cut-off wall materials, evidence for outflanking of the structure, exposure of the base of the toe rock. The longitudinal profile shall be compared to the as-built profile and the as-built step-pool structures, so that scour relative to the depth of the rock armor can be noted. The low flow channel configuration shall be compared with the channel migration zones.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
3. The monitoring data will be evaluated to determine whether remedial actions or more detailed studies are required. The criteria used to trigger more detailed investigations or maintenance/remedial actions will include (but will not be limited to) the following: If the low-flow channel migrates into the yellow zone, then a qualified geomorphologist or civil engineer shall conduct a more detailed investigation to determine the probability of further migration into a red zone. If channel migration towards a red zone is occurring at a rate less than 3 feet per year, then this would trigger more frequent site inspections. These inspections shall include annual inspections and inspections after every large flow event (2-year recurrence interval flow or greater) until the channel migration ceases or the channel migrates away from the red zone. If the rate of migration towards a red zone exceeds 3 feet per year or is within 10-feet of a red zone, then remedial actions will be implemented to stabilize the channel and restore channel functionality to comply with the basis of design criteria. If channel erosion exposes the toe protection of the step-pools, then a qualified geomorphologist or civil engineer shall conduct a more detailed investigation to and develop a remedial plan to stabilize the channel and structure (e.g. extend toe protection deeper, or use grade control downstream to restore the channel bed elevation at the step-pool). Following review and approval of the plan, the remedial actions will be implemented. If channel erosion results in a decrease in the channel elevation of 1-foot or greater over a length of more than 50 feet or forms knickpoints, then a qualified geomorphologist or civil engineer shall conduct a more				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
detailed investigation to determine whether the erosion/channel incision is likely to migrate and threaten the stability of project structures. If the results of the investigation indicate that the stability of the structures is in jeopardy, then a remedial plan will be developed to stabilize the channel and structure (e.g., keying in additional boulder ramps to the channel bed). Following review and approval of the plan, the remedial actions will be implemented. If channel aggradation occurs such that step-pool structures are buried by sediment and/or the low-flow channel is no longer well-defined, then a qualified geomorphologist or civil engineer shall conduct a more detailed investigation to determine whether the aggradational trend is short-term or long-term. For the purposes of this monitoring program, short term means that the structure was not buried in the previous monitoring survey and long term means that the structure was buried during the previous monitoring survey. If aggradation appears to be short-term, then a pilot channel shall be cut through the original step-pool alignment to ensure that subsequent erosive flows do not flank the step-pools and jeopardize the channel stability. The pilot channel shall have the same dimensions as the original design channel. If aggradation appears to be long-term and the aggradation does not threaten the stability of the channel, then the channel shall be allowed to form itself (no sediment removal shall be carried out). However, if the aggradation appears to be long-term and potentially threatens the stability of the channel, then a remedial plan will be developed to stabilize the channel. Following review and approval of the plan, the remedial actions will be implemented.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
After all flood events exceeding the 5-year recurrence interval flow, then a qualified geomorphologist or civil engineer shall conduct an inspection of the channel to evaluate for signs of erosion, knickpoints, flanking of structures, and piping or erosion around the project structures. If the results of the inspection indicate evidence of channel instability, then a more detailed site investigation shall be carried out to determine whether corrective action is required. In addition to the measures identified above, the Plan shall describe the potential remedial techniques to prevent, mitigate, abate, or control undesirable geomorphic response. These measures will include (but will not be limited to) the following: 1. Repair, maintenance or replacement of creek structures and development improvements. 2. Stabilization (either partial or total) of eroded areas or failures of the creek slopes by removal and replacement with appropriate materials. 3. Construction of erosion control measures that, where feasible, will consist of bio-engineering techniques. 4. Placement of subsurface drainage devices (e.g., underdrains, or horizontal drilled drains). 5. Slope correction (e.g., gradient change, slope trimming or contouring). 6. Construction of additional surface ditches and/or ponds, sediment traps, or backfill of eroded channels. All monitoring reports shall be submitted to the U.S. Army Corps of Engineers, CDFG, DPW, and/or other designated entities. Prior to implementing any remedial actions, applicable approvals and permits will be obtained from the U.S. Army Corps of Engineers, CDFG, and LA DPW.				

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Following construction, the applicant will maintain responsibility for implementation of the Plan and will be responsible for all monitoring and necessary maintenance/remedial actions until transfer of the maintenance and monitoring responsibilities to the LA DPW or other designated entity.				
12. HYDROLOGY AND WATER QUALITY – WATER QUALITY				
RMDP/SCP-WQ-1: Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), a final SUSMP shall be prepared consistent with the terms and content of both the Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan and Project Water Quality Technical Report that specifically identifies the BMPs to be used on site. The SUSMP shall be submitted to the DPW for review. The SUSMP shall identify, at a minimum: (1) site design BMPS (as appropriate); (2) the source control BMPs; (3) treatment control BMPs; (4) hydromodification control BMPs; and (5) the mechanism(s) by which long-term operation and maintenance of all structural BMPs would be provided. The BMPs identified in the SUSMP shall include, as applicable, but not be limited to, the PDFs set forth in Table 4.4-12 this EIS/EIR.	SUSMP requirements have been superseded by the requirements of the County's Low Impact Development [LID] Ordinance and LID Manual. The final SUSMP is now referred to as the LID Plan per the County LID Manual. Prior to the issuance of any rough grading or building permit (whichever comes first) and as part of the design level hydrology study and facilities plan, a final LID Plan will be prepared. The BMPs identified in the LID Plan will include, as applicable, but not be limited to, the BMPs set forth in Table 7.4.1-1 of the Water Quality Report. The BMPs set	Prior to final tract map or issuance of any grading or building permit (whichever comes first)	Applicant	LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	forth in Table 7.4.1-1 therein supersede the PDFs set forth in Table 4.4-12 of the State-certified EIR			
RMDP/SCP-WQ-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 the Department of Regional Planning a Landscape and Integrated Pest Management Plan, identified in this Section 4.4, which shall be designed to meet the standards set forth below. A Landscape and Integrated Pest Management Plan shall be developed and implemented for common area landscaping within the Specific Plan, Homestead, and VCC 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 (Techniques 1–6 below); and the limited use of pesticides according to treatment thresholds, when monitoring indicates pesticides are needed because pest populations exceed established thresholds (Technique 7). 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.	Submit Landscape and Integrated Pest Management Plan	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. Fertilizer management—soil assessment, fertilizer types, application methods, and storage and handling. 7. 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). <i>(Reference to Section 4.4 refers to the Water Quality Section of the State-certified EIR.)</i>				
13. NOISE				
SP 4.9-2: Limit all construction activities near occupied residences to between the hours of 6:30 a.m. and 8:00 p.m. and exclude all Sundays and legal holidays pursuant to County Department of Public Works, Construction Division Standards.	Maintain log demonstrating compliance	During construction	Applicant	LACDRP
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	Maintain log demonstrating compliance	During construction	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
acoustic barriers around stationary construction noise sources.				
SP 4.9-4: Locate construction staging areas on-site to maximize the distance between staging areas and occupied residential areas.	Finalize construction staging areas	Prior to construction	Applicant	• LACDRP
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.	Preparation of an acoustic analysis showing that the building is designed so that interior noise levels resulting from outside sources will be no greater than 45 dB(A) CNEL.	Prior to approval of building permit(s)	Applicant	• LACDRP
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.	Prepare acoustic analysis to show exterior noise in outdoor living area will be 60 dB(A) CNEL or less.	Prior to issuance of building permit(s)	Applicant	• LACDRP
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.	Prepare acoustic analysis to show exterior noise in outdoor living area will be 65 dB(A) CNEL or less.	Prior to tentative approval of the subdivision	Applicant	• LACDRP
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.	Prepare acoustic analysis to show exterior noise in exterior play areas will be 70 dB(A) CNEL or less.	Prior to tentative approval of the subdivision	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. 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.	Prepare acoustic analysis to assess project and cumulative development based upon state noise land use compatibility criteria and shall be approved by the Los Angeles County Department of Health Services.	Prior to tentative approval of the subdivision	Applicant	LACDRP
14. POPULATION AND HOUSING				
4.21-1: The Los Angeles County General Plan and the Santa Clarita Valley Area Plan shall be amended by Los Angeles County to accommodate the Newhall Ranch Specific Plan.	Amendments to the Los Angeles County General Plan and the Santa Clarita Valley Area Plan.	Prior to building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
15. PUBLIC SERVICES - FIRE				
SP 4.18-1: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMA, a Wildfire Fuel Modification Plan shall be prepared and submitted for approval by the County Fire Department. The Wildfire Fuel Modification Plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to County Fire Department requirements. The wildfire fuel modification plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the County Forester. Fire resistant plant species containing habitat value may be planted in the fuel modification zone.	Development of a Wildfire Fuel Modification Plan	Prior to construction	Applicant	• LACDRP • LA County Fire Department
SP 4.18-2: Each subdivision and site plan for the proposed Specific Plan shall provide sufficient capacity for fire flows of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two hour duration for single family residential units, and 5,000 gpm at 20 psi residual pressure for a five-hour duration for multi-family residential units and commercial/retail uses, or whatever fire flow requirement is in effect at the time of subdivision and site plan approval.	Maintain log demonstrating compliance	Prior to each subdivision approval	Applicant	• LACDRP
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	As the County has changed the classification system for areas subject to wildland	Prior to each subdivision approval	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
Fire Zones 3 and 4 that are in effect at the time of subdivision map and site plan approval.	fires, this mitigation measure will now apply to on-site areas designated as High and Very High Wildfire Severity Zones.			
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 one acre. If the cost of constructing the three fire stations, providing and dedicating the two fire station sites, and providing 3-engines, 1 paramedic squad, and 63 percent of a truck company exceeds the developer’s developer fee obligation for the Newhall Ranch development as determined by the Fire District, the Fire District will fund the costs in excess of the fee obligation. Two of the three fire stations to be funded by the developer will not exceed 6,000 square feet; the third fire station to be funded by the developer will not exceed 8,500 square feet. The Fire District will fund the cost of any space/square footage of improvement in excess of these amounts as well as the cost of the necessary fire apparatus for any such excess square footage of improvements. The cost of three fire engines, a proportionate share of a truck and one squad to be provided by the developer will be determined based upon the apparatus cost at the time the apparatus is placed in service.	After certification of the Specific Plan EIR, the County Fire Department and the Project Applicant agreed that in lieu of the fire station at the Fire District’s Del Valle facility, three fire stations would be located within the Newhall Ranch Specific Plan area, specifically within the Landmark Village, Mission Village, and Potrero Valley project areas, and a fourth fire station would be located within the Legacy Village project area, which is located adjacent to the Specific Plan area and the Homestead South Project site.	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
RMDP/SCP PH-7: All development of the Newhall Ranch Specific Plan site and the VCC and Entrada planning areas shall be in compliance the provisions of Los Angeles County Code, title 21, chapter 21.24, for secondary evacuation access.	Maintain log demonstrating compliance	During construction and operation	Applicant	• LACDRP
RMDP/SCP PH-14: At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMAs, 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 Los Angeles County Fire Department. The Wildfire Fuel Modification plan shall depict a fuel modification zone,	Development of a Wildfire Modification Plan	Prior to construction	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
the size of which shall be consistent with the Los Angeles 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. 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 Los Angeles County Fire Department requirements. The fuel modification zone will not extend onto any spineflower preserve.				
16. PUBLIC SERVICES— LAW ENFORCEMENT				
SP 4.17-1: As subdivision maps are submitted to the County for approval in the future, the applicant shall incorporate County Sheriff's Department design requirements (such as those pertaining to site access, site security lighting, etc.) which will reduce demands for Sheriff's service to the subdivisions and which will help ensure adequate public safety features within the tract designs.	Maintain log demonstrating compliance	At the time subdivision maps are submitted to the County	Applicant	LACDRP
17. PUBLIC SERVICES - SCHOOLS				
SP 4.16-1: The Specific Plan developer shall reserve five elementary school 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 Homestead South Project implements this measure in part by reserving one elementary school site, one junior high school site, and one high school site within the	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	Homestead South Project boundaries.			
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 District.	The Homestead South Project implements this mitigation measure by complying with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Newhall District.	Prior to issuance of building permit(s)	Applicant	• LACDRP
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.	The Homestead South Project implements this mitigation measure by complying 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.	Prior to issuance of building permit(s)	Applicant	• LACDRP
SP 4.16-4: The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Castaic Union School District.	The Homestead South Project implements this mitigation measure by complying with the terms and conditions of the School Facilities Funding Agreement between The Newhall	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	Land and Farming Company and the Castaic Union High School.			
18. PUBLIC SERVICES – PARK & 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: – <i>Regional River Trail;</i> – <i>Salt Creek Corridor;</i> – <i>Community trails; and</i> – <i>Unimproved trails.</i>	The Homestead South project would implement a portion of Mitigation Measure SP 4.20-1 as it includes: two public Neighborhood Parks; 3 private recreation facilities; Open Space; Community trails; Recreation trails; Local trails; and Pathways.	Prior to issuance of building permit(s)	Applicant	• LACDRP
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.	Finalize the alignment of trails with the County Department of Parks and Recreation.	Prior to construction	Applicant	• LACDPR • LACDRP
SP 4.20-3: Trail construction shall be in accordance with the County of Los Angeles Department of Parks and Recreation trail system standards.	Construct trails to be consistent with the County of Los Angeles Department of Parks	Prior to issuance of building permit(s)	Applicant	• LACDPR • LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	and Recreation trail system standards.			
19. PUBLIC SERVICES - LIBRARIES				
SP 4.19-1: The developer would provide funding for two libraries to the County Librarian, including funding for the construction of the libraries and provision of furniture, fixtures, equipment and materials. In lieu of the County's Library Facilities Mitigation Fee (Ordinance No. 98-0068, Section 22.72.090 of Section 2), the developer would dedicate a maximum of two library sites within the Specific Plan boundary. The actual net buildable site area required and provided by the developer would 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 square footage to be funded by the developer would not exceed 0.35 net square foot per person. The developer's funding of construction of the library(s) and furnishings, fixtures, equipment and materials for the library(s) would be determined based on the cost factors specified in the library facilities mitigation fee in effect, at the time of commencement of construction of the library(s). A Memorandum of Understanding (MOU) between the developer and the County Library, executed prior to the issuance of first residential building permit within the Specific Plan would determine the library's location, size, funding and the Library Construction Plan. The MOU would be based on 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. The MOU would include an agreement by the developer to dedicate sufficient land and pay the agreed	The Memorandum of Understanding (MOU) has been executed.	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 would be completed and operational by the time of County's issuance of the 8,000th residential building permit of the Specific Plan and the second library would 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 would be constructed, the library would be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch. No other payment with respect to library facilities would be required under Section 2.5.3.d. of the Specific Plan in order for the developer to obtain building permits for nonresidential buildings.				
20. TRANSPORTATION/TRAFFIC				
SP 4.8-1: The applicants for future subdivision maps which permit construction shall be responsible for funding and constructing all on-site traffic improvements except as otherwise provided below. The obligation to construct improvements shall not preclude the applicants' ability to seek local, State or Federal funding for these facilities.	On site traffic improvements shall be designed and submitted prior to final map phase for which the improvement is required for.	Prior to issuance of building permit(s)	Applicant	LACDRP
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	Development of a transportation performance evaluation.	Prior to the approval of each subdivision map.	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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.	Eleven (11) of the intersections located within the Homestead South Project. The project would demonstrate compliance by developed traffic signals at those 11 intersections.	Prior to the approval of each subdivision map.	Applicant	• LACDRP
SP 4.8-5: The applicants for all future subdivision maps which permit construction shall consult with the local transit provider regarding the need for, and locations of, bus pull-ins on highways within the Specific Plan area. All bus pull-in locations shall be approved by the Department of Public Works, and approved bus pull-ins shall be constructed by the applicant.	Final locations of bus pull-ins will be coordinated with the local transit provider and the Department of Public Works and constructed in conjunction with the Project.	Prior to the approval of each subdivision map.	Applicant	• LACDRP • LACDPW
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	Development of a transportation performance evaluation.	Prior to the approval of the first subdivision map.	Applicant	• LACDRP • LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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.	Development of a transportation performance evaluation and if applicable, analyze for additional lanes for the SR-126.	Prior to the approval of the subdivision map.	Applicant	• LACDRP • LACDPW
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.	Project design compliance with the current CMP.	Prior to the approval of each subdivision map.	Applicant	• LACDRP • LACDPW
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 SP 4.8-2 [of the Newhall Ranch Specific Plan Final EIR] which	Development of fair-share contributions and transportation performance evaluation.	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 SP 4.8-6, above, shall be made.				
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.	Development of the Traffic Impact Analysis (TIA) report.	Prior to the approval of the subdivision map.	Applicant	• LACDRP • LACDPW
RMDP/SCP-TR-5: The Project applicant shall contribute its fair-share of the costs to add additional capacity to The Old Road north of Magic Mountain Parkway by increasing the planned six-lane roadway to a six-lane augmented	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	• LACDPW

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2, 3, and 7 only.)				
RMDP/SCP-TR-7: The Project applicant shall contribute its fair-share of the costs to add additional capacity to Rye Canyon Road east of The Old Road by increasing the existing six-lane roadway to a six-lane augmented roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2 through 7.)	Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	LACDPW
RMDP/SCP-TR-8: The Project applicant shall contribute its fair-share of the costs to add additional capacity to Via Princessa east of Santa Clarita Road by increasing the planned six-lane roadway to a six-lane roadway. (This mitigation measure is applicable to [State Certified EIR] Alternatives 2, 3, 4 and 5 only.) <i>(As a clarification, Via Princessa, would be increased from a planned six-lane roadway to an eight-lane roadway. The Homestead South Project's fair share of the cost of this improvement is 0.3%.)</i>	Via Princessa, would be increased from a planned six-lane roadway to an eight-lane roadway. Satisfy applicable Westside Bridge and Thoroughfare fees	Prior to issuance of building permit(s)	Applicant	LACDPW
21. TRIBAL CULTURAL RESOURCES				
Refer to Section 5, Cultural Resources, above.				
22. UTILITIES AND SERVICE SYSTEMS – WATER SUPPLY				
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.	Development of the Newhall Water Reclamation Plant (WRP), use of existing water reclamation plants, and development of a distribution system would satisfy this MM.	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
SP 4.11-2: Landscape concept plans shall include a palette rich in drought-tolerant and native plants.	Develop a landscaping plan.	Prior to issuance of building permit(s)	Applicant	• LACDRP
SP 4.11-3: Major manufactured slopes shall be landscaped with materials that will eventually naturalize, requiring minimal irrigation. (This mitigation measure is satisfied by Project regulatory compliance with the provisions of Los Angeles County Code, Title 26 (Building Code), Appendix J, Section J110.3 and Title 31 (Green Building Standards) No further action is required beyond regulatory compliance to fulfill the requirements of SP 4.11-3.)	Compliance with the provisions of Los Angeles County Code, Title 26 (Building Code), Appendix J, Section J110.3 and Title 31 (Green Building Standards).	Prior to issuance of building permit(s)	Applicant	• LACDRP
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 Homestead South project shall incorporate into all of its irrigation systems, water conservation measures required by the State of California. In addition, this mitigation measure is satisfied by Project regulatory compliance with the provisions of the following: California Code of Regulations, Title 23, Chapter 2.7, State Model Water Efficient Landscape Ordinance; and	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	California Code of Regulations, Title 24, Part 11 (California Green Building Standards Code). No further action is required beyond regulatory compliance to fulfill the requirements of SP 4.11-4.)			
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.	Obtain written confirmation from the retail water agency identifying the source(s) of water available to serve the map concurrent with need, and phased if applicable.	In conjunction with the submittal of applications for tentative tract maps or parcel maps.	Applicant	LACDRP
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.	If an ASR program is used, submit a report documenting the requirements of this measure have been satisfied.	Prior to issuance of building permit(s)	Applicant	LACDRP
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 acre-feet per year and withdraw	If an ASR program is used, submit a report documenting the requirements of this	Prior to issuance of building permit(s)	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
the ultimate target withdraw volume of 4,100 acre-feet per year.	measure have been satisfied.			
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".)	If an ASR program is used, submit a report documenting the requirements of this measure have been satisfied.	Prior to issuance of building permit(s)	Applicant	• LACDRP
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.	If an ASR program is used, submit a report documenting the requirements of this measure have been satisfied.	Prior to issuance of building permit(s)	Applicant	• LACDRP
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	Consistent with this measure, the applicant has provided the County with the annual reports.	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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 Homestead South Project will meet the drinking water quality standards required under Title 22 prior to use. In addition, this mitigation measure is satisfied by Project regulatory compliance with the provisions of California Code of Regulations Title 22, Chapter 15, Domestic Water Quality and Monitoring Regulations. No further action is required beyond	Prior to issuance of building permit(s)	Applicant	• LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	regulatory compliance to fulfill the requirements of SP 4.11-16.			
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 preparation of the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR (SCH No. 2000011025) ("State-certified EIR"). The State-certified EIR included project level analysis of developing the Specific Plan villages, including buildout of Homestead South. The State-certified EIR took into account subdivision map application details for the Homestead South site, and thus supplemented the analysis in the Specific Plan EIR consistent with the purpose of this measure. In addition, the State-certified EIR completed a water	In conjunction with each project-specific subdivision map for the Newhall Ranch Specific Plan	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
	supply analysis based on the anticipated buildout, and the water demand and supplies for the Project will be further analyzed in accordance with SP 4.11-6. No further action is needed with respect to this measure.			
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.	Development of annual status report indicating the amount of water placed in storage in the groundwater bank.	Prior to issuance of building permit(s)	Applicant	LACDRP
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.	Sample surface and groundwater quality from a location upstream and downstream of the Newhall Ranch Specific Plan annually and submit results to the County and RWQCB.	During approval of the first subdivision map.	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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 Homestead South project has provided the County with this documentation. As a condition of approval of the Homestead South 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 Homestead South subdivision.	Newhall shall provide documentation to the County 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.	Filing of the first subdivision map and prior to issuance of building permit(s).	Applicant	LACDRP
23. UTILITIES AND SERVICE SYSTEMS - WASTEWATER				
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.	Prior to issuance of building permit(s)	Applicant	LACDRP
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	This mitigation measure, as it applies to Homestead South, will be implemented	Prior to recordation of each subdivision	Applicant	LACDRP

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
stating that treatment capacity will be adequate for that subdivision.	concurrent with Project development.			
SP 4.12-7: Each subdivision permitting construction shall be required to be annexed into the Los Angeles County Consolidated Sewer Maintenance District.	This mitigation measure, as it applies to Homestead South, will be implemented concurrent with Project development.	Prior to recordation of each subdivision	Applicant	• LACDRP
24. UTILITIES AND SERVICE SYSTEMS - ENERGY				
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.	Notify SCE regarding the development of the project.	Prior to recordation of all future subdivisions.	Applicant	• LACDRP
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.	Compliance with SCE guidelines for grading, construction, and development within SCE easements.	Prior to recordation of all future subdivisions.	Applicant	• LACDRP
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.	Coordination with SCE regarding electrical infrastructure removals and relocations.	Prior to recordation of all future subdivisions.	Applicant	• LACDRP
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.	Tract map submittal to the County.	Prior to recordation of all future subdivisions.	Applicant	• LACDRP
SP 4.13-2: A letter from 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 recordation.	Obtain letter from SCGC stating that they are able to provide adequate gas supply for the project.	Prior to recordation of all future subdivisions.	Applicant	• LACDRP • SCGC

Table 1 (Continued)
Draft Mitigation Monitoring and Reporting Program Homestead South Planning Area

Project Design Feature/Mitigation Measure	Action Required to Demonstrate Compliance ^a	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.	Compliance with SCGC regulations regarding pipeline relocation, grading in the vicinity of gas mains, and development within Southern California Gas Company easements.	Prior to recordation of all future subdivisions.	Applicant	LACDRP
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.	Notification to potential buyers and tenants within the vicinity of SCGC transmission lines.	During the sale of the project's residential units.	Applicant	LACDRP
25. UTILITIES AND SERVICE SYSTEMS – SOLID WASTE				
SP 4.15-3: The first purchaser of each residential unit within the Specific Plan shall be given educational or instructional materials which will describe what constitutes recyclable and hazardous materials, how to separate recyclable and hazardous materials, how to avoid the use of hazardous materials, and what procedures exist to collect such materials.	The Applicant will ensure that all first purchasers of the project's residential units will be given a presentation on how to separate solid waste materials.	During the sale of the project's residential units.	Applicant	LACDRP
26. WILDFIRE				
Refer to Section 14, Public Services - Fire, above.				
^a <i>The Project Applicant will, as appropriate, maintain an implementation log to document compliance with various mitigation measures and PDFs identified in this MMRP. Results contained in the implementation log will be submitted to the County in the Project Applicant's annual report to the extent applicable. Depending on the nature of the measure, compliance may be documented in a single occurrence (i.e., once the action is completed) or on an ongoing or periodic basis, as appropriate, based on the specific requirements of each measure.</i>				

APPENDIX A

MITIGATION MONITORING AND REPORTING PROGRAM—ACRONYMS, SHORTENED TERMS, AND ABBREVIATIONS

ACOE	Army Corps of Engineers
AEA	Additional Environmental Analysis
AG	Agriculture and Forest Resources
APLIC	Avian Power Line Interaction Committee
AQ	Air Quality
BACT	Best Available Control Technology
BIO	Biological Resources
BMP	Best Management Practices
Cal/OSHA	California Division of Occupational Safety and Health
CalGEM	California Geologic Energy Management Division
Cal-IPC	California Invasive Plant Council
Caltrans	California Department of Transportation
CAM	Cismontane alkali marsh
CARB	California Air Resources Board
CBC	California Building Code
CC&R	Covenants, Conditions, and Restrictions
CDFG	California Department of Fish and Game (became CDFW)
CDFA	California Department of Food and Agriculture
CDFW	California Department of Fish and Wildlife (formerly CDFG)
CEC	California Energy Commission
CEQA	California Environmental Quality Act
CFPP	Construction Fire Prevention Plan

CGS	California Geological Survey
CHP	California Highway Patrol
CLAOTO	County of Los Angeles Oak Tree Ordinance
CMIP	Comprehensive Mitigation Implementation Plan
CNLM	Center for Natural Lands Management
Corps	Army Corps of Engineers
County Fire	Los Angeles County Fire Department
CR	Cultural Resources
CRHR	California Register of Historic Resources
CVN	Compliance Verification Notice
dbh	diameter at breast height
DOGGR	Department of Conservation, Division of Oil, Gas and Geothermal Resources (now CalGEM)
DPW	Department of Public Works
E-Bike	Electric Bike
EIR	Environmental Impact Report
EIS	Environmental Impact Statement
ERZ	Ember Resistant Zone
EV	Electric Vehicle
FHWA	Federal Highway Administration
FMZ	Fuel Modification Zone
FPP	Fire Prevention Plan
GEO	Geology and Soils
GHG	Greenhouse Gas
GPS	Global Positioning System
GRR	Geomorphology and Riparian Resources
HARC	Hybrid Assessment of Riparian Communities
HOA	Home Owners' Association

IPM	Integrated Pest Management
ITP	Incidental Take Permit
JPA	Joint Powers Authority
LACDAC	Los Angeles County Department of Arts and Culture
LACDPW	Los Angeles County Department of Public Works
LACDRP	Los Angeles County Department of Regional Planning
LACFD	Los Angeles County Fire Department
LACSD	Los Angeles County Sanitation Districts
LID	Low Impact Development
MM	Mitigation Measure
MMRP	Mitigation Monitoring and Reporting Program
Modified Project	Project
MOU	Memorandum of Understanding
MTCO _{2e}	Metric Tons Carbon Dioxide Equivalent
NEV	Neighborhood Electric Vehicle
NLMO	Natural Lands Management Organization
NOI	Noise
NPDES	National Pollutant Discharge Elimination System
NRHP	National Register of Historic Places
OSHA	Occupation Safety and Health Administration
PDF	Project Design Feature
PH	Potentially Hazardous
PR	Paleontological Resources
PS	Public Services
Retrofit Program	Building Retrofit Program
RMDP/SCP	Resource Management and Development Plan and Spineflower Conservation Plan
RMP	Resource Management Plan

RMW	RMW Paleo Associates, Inc.
RWQCB	Regional Water Quality Control Board
SCAQMD	South Coast Air Quality Management District
SCGC	Southern California Gas Company
SCH	State Clearinghouse
SCP	Spineflower Conservation Plan
SEA	Significant Ecological Area
SMA	Special Management Area
SoCalGas	Southern California Gas Company
SOON	Surplus Off-Road Opt-In for NO _x
SP	Specific Plan
Spineflower Preserve	Spineflower Conservation Area
sq. ft.	square feet
SUSMP	Standard Urban Stormwater Mitigation Plan
SW	Jurisdictional Waters and Streams
SWPPP	Stormwater Pollution Prevention Plan
TDM	Transportation Demand Management
TMO	Transportation Management Organization
TR	Transportation/Traffic
TSF	Thousand Square Feet
USFWS	United States Fish and Wildlife Service
VCC	Valencia Commerce Center
VMT	Vehicle Miles Traveled
VR	Visual Resources
WEAP	Worker Environmental Awareness Program
WF	Wildfire
WFEP	Wildland Fire Evacuation Plan

WQ	Water Quality
ZEV	Zero Emission Vehicle
ZNE Report	Zero Net Energy Confirmation Report
ZNE	Zero Net Energy



APPENDIX A1

Potential Plant Species for Vegetation Community
Restoration in the River Corridor SMA and Tributaries

Table 4.5-69**Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries****Trees**

red willow	<i>Salix laevigata</i>
arroyo willow	<i>Salix lasiolepis</i>
Fremont cottonwood	<i>Populus fremontii</i>
black cottonwood	<i>Populus balsamifera</i> ssp. <i>trichocarpa</i>
western sycamore	<i>Platanus racemosa</i>

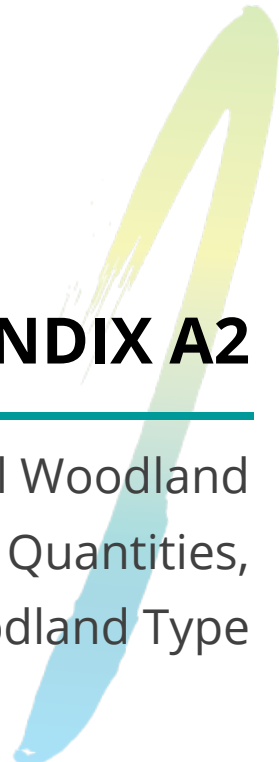
Shrubs

mulefat	<i>Baccharis salicifolia</i>
sandbar willow	<i>Salix exigua</i>
arrow weed	<i>Pluchea sericea</i>

Herbs

mugwort	<i>Artemisia douglasiana</i>
western ragweed	<i>Ambrosia psilostachya</i>
cattail	<i>Typha latifolia</i>
bulrush	<i>Scirpus americanus</i>
prairie bulrush	<i>Scirpus maritimus</i>

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



APPENDIX A2

Oak Tree Replacement Ratios and Optimal Woodland
Densities and Acorn Planting Quantities,
by Oak Woodland Type

Table 4.5-70
Additional BIO-22c Oak Tree Replacement Ratios

Trunk Diameter*	Mitigation Ratio
8 – 35	0.5:1
36 +	2.5:1

* Trunk diameter measured at 4.5 feet above mean natural grade. Mitigation required for single-stem oaks with a minimum 8-inch diameter and multi-stem oaks with a combined diameter of 12 inches.

Table 4.5-71
Optimal Woodland Densities and Acorn Planting Quantities,
by Oak Woodland Type

Woodland Type	Average Existing Woodland Density (trees per acre)	Target Density for Newhall Land (trees per acre)
Coast live oak woodland	22	50
Mixed oak woodland	19	40
Valley oak woodland	16	25

APPENDIX A3

Valencia Transportation Demand Management Plan

Valencia

Transportation Demand Management Plan

October 2022

Prepared by UrbanTrans North America

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Executive Summary

The Valencia Transportation Demand Management (TDM) Plan¹ is a comprehensive plan designed to achieve reductions in vehicle miles traveled (VMT) and, in so doing, reduce greenhouse gas (GHG) emissions.² Accordingly, this TDM Plan provides a summary description of the existing and planned regional transportation network, a listing of each of the strategies that comprise this TDM Plan with corresponding information regarding application of the strategy, and a step-by-step plan of implementation.

The TDM Plan applies to new development located on the Newhall Ranch Specific Plan, Entrada, and Valencia Commerce Center planning areas (the Project Site) that is facilitated by the Newhall Ranch Resource Management and Development Plan/Spineflower Conservation Plan (RMDP/SCP) Project. Specifically, the TDM Plan will serve planned development within the Project Site, which consists of up to approximately 21,242 residential units; about 9.3 million square feet of commercial uses; and, numerous public facilities, including schools, fire stations, a library, and recreational amenities. This TDM Plan will serve as an “umbrella plan,” with appropriate and customized application to individual villages and land uses, as applicable, located within the three planning areas (i.e., the Newhall Ranch Specific Plan, Entrada and Valencia Commerce Center sites).

The core objectives of the TDM Plan are to reduce the number of single occupancy vehicle trips, through the utilization of alternative forms of motorized and non-motorized transport and related strategies, and thereby reduce total VMT and the corresponding GHG emissions. Therefore, as presented below, the TDM Plan includes a number of strategies that enable the Project Site’s residents, employees, and visitors to utilize transit, ridesharing, walking, biking, telecommuting, and other transportation options. The TDM Plan relies, in part, on the design of the planned development and, in part, on innovative strategies developed by the transportation planning and engineering community to achieve

¹ Formerly called “Newhall Ranch TDM Plan”. “Valencia” in this context refers to the development to be facilitated by the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan, and includes the Newhall Ranch Specific Plan, Entrada, and Valencia Commerce Center planning areas.



its objectives, and provides the foundational elements necessary for the successful implementation of the TDM strategies outlined herein.

A non-profit Transportation Management Organization (TMO) or equivalent management entity will be established to provide the services required by this TDM Plan, as applicable. The TMO and the long-term implementation of the TDM Plan will be funded by TDM assessments, or other funding mechanisms that may be applicable, which all applicable property owners will be required to pay; this payment structure will be enforced through Covenants, Conditions and Restrictions (CC&Rs) placed on residential and commercial properties.

This TDM Plan is based, in part, on information and analysis contained in a technical memorandum entitled *RMDP/SCP Project: Transportation Demand Management Plan Evaluation*, Fehr & Peers (September 2016) and as updated in a technical memorandum entitled *Quantification of Implementing TDM Strategies*, Fehr & Peers (2022). The memorandum analyzes each of the VMT reduction strategies presented in this Plan and based primarily on guidance provided by the California Air Pollution Control Officers Association, calculates the VMT reduction expected to result with implementation of each strategy. The memorandum, including appendix and exhibits, provides technical support for the VMT reductions expected to be achieved with implementation of this Plan.

1.0 Background Information

1.1 Regional Setting

This section provides an overview of the existing and planned transportation network in the vicinity of the Project Site, including transit, roadways, bicycle/trails network, and the pedestrian environment.

The Project Site is located in the northern portion of unincorporated Los Angeles County in the Santa Clarita Valley. The Project Site area begins just west of Interstate 5 and continues to the boundary between Los Angeles and Ventura Counties, as shown in Figure 1. Traversing the Site is State Route (SR) 126, which functions as an east-west travel corridor between the Santa Clarita Valley and Ventura County. This section describes the transportation context to provide an understanding of the TDM needs and opportunities at the Project Site.



Figure 1: Project Site Vicinity Map



1.1.1 Transit Network

The Project Site is located within the City of Santa Clarita Transit service area. The agency operates nine local bus routes and four commuter routes that connect the City's neighborhoods with each other, as well as provide connections to regional transit via the following six transfer stations: the Santa Clarita, Newhall, Via Princessa, and Chatsworth Metrolink stations, the North Hollywood Red/Orange Line Station, and the McBean



Regional Transit Center, which includes a park and ride lot. Commuter Express Service also is available during rush hours to Century City and downtown Los Angeles.

On average, service frequency for local bus routes ranges from 30 minutes to an hour during morning and evening peak hours. Most routes run between 5:00 A.M. and 9:00 P.M. on weekdays. Weekend service is less frequent, starts later in the morning, and ends earlier in the evening. Commuter train service into downtown Los Angeles is provided via the Metrolink Antelope Valley Line, which takes less than an hour to reach Union Station and runs 11 times a day. From the North Hollywood Metro Station, the Red Line runs every ten minutes through Hollywood to Union Station, a ride that takes approximately 30 minutes. The Orange Line serves points west and terminates in Chatsworth. Figure 2 shows a map with regional connections. Figure 3 illustrates the existing local Santa Clarita Transit Network.

Figure 2: City of Santa Clarita Transit Regional Transit Connections

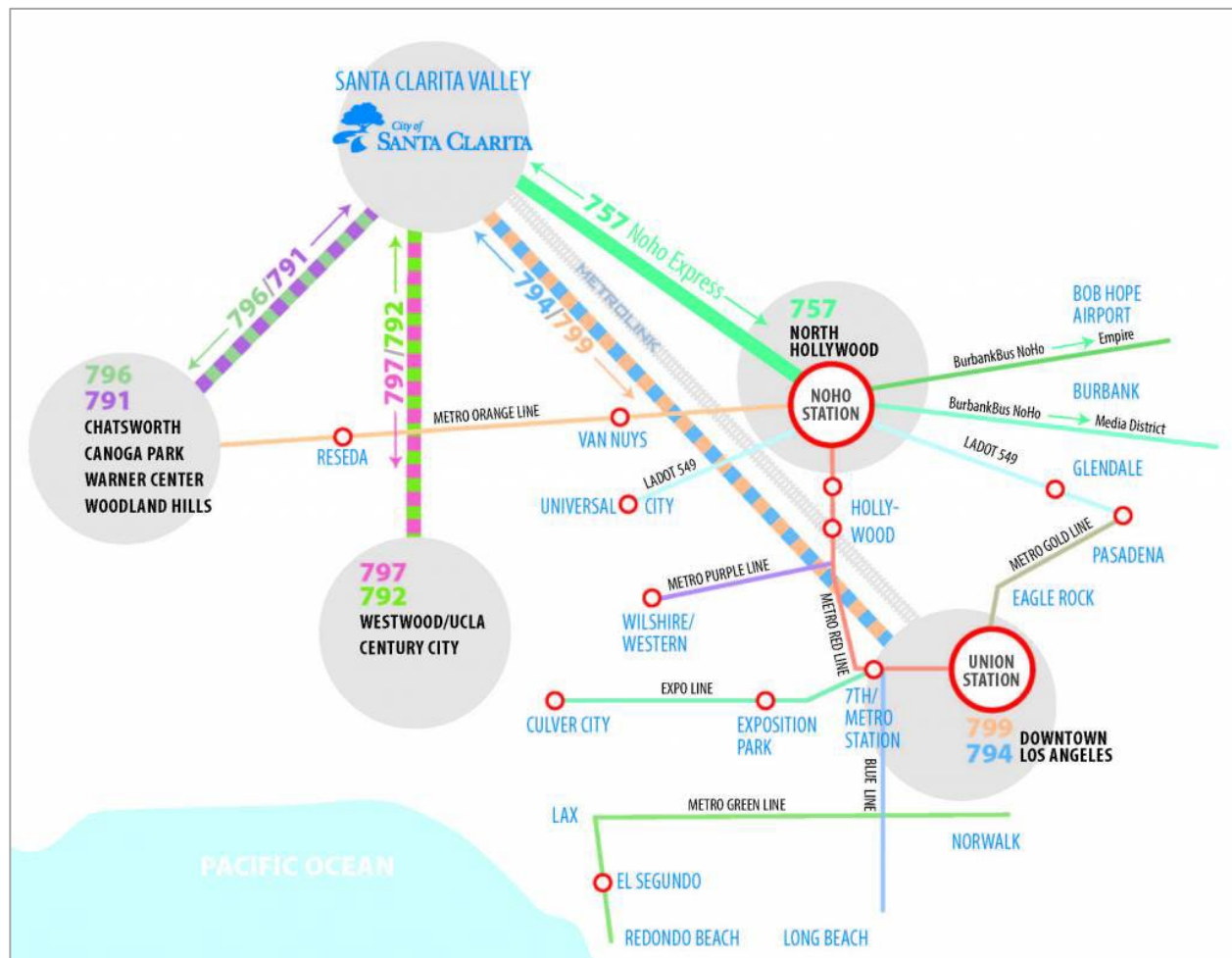
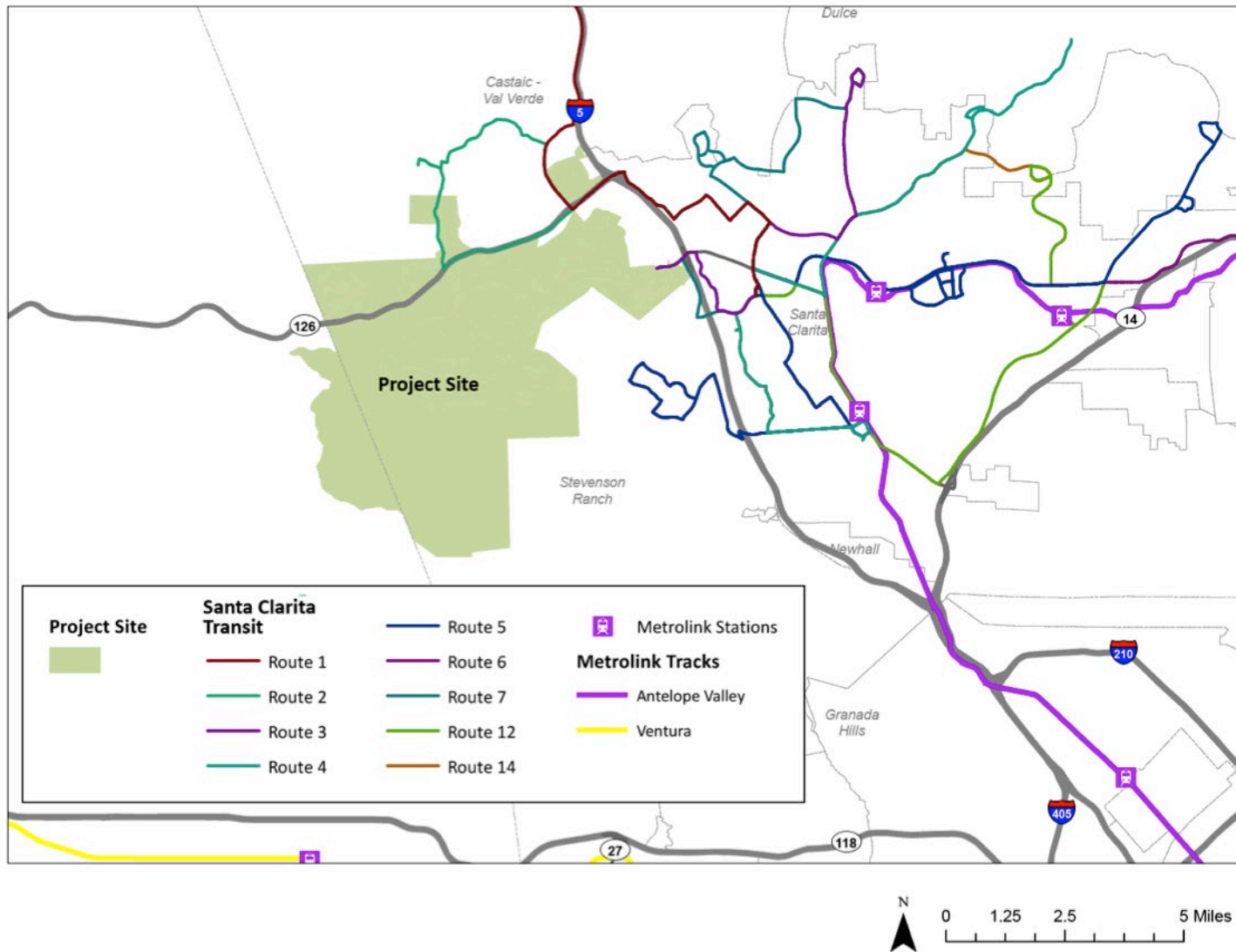


Figure 3: City of Santa Clarita Transit Local Service



1.1.2 Major Roadways

The Project Site is easily accessible from Interstate 5, which runs north-south and connects to downtown Los Angeles, and from Highway 126, which runs east-west between I-5 and the City of Ventura. A northward expansion of existing high occupancy vehicle (HOV) lanes from Highway 14 to north of Highway 126 is planned and scheduled to be completed in 2023. Within the Project Site area, an extension of Magic Mountain Parkway will run through the center of the site and connect with Long Canyon Road, an extension of the existing Valencia Boulevard. North-south connections will be provided by the extension of Commerce Center Drive, which will connect across Highway 126 to the Valencia Commerce Center, and by Long Canyon Road, which will connect to the existing Chiquito Canyon Road north of Highway 126. These new roads will be constructed as major and secondary highways along which transit service will be available.

1.1.3 Bicycle/Trails Network

The Los Angeles County Bicycle Master Plan adopted in 2012 identifies the addition of bike paths, lanes, or routes to several roadways adjacent to the Project Site. Planned improvements include bike paths and lanes along The Old Road, Castaic Creek, and the Santa Clara River/Highway 126. The bicycle master plan and related resources can be found here: <https://dpw.lacounty.gov/pdd/bike/masterplan.cfm>.

In 2020, the City of Santa Clarita adopted an update to its non-motorized transportation plan, which includes network and infrastructure improvements, facility design recommendations, and programmatic recommendations, including bicycle education and encouragement programs. The City of Santa Clarita is a Bronze level Bicycle Friendly Community, a recognition awarded by the League of American Bicyclists. The city's web site includes maps, bike parking information, safety tips, bicycles and transit information, and other resources. See: <http://bikesantaclarita.com/>.

The Project's proposed network of bicycle and multi-use trails generally will resemble the extensive existing trail network in neighboring Valencia. Off-street, multi-use trails will connect the villages within the Project Site. They will be supplemented by paseos, wide sidewalks with lighting, benches, and shade trees that provide connections to activity centers, such as schools, recreation centers, and neighborhood centers. On-street bike lanes will be provided on major roads as well.



1.1.4 Pedestrian Environment

Sidewalks will be provided along all roads within the planned development located on the Project Site, supplemented by the trail network. Cul-de-sacs are part of the street design in certain locations, although pedestrian connections will be provided at some of the planned cul-de-sacs to improve pedestrian connectivity.

2.0 TDM Strategies

The strategies outlined below shall be implemented pursuant to this TDM Plan. However, in light of the ongoing evolution of transportation technology and advancements, the strategies set forth below may be modified or replaced, as necessary, with alternative strategies of equal or enhanced effectiveness. Therefore, the applicant (or its designee) and/or the TMO, or equivalent management entity, shall periodically evaluate the parameters of this TDM Plan so as to ensure that the strategies are meeting the needs and priorities of the residents, employees, tenants, and visitors to the Project Site. As new technologies and strategies become available, the TDM Plan can be modified in order to implement alternative technologies and/or strategies of equal or enhanced effectiveness.

2.1 TDM Strategy Description

The following is a brief description of each TDM strategy and its application to the Project Site.

Construction

1. Construction Traffic Management Plan

Description: A construction traffic management plan can be effective both to reduce VMT and reduce the potential construction-related congestion on traffic by maintaining mobility to, from, and within the Project Site during the construction period.

Application: Prior to issuance of a grading or building permit for each village level project, the applicant, or its designee, shall develop a Construction Traffic Management Plan that may include, as applicable: worker carpools through available incentives; remote parking areas and corresponding shuttle service; work hours and truck deliveries scheduled to the extent feasible to avoid peak hour traffic conditions (i.e., 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M.); and re-routing construction-related traffic from congested streets (i.e., those streets, if any, operating at unacceptable levels of service during the peak hours).



Operation

1. Integrate Affordable and Below Market Rate Housing

Description: Income has a statistically significant effect on the probability that a commuter will take transit or walk to work³. Below Market Rate (BMR) housing provides greater opportunity for lower income families to live closer to job centers and achieve jobs/housing balance near transit. Incorporating BMR also can encourage smaller units within the same building footprint, thereby increasing density and potential transit ridership.

Application: The applicant, or its designee, shall include an Affordable Housing Program as part of the planned development within the Project Site, in accordance with the County of Los Angeles' Newhall Ranch Specific Plan approvals.

2. Pedestrian Network

Description: Providing a pedestrian access network to link areas of a Project Site encourages people to walk instead of drive. This mode shift results in people driving less and, thus, a reduction in VMT.

Application: The applicant, or its designee, shall include within the planned development located on the Project Site pedestrian-movement facilities (e.g., sidewalks, paseos, and trails as depicted in the Newhall Ranch Specific Plan Mobility Plan) that eliminate physical barriers and provide pedestrian-based access to both on- and off-site complementary land uses (e.g., neighborhood-serving commercial retail opportunities; schools; recreational amenities).

3. Traffic Calming

Description: Providing traffic calming measures can encourage people to walk or bike instead of using a vehicle, thereby reducing VMT. Examples of traffic calming features include: marked crosswalks, count-down signal timers, curb extensions, speed tables, raised crosswalks, raised intersections, median islands, tight corner radii, roundabouts or mini-circles, on-street parking, planter strips with street trees, chicanes/chokers, and others.

³ Bento, Antonio M., Maureen L. Cropper, Ahmed Mushfiq Mobarak, and Katja Vinha. 2005. "The Effects of Urban Spatial Structure on Travel Demand in the United States." *The Review of Economics and Statistics* 87,3: 466-478.



Application: The applicant, or its designee, shall include within the planned development located on the Project Site design elements that reduce motor vehicle speeds and improve pedestrian and bicyclist safety on the on-site streets and intersections. These design elements may include, but are not limited to, count-down signal timers, marked crosswalks, raised crosswalks, raised intersections, speed tables, median islands, planter strips with trees, curb extensions, on-street parking, tight corner radii, roundabouts or mini-circles, and chicanes/chokers.

4. Transit Network Expansion

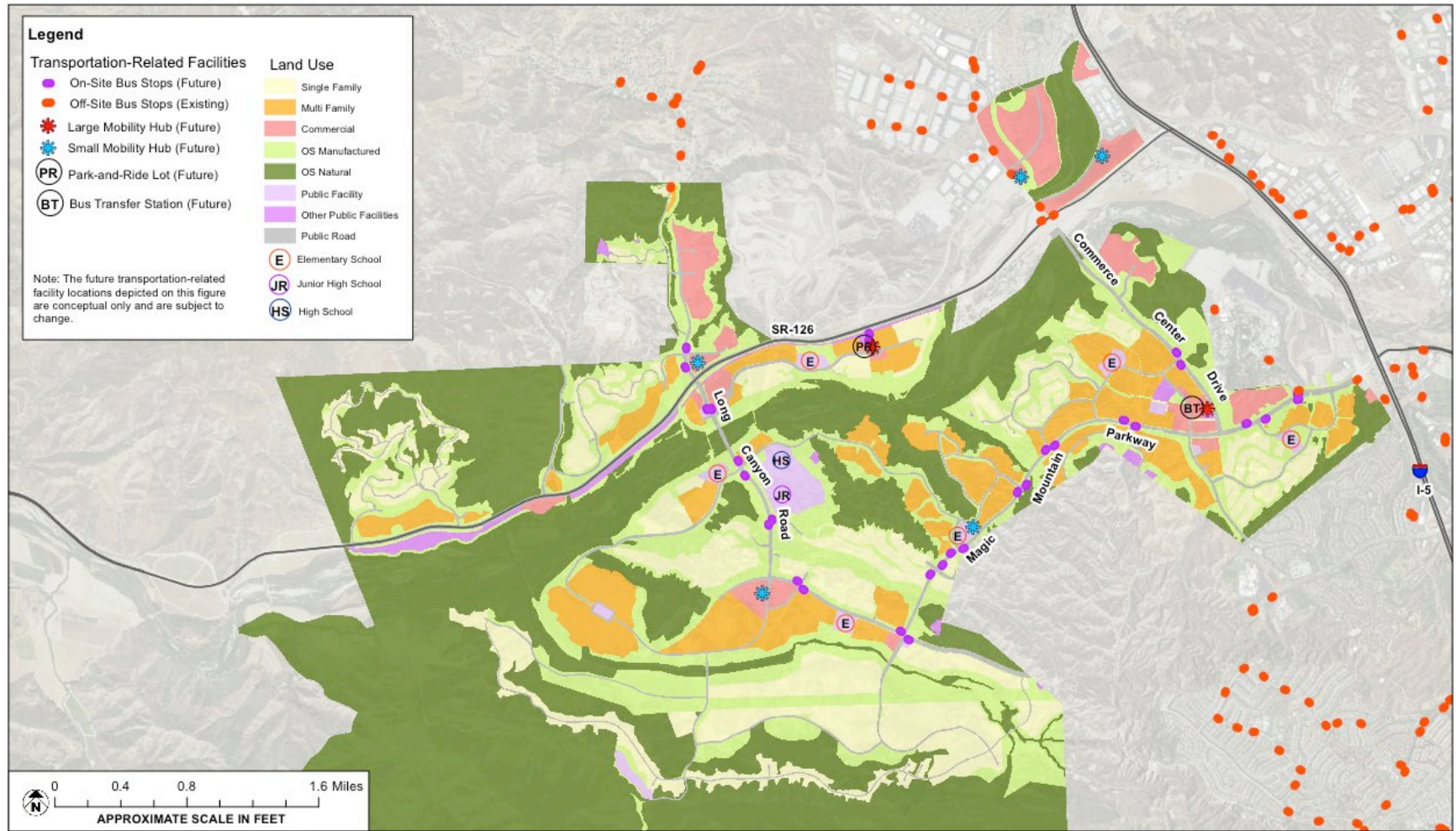
Description: Increasing transit availability through route expansion or increasing existing transit frequency improves access to the Project Site and, therefore, will encourage transit ridership. This mode shift results in people driving less and, thus, a reduction in VMT.

Application: The TMO, or its equivalent management entity, shall coordinate with the local transit agencies, including Santa Clarita Transit, to implement the Conceptual Transit Plan illustrated on Figure 4, to provide an expanded transit network that connects the Project Site to major transit centers in the Santa Clarita Valley, and enhance on and off-site connectivity options via transit.⁴ The expanded transit network shall include bus stops located throughout the development area, a bus transfer station, and a park-and-ride lot to the extent deemed appropriate.

⁴ See, Fehr & Peers Technical Memorandum, *RMDP/SCP Project: Transportation Demand Management Plan Evaluation* (September 2016), Exhibit 2.



Figure 4: Conceptual Transit Plan



SOURCE: Hunsaker & Associates - 2016; Santa Clarita Transit - 2016; Meridian Consultants - 2016

FIGURE A



Conceptual Transit Plan



5. **Alternative Work Schedules and Telecommute Program (Residential End)**

Description: Encouraging telecommuting and alternative work schedules reduces the number of commute trips and, therefore, VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed workweeks.

Application: In furtherance of this strategy relative to Project residents, the TMO, or its equivalent management entity, shall utilize all appropriate marketing tools, including incentive strategies, to promote alternative work schedules and telecommuting on the part of Project residents, as feasible. In addition, the applicant, or its designee, shall construct all residential units to facilitate installation of high-speed internet services.

6. **Required Commute Trip Reduction Program**

Description: A Commute Trip Reduction (CTR) program is an employer-administered program that discourages single-occupancy vehicle trips and encourages alternative modes of transportation such as carpooling, taking transit, walking, and biking. A CTR program provides employees with assistance in using alternative modes of travel and provides both “carrots” and “sticks” to achieve behavior change. A typical CTR program may include the following: preferential carpool parking, flexible work schedules for carpools, ridematching, designation of a transportation coordinator, transit subsidies, vanpool assistance, and bicycle end-trip facilities (e.g., parking, showers, and lockers). Participation in required commute trip reduction programs typically is required of employers above a certain size threshold, exempting small businesses and non-traditional employers from the requirement to participate.

Application: The TMO, or its equivalent management entity, shall coordinate with large business employers of the planned development located on the Project Site to implement a required CTR program that may include, but is not limited to, the utilization of ride sharing; provision of transit subsidies and preferential parking to carpools, vanpools and other commute strategies that minimize the use of single occupancy vehicles; and installs end-of trip bicycle facilities. As part of the program, the TMO (or equivalent management entity) shall establish performance and monitoring standards for the program’s implementation status. In furtherance of this strategy, the TMO (or equivalent management entity) shall develop marketing strategies, targeted towards the tenants, employers, and employees of the Project Site’s commercial areas, which establish and promote the benefits of commuting habits that reduce vehicle miles traveled. Additionally, the applicant/designee or the TMO (or equivalent management entity), as applicable, shall coordinate with



commercial builders/property owners to promote ridesharing through a multi-faceted approach that includes, but is not limited to, the measures below:

- Designating a certain percentage of parking spaces for ride-sharing vehicles that is equivalent to at least one dedicated parking space per 25,000 square feet of office space;
- Designating adequate passenger loading and unloading and waiting areas for ridesharing vehicles; and
- Providing a web site or message board for coordinating rides

7. Alternative Work Schedules and Telecommute Program (Work End)

Description: Encouraging telecommuting and alternative work schedules reduces the number of commute trips and, therefore, VMT traveled by employees. Alternative work schedules could take the form of staggered starting times, flexible schedules, or compressed workweeks.

Application: The TMO, or its equivalent management entity, shall coordinate with employers of the planned development located on the Project Site to facilitate the utilization of non-traditional worker commute patterns, for both Project residents and Project employees, by encouraging the use of alternative work schedules and telecommuting. In furtherance of this strategy for Project employees, the TMO (or equivalent management entity) shall develop marketing strategies, targeted towards the tenants and employers located in commercial areas on the Project Site that establish the benefits of alternative work schedules/telecommuting and provide successful templates for the implementation of such alternative approaches in the workplace. Additionally, any property management company managing commercial property on the Project Site shall require employers with 100 or more employees within the Project Site to develop and implement an alternative work schedules/telecommuting program consisting of the following elements: (1) appointment of a program coordinator; (2) identification of specific categories of employment positions that are appropriate for alternative work schedules and/or telecommuting; (3) provision of required equipment for telecommuting (e.g., hardware, software, and security); and (4) establishment of communications strategies to facilitate satisfaction of employment responsibilities (e.g., instant messaging). In furtherance of this strategy for Project residents, all residential units will be constructed with high-speed, high-capacity internet, and will be included in the TMO's marketing and incentive strategies.

8. School Bus Program and School Travel Program



Description: School travel can be a large vehicle trip generator. Under a school bus program, student school bus transit subsidies and Safe Routes to School (SRTS) programming have shown to be important and cost-effective ways to reduce overall trips in the community.

Application: The applicant, or its designee, in coordination with the Project Site's school districts shall establish a school bus program by offering fully subsidized transit passes to all Junior High and High School students residing within the Project Site. The TMO will staff a Safe Routes to School Coordinator position to work with all Valencia Elementary Schools to coordinate SRTS programming. In addition, the TMO will fund a part-time SRTS coordinator position at each of the three school districts (0.25 FTE per district) to leverage resources and coordinate and implement school travel planning to promote the school bus program as well as to provide education, encouragement, and incentives intended to increase taking transit, biking, walking, and carpooling to school. The school bus program, including the transit subsidies and SRTS program, and related staffing will be phased in based on the number of on-site schools and students residing within the Project Site.

9. Transit Fare Subsidies for Employees

Description: Subsidizing the cost of transit or other alternative modes can encourage adoption of these modes.

Application: The TMO, through assessments, or other funding mechanisms that may be applicable, shall fund and shall coordinate with those employers of the planned development located on the Project Site not required to participate in the Required Commute Trip Reduction program (Strategy 6) to provide alternative transportation subsidies to employees who commute to jobs located within the Project Site.

10. Carshare Program

Description: Carshare members, on average, have lower auto ownership rates and drive less than non-carshare members. One study found that, on average, 21% of carshare members in North America gave up their primary or secondary vehicle after joining a carsharing program⁵.

⁵ IBI Group. (2009). *Parking Standards Review: Examination of Potential Options and Impacts of Car Share Programs on Parking Standards*. The City of Toronto.



Application: The TMO, or its equivalent management entity, shall establish a membership-based carshare program, whereby members have access to a shared fleet of vehicles. In order to incentivize participation, carshare program participation will be subsidized. Specifically, the TMO, through assessments, or other funding mechanisms that may be applicable, will subsidize 50 percent of the annual membership fee for up to 50 percent of the market rate households that elect to participate in the program (i.e., a 50% subsidy for all households that elect to participate in the program, capped at 50% of the total Project households); and, will subsidize 100 percent of the annual fee for up to 100 percent of the below market rate households. In the event the TMO is unable to retain a commercial carshare vendor, the TMO may consider diverting the funds otherwise planned to provide membership subsidies to the establishment of a peer-to-peer carsharing model, such as Getaround. The peer-to-peer model relies on private individuals registering their car for use by other residents for a fee. To ensure comparable levels of service and reliability to a traditional carshare provider (such as Zipcar), the peer-to-peer model would require aggressive marketing, outreach, and incentives to ensure that a sufficient fleet is established in terms of the number of vehicles and their locations. Another alternative approach could be the establishment of a Valencia-specific carshare service, as has been done successfully in small cities such as Ithaca, New York (population 30,515).

11. Neighborhood Electric Vehicle (NEV) and Electric Bicycle (E-Bike) Strategy

Description: NEVs are classified in the California Vehicle Code as a “low speed vehicle”. They are electric powered and must conform to applicable federal automobile safety standards. NEVs offer an alternative to traditional vehicle trips and can legally be used on roadways with speed limits of 35 MPH or less (unless specifically restricted). They are ideal for short trips up to 30 miles in length and can promote a mode shift from single-occupancy vehicles, particularly in their ability to replace short trips.

E-Bikes present another travel option with similar mode shift potential for short trips. Low-speed, pedal-assisted and throttle-assisted E-Bikes (Class 1 and 2) can reach a maximum speed of 20 MPH and are allowed by state law on all bicycle facilities, including dedicated bicycle paths, unless a local ordinance specifies otherwise. A survey conducted in 2015⁶ showed that E-Bikes are particularly

⁶ “E-bikes in North America: Results from an Online Survey,” John MacArthur, http://www.bikeleague.org/sites/default/files/E_bikes_mini_report.pdf.



popular in hilly areas and improve the mobility of older residents or people with disabilities who are unable to ride a standard bicycle. Class 1 and 2 E-Bikes do not require a driver's license, registration or insurance and the State of California specifies no minimum age.

Application: The applicant, or its designee, shall incorporate into the design of the planned development located on the Project Site a comprehensive, interconnected travel network that accommodates NEV use and includes features such as NEV parking, charging facilities, striping, signage, and educational tools. Additionally, the applicant or its designee will provide funding for a subsidy covering 25 percent of the NEV purchase price (up to a \$2,750 subsidy) that would be made available to residential detached single-family units located on the Project Site. The applicant or its designee also will provide funding for a subsidy covering 50 percent of the E-Bike purchase price (up to a \$750 subsidy) that would be made available to all residential units on the Project Site. Subsidies will be made available to original homeowners. Should funding remain available at build-out, the TMO may expand eligibility to subsequent homeowners.

12. Mobility Hubs

Description: Mobility hubs are one-stop centers for transit, rideshare meeting, carshare, bicycle repairs, bicycle share, end-of-trip facilities, and other commuter amenities. Mobility hubs are designed to facilitate multi-modal travel and encourage mode shifts by co-locating services and aggregating information.

Application: The applicant, or its designee, shall incorporate into the design of the planned development located on the Project Site four small mobility hubs and two large mobility hubs. The following amenities are typical amenities that may be included at each mobility hub, dependent upon size (see *RMDP/SCP Project: Transportation Demand Management Plan Evaluation, Fehr & Peers, September 2016, Exhibits 3 and 4*):

Small Mobility Hub:

- Information kiosks
- Transit arrival information
- Bike lockers and bike parking
- Enhanced pedestrian amenities
- Branding/signage



- Co-location of carshare and bikeshare

Large Mobility Hub:

- Information kiosks
- Transit arrival information
- Bike lockers and bike parking
- Enhanced pedestrian amenities
- Branding/signage
- Co-location of carshare and bikeshare
- Designated park-and-ride spaces

13. Tech-Enabled Mobility

Description: Advances in technology have led to innovative new TDM opportunities. Recent technological applications include improved ride matching apps, real-time ride sharing, and innovative platforms that allow for trip planning, trip tracking, the administration of rewards programs, and real-time bus information.

Application: The TMO, or its equivalent management entity, shall establish as part of the planned development located on the Project Site a one-stop website for transportation information, as well as complementary apps for mobile devices and computers.

14. Bike/Scootershare Program

Description: Similar to carshare members, bikeshare members also have lower auto ownership rates and drive less than non-bikeshare member counterparts. Studies have found that on average 7% of bikeshare members replaced their personal vehicle with the bikeshare⁷. Both bikeshare and scootershare programs have been shown to reduce vehicle trips and associated greenhouse gas emissions.

Application: The TMO, or its equivalent management entity, shall establish a station-based or dockless bike/scootershare system on the Project Site with up to 24 stations or designated micromobility parking areas, in the case of a dockless system. The system may offer a variety of micromobility devices, however, at least fifty percent of the fleet will be comprised of electric devices. In order to increase

⁷ Johnston, K. (2014, April 7). Beyond Urban Planning: The Economics of Capital Bikeshare. *Georgetown Public Policy Review*. Retrieved from <http://gppreview.com/2014/04/07/beyond-urban-planning-the-economics-of-capital-bikeshare/>



ridership, program participation will be subsidized. Specifically, the TMO, through assessments, or other funding mechanisms that may be applicable, will subsidize 50 percent of the annual membership cost for up to 1.5 percent of Project residents who live in market rate housing; and 100 percent of the annual household membership cost for below market rate households.

15. Transit Fare Subsidies for Residents

Description: Subsidizing the cost of transit or other alternative modes can encourage adoption of these modes.

Application: The TMO, through assessments, or other funding mechanisms that may be applicable, shall fund, and shall provide alternative transportation subsidies to residents located within the Project Site (up to 3250 passes based on anticipated participation rates). Market-rate properties must be part of the HOA or pay TMO dues for their residents to qualify.

Table 1: TDM Plan Performance Metrics and Targets, sets forth the applicable performance metrics and targets for each strategy identified for implementation herein. Notably, however, and as described in Chapter 4.0 below, implementation of this “umbrella plan” will be subject to applicability evaluations and customization efforts in conjunction with the processing of County-level entitlements for planned development located on the Project Site. The overall implementation of this TDM Plan on the Project Site is anticipated to produce the desired effect and facilitate transportation behaviors and patterns that result in meaningful reductions in the number of vehicle trips and vehicle miles traveled.

2.2 TDM Resources

The following regional and local resources presently are available to facilitate implementation of the TDM Plan.

2.2.1 Go511

Go511 is Southern California’s traffic information portal. It links commuters and employers to resources and information about car- and vanpooling, trip planning, commute costs, current traffic, and other helpful commute information. It offers regional employer programs, including a free Guaranteed Ride Home program, which provides commuters



who take transit, car- or vanpool, or bike or walk to work with a free ride home in case of an emergency.

The affiliated ride share service, RideMatch, a joint partnership between Los Angeles County, Orange County, and Ventura County, provides commuters with a platform to find a car- or vanpool match, as well as other local resources and incentives for use. Additional employer and commuter programs are available from the Los Angeles County Metropolitan Transportation Authority, which also offers assistance with and incentives for setting up vanpools.

Associated web sites:

<http://www.go511.com/>

<https://www.ridematch.info/>

<http://www.metro.net/riding/rideshare/>

2.2.2 Vanpool Providers

Commuter vanpooling is a transportation mode that encourages employees who live near each other to commute to work via a van leased to the group by a private company. Three vanpool providers operating in Southern California are Commute with Enterprise, Green Commuter, and AVR Vanpool. The Los Angeles County Metropolitan Transportation Authority (Metro) has a vanpool program that offers assistance with vanpool formation and provides a subsidy of up to \$500 subsidy per vanpool. An additional subsidy may be available through Rideshare L.A. County as a pilot program.

Associated web sites:

<https://www.metro.net/riding/vanpool/>

<https://rideshare.lacounty.gov/vanpool-new/>

<https://www.commutewithenterprise.com/en.html>

<https://www.airportvanrental.com/vanpool>

<https://greencommuter.org/vanpooling>

2.2.3 Ridesourcing Options

In addition to traditional taxicab service, both Uber and Lyft operate in a service area that includes the City of Santa Clarita and the County of Los Angeles, including the Project Site.



Both companies allow users to request rides real-time via a mobile app with payment processed through the app and offer carpooling options on the fly (Lyft Shared and UberX Share). Rides are generally less expensive than a taxi ride, based on supply and demand of drivers and passengers.



3.0 TDM Implementation Plan

Following the California Department of Fish & Wildlife's (CDFW) approval of the Newhall Ranch RMDP/SCP, implementation of this TDM Plan is overseen by the County of Los Angeles as individual village-level projects are processed and approved by the County. Because the VMT-reducing strategies that comprise the TDM Plan are expected to have varying levels of applicability and degrees of effectiveness for individual village-level projects, the TDM Plan (including performance metrics) may be refined, as necessary, as part of the County's approval process, to reflect the relevant characteristics (e.g., land use mix) of each respective village.

Notwithstanding, the performance metrics identified in this TDM Plan shall be met in full, upon buildout of all development facilitated by the RMDP/SCP. In the event the maximum development potential authorized by CDFW's approvals is not achieved as part of the County's approval processes for the individual village-level projects, the VMT-reducing strategies and performance metrics may be adjusted to reflect the modified buildout projections while maintaining consistency with the core objectives of this TDM Plan (i.e., to reduce the number of single occupancy vehicle trips through the utilization of alternative forms of motorized and non-motorized transport and related strategies and, thereby, reduce total VMT and the corresponding GHG emissions).

3.1 Funding Options

The TMO and the long-term implementation of the TDM Plan, including transit, carshare and bikeshare programs subsidies, will be funded by TDM assessments, or other funding mechanisms that may be applicable, which all applicable property owners will be required to pay. The payment structure will be enforced through Covenants, Conditions and Restrictions (CC&Rs) placed on residential and commercial properties. The applicant or designee will provide funding for infrastructure components, such as mobility hubs, traffic calming, the pedestrian network, bikeshare facilities, and NEV/E-Bike subsidies. As needed, the applicant, or its designee, also may subsidize TMO operation during the first years until revenues from assessments are sufficient to fund the annual TMO operating expenses.



3.2 Organizational Structure

As previously discussed, a non-profit Transportation Management Organization (TMO) or equivalent management entity will be established to deliver the programs and services identified in this TDM Plan, as applicable.

3.3 TMO Creation Action Plan

It is estimated that the start-up activities to prepare for implementation of the TDM programs and strategies identified in this plan will begin approximately three months prior to issuance of the first building permit. The timing ensures that an organizational structure that facilitates the receipt of funds and the provision of applicable TMO services will be in place as soon as the first property owners and tenants move in. The TMO will be a non-profit organization. The governing body's membership gradually will expand to include a growing number of property owners as they begin occupancy at the Project Site. TMO creation steps are as follows:

- **Create a TMO and form a governing body:** If the TMO is a division of an existing entity, such as a master owners' association, this step simply involves formalizing and expanding a steering committee. If the TMO is envisioned as an independent non-profit organization, the steps for incorporating the entity are listed below.
- **Incorporation of the TMO (optional):** The process for incorporating a TMO is outlined below.
 - Draft and file the articles of incorporation
 - Recruit and appoint a Board of Directors
 - Draft by-laws and conflict of interest policy
 - Conduct initial board actions (election of board officers, approval of the by-laws and conflict of interest policy, and establishment of a bank account).
 - Obtain an employer identification number
 - File the initial registration form (Form CT-1) with the California Attorney General's Registry of Charitable Trusts
 - File the Statement of Information (Form SI-100) with the Secretary of State
 - Apply for federal tax exemption with the Internal Revenue Service (IRS) and receive a determination letter from the IRS
 - Apply for California tax exemption with the California Franchise Tax Board (FTB) and receive an affirmation of exemption letter from the FTB



3.4 Key Implementation Actions

Implementation of the TDM Plan shall be phased in, based on the mix of uses developed, occupancy rates, need, and demand. Additionally, in coordination with the County of Los Angeles, the applicant (or its designee) shall review the planned development located within the Project Site concurrent with the processing of County-level entitlements for each village. Each village's land use map, composition of land use categories, and geographic placement within the Project Site shall guide the determination of the precise implementation of the strategies identified herein. It is not anticipated that every village necessarily will implement each strategy enumerated in this TDM Plan (e.g., each village may not include its own mobility hub). Village-specific performance metrics and targets will be prepared in conjunction with the County's approval process for use in lieu of the overarching metrics and targets presented in Table 1. That said, the overall implementation of this TDM Plan on the Project Site is anticipated to facilitate transportation behaviors and patterns that result in meaningful reductions in the number of vehicle trips and vehicle miles traveled.

3.4.1 Start Up Activities

The start-up activities summarized below will be undertaken to prepare for TDM service delivery. The applicant, or its designee, will:

- Hire staff and establish the TMO, including creation of a financial structure and accounting procedures

The applicant, or its designee, and TMO staff will proceed to:

- Create the TMO budget and ensure TDM program funding by finalizing assessment rates;
- Identify stakeholders and establishing the relationships necessary to successfully implement the TDM strategies;
- Finalize a business plan and create a detailed work plan;
- Create TMO branding and identity;
- Develop a marketing plan;
- Create a steering committee; and
- Establish monitoring and evaluation procedures.



3.4.2 Year One Activities – Based on development triggers

The activities described in this section prepare the TMO for effectively implementing its service when certain milestones are reached. These include employers and residents moving in, schools opening, and bikeshare and carshare systems launching. These activities do not necessarily happen during the first year of operation; instead, they are triggered by differing development milestones dependent upon the particular strategy and, generally, correspond to the first year of residential occupancy or the first year of school operation within the district unless otherwise noted. The timeline in section 3.5 below lists the triggers along with the corresponding strategies and actions. In Year One, the TMO will:

- Initiate the preparation of marketing materials, which may include new resident and new employee welcome kits, as well as general marketing materials;
- Establish an incentive structure for behavior-supportive subsidies, including prizes for drawings or giveaways to be used to incentivize and reward change from single occupant vehicle travel;
- Begin working with employers prior to their move to the Project Site;
- Conduct outreach to developers and property managers to ensure that preferential carpool parking, loading and passenger waiting zones and other end-of-trip facilities are implemented;
- Develop an effective system to administer payment of transit, bikeshare, and carshare program subsidies to employees, students and residents, as applicable;
- Develop a SRTS travel planning strategy that will promote transit service and encourage walking, biking and carpooling to school;
- Assess and employ tech-enabled mobility to provide functionalities such as trip planning, ridematching, ridehailing, trip tracking, rewards programs, and others;
- Begin implementation of monitoring and evaluation activities;
- Launch bikeshare program;
- Launch carshare program.

3.4.3 Ongoing Activities – Years 2 – 5

While specific implementation details will evolve over time and may be adjusted based on new strategies, technologies, or approaches that become available, these general categories will remain key components of program implementation during the first five years and beyond. During these years, TMO staff will:



- Administer transit/alternative transportation subsidies and introduce bikeshare and carshare subsidies as the programs are launched;
- Implement a residential engagement strategy to educate residents about alternative transportation options, available subsidies, and related programs;
- Implement an employer engagement strategy to educate both employers and their employees about the commute options, subsidies, and programs available to them;
- Administer school travel planning programs, such as school pools, walking, school bus, bike trains, incentives, and other programs available at that time; and
- Continue to monitor and evaluate TDM activities.



3.5 Timeline and Phasing

This timeline of TMO activities was developed to provide an estimate of when, during the development phasing process, certain actions need to begin in order to ensure service delivery as building occupancy occurs. The timeline may be adjusted based on changes to the TDM strategies. The TMO will begin operations approximately after the 1,000th residential unit has been occupied. Once the TMO is operational, the implementation will follow the triggers outlined in Table 1 below.

Table 1: Development Triggers

Timeline	Development Triggers	Applicable Land Use				Strategy	Actions
		Residential	School	Retail	Office		
	Approximately at 1,000 residential units occupancy	✓	✓	✓	✓	TMO operations	TMO begins operations. Branding and marketing plan development begins.
	Prior to first occupancy		✓	✓	✓	Required commute trip reduction program	TMO outreach to developers to ensure preferential parking, passenger loading for rideshare vehicles, waiting areas for rideshare
	Prior to occupancy for each applicable land use	✓	✓	✓	✓	TMO operations	Implement systems to deliver subsidies to residents, students, and employees
			✓			SRTS travel planning	Develop school travel planning program, implementation of programs
			✓	✓	✓	Required commute trip reduction program	Pre-relocation employer outreach
		✓				Alternative transportation subsidies - affordable housing	Market subsidies to affordable housing residents
			✓	✓	✓	Alternative transportation subsidies - employees	Work with employers to market alternative transportation subsidies
			✓	✓	✓	Alternative work schedules & telecommute program	General employer outreach, assistance to employers >100 employees, develop monitoring methods and begin tracking of implementation at large employer sites (>100 employees)
		✓				Alternative work schedules & telecommute program	Residential outreach through welcome kits and marketing
			✓	✓	✓	Required commute trip reduction program	Select and launch ridematching tool
		✓	✓	✓	✓	Tech-enabled mobility	Manage web site updates, app selection, distribution & marketing, etc.
	1,250 residential units in each village	✓				Carshare program	Begin implementation of carshare program and promotion of subsidies to residents
		✓				Bikeshare program	Begin implementation of bikeshare program and promotion of subsidies to residents



Activities that do not fall under the purview of the TMO, such as the review and approval of construction traffic management plans, inclusion of affordable housing, the development of a pedestrian network, traffic calming, and the transit network expansion, shall be incorporated into the County of Los Angeles' development review and approval activities and, in the case of transit expansion, coordinated and negotiated with City of Santa Clarita Transit.

4.0 Program Monitoring

The applicant (or its designee) and/or the TMO or equivalent management entity will track the progress towards meeting the performance metrics and targets identified in Table 2, RMDP/SCP TDM Plan Performance Metrics and Targets. Such monitoring includes verification of the installation of infrastructure components, payment of subsidies, and implementation of the various programs and services identified in this TDM plan. Progress will be monitored as identified in Table 2 to ensure that program goals are met and to inform the implementation of TDM strategies going forward.

Progress towards meeting the identified targets will be tracked via the following data collection mechanisms:

- **Field verification:** Field verification primarily will be used to verify installation of infrastructure components such as the Pedestrian Network, Traffic Calming, NEV travel network, Mobility Hubs, and Bikeshare Network. The field verification will be performed by the TMO or equivalent entity.
- **Resident Surveys:** The TMO or equivalent entity will track program participation and conduct resident surveys as needed to track the following metrics:
 - Percentage of workforce residents participating in an alternative work schedule;
 - Percentage of students arriving at school via public transit or non-motorized modes;
 - Percentage of households with a carshare membership;
 - Percentage of households with an NEV or E-Bike; and
 - Percentage of below-market households with a subsidized transit pass.
- **TMO Reports:** The TMO or equivalent entity will prepare an annual report detailing its activities and accomplishments, including the establishment of, and ongoing activities related to:



- Required Commute Trip Reduction Program; and
 - Tech-enabled Mobility Program.
- Employer Reports/Surveys: Employers will submit an annual report to the TMO, or participate in an annual survey conducted by the TMO, as appropriate, to ensure the following metrics are tracked:
 - Percentage of employees participating in an alternative work schedule;
 - Percentage of employees receiving a discounted transit pass or other alternative transportation subsidy.

Additional methods listed in Table 2 include the review of partnership documents and reports from partnering agencies, and final as-built documents.



Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
1	Integrate Affordable and Below Market Rate Housing	Because income has a statistically significant effect on the probability that a commuter will take transit or walk to work, affordable and below market rate housing provides greater opportunity for lower income families to live closer to job centers and achieve jobs/housing balance near transit.	Percentage of deed-restricted, below market housing units	10% of total housing units upon full build-out of the development facilitated by the RMDP/SCP	Review of deed-restricted, below market housing units within the development divided by total number of housing units	Once after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
2	Pedestrian Network	Pedestrian facilities, such as sidewalks, paseos, and trails.	Pedestrian network build-out that provides internal pedestrian facilities and facilities that connect off-site	Full build-out of planned pedestrian network that provides internal and external pedestrian connections	Field Verification	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village
3	Traffic Calming	One or more traffic calming measures for all on-site roadways and intersections. These measures include but are not limited to: count-down signal timers, marked crosswalks, raised crosswalks, raised intersections, speed tables, median islands, planter strips with trees, curb extensions, on-street parking, tight corner radii, roundabouts or mini-circles, and chicanes/chokers.	Percentage of streets and intersections with a traffic calming improvement	100% of streets and intersections	Field Verification	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village
4	Transit Network Expansion	Extension of Santa Clarita Transit routes into Valencia.	Extension of transit system coverage throughout RMDP/SCP project area to each village, consistent with the Conceptual Transit Plan (or equivalent)	Extension results in 80% increase in Santa Clarita Transit system network coverage within the RMDP/SCP project area, as compared to the existing coverage provided within the project area	Transit Operator Reports	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
5	Alternative Work Schedules and Telecommute Program (Residential End)	High-speed internet available to residents and marketing efforts by the Transportation Management Organization (or equivalent entity). ⁸	Percent of workforce residents participating in an alternative work schedule	10% of workforce residents participating in an alternative work schedule	Resident Surveys/Big Data ⁹	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
		Internet speeds	Pre-wired residential access to high-speed internet	Internet Service Provider Reports	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village	
6	Required Commute Trip Reduction Program	Multi-strategy required program that encompasses a combination of individual VMT reduction measures, such as ride-sharing, marketing, transit fare subsidy, preferential parking, and/or end-of-trip facilities at larger employers. (This is neither intended to be an inclusive or exclusive list of potential measures.)	Program established with a threshold for participation set such that at least 50% of employees at Valencia are captured in the program	Establishment of a multi-strategy program that includes components such as preferential carpool parking, flexible work schedules for carpools, transit fare subsidies, ridematching, designation of a transportation coordinator, vanpool assistance, and bicycle end-trip facilities	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
7	Alternative Work Schedules and Telecommute Program (Work End)	Encouraging telecommuting and alternative work schedules (e.g., 4/40, 9/80).	Percent of employees participating in an alternative work schedule	10% of employees participating in an alternative work schedule	Employer Report or TMO Survey	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
8	School Bus Program	Fully subsidized school bus transit pass to all junior high and high school students	School bus transit passes distributed to Junior High and High School Students	Established as part of the development of each respective village	TMO report	Annually after full build-out of each village	Concurrent with the full build-out of each

⁸ When referred to in this table, TMO includes a Transportation Management Organization or an equivalent entity.

⁹ Advances in Big Data have increased the data’s suitability for measuring mode share. Replica is one example of a tool that uses big data and provides mode share and telework data.

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
		TMO staffs a Safe Routes to School Coordinator position for each Valencia Elementary School to coordinate SRTS programming. Each School District staffs a SRTS Coordinator position (0.25 FTE per district) to coordinate programming on-site, work with the TMO and work with school staff to implement Safe Routes to School.	Percentage of Junior High and High School students arriving at school via bus or non-motorized modes	76% of students	Resident Surveys		respective village
			Staff person hired at TMO	1 FTE	TMO report		
			Staff person hired at each School District	0.25 FTE per district	School Districts report		
			Percentage of Elementary School students walking or biking to school	28% of students	Resident Surveys		
9	Transit Fare Subsidy for Employees	Discounted daily or monthly public transit passes or other alternative transportation subsidy for employees whose employer does not participate in the CTR Program.	Fund a transit or alternative transportation subsidy program for 10% of all employees employed at Valencia whose employer does not participate in the CTR Program, at \$5.96 subsidy per person per day.	10% of non-CTR Program employees	Employer Reports or TMO Survey	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
10	Carshare Program	On-site availability of car-share vehicles throughout the project site, such as Zipcar or other.	Provide infrastructure for carshare parking spaces at mobility hubs	Full build-out of supportive carshare network	Final as-built documents	Once as to each village that includes a mobility hub, after build-out of each such village is complete	Full development build-out of each village with an identified mobility hub
			Carshare provider contracted to serve Valencia	Partnership with carshare provider	Partnership documents	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
			Membership in carshare program	1% of residents participate in carshare program	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
11	NEV & E-Bike Strategies	Travel network that accommodates NEV & E-Bike use, including features such as charging facilities, striping, signage, and educational tools. Initial financial incentive in the form of subsidies is included in this strategy: NEV subsidies are available to original owners of detached single-family homes and E-Bike subsidies are available to all original homeowners.	NEV travel network build-out	Full build-out of planned NEV travel network	Field Verification	Once as to each village, after build-out of each village is complete	Full development build-out of each respective village
			Percent of households with an NEV	20% of single-family households (1,749 households)	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
			Percent of households with an E-Bike	55% of all households (11,683 households)	TMO Report	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
12	Mobility Hubs	One-stop centers for transit, rideshare meeting, carshare, bicycle repairs, bicycle share, end-of-trip facilities, commuter amenities. Centrally located within neighborhood and employment centers, consistent with the Conceptual Transit Plan (or equivalent).	Number of small mobility hubs (providing information kiosks, transit arrival information, bike lockers and bike parking, enhanced pedestrian amenities, branding/signage, co-location for carshare and bikeshare)	4 small mobility hubs	Field Verification	Once as to each village that includes a mobility hub, after build-out of each such village is complete	Full development build-out of each village with an identified mobility hub
			Number of large mobility hubs (providing information kiosks, transit arrival information, bike lockers and bike parking, enhanced pedestrian amenities, branding/signage, co-location for carshare and bikeshare, designated park-and-ride spaces)	2 large mobility hubs	Field Verification	Once as to each village that includes a mobility hub, after build-out of each such village is complete	Full development build-out of each village with an identified mobility hub

Table 2: RMDP/SCP TDM Plan Performance Metrics and Targets

Strategy #	Strategy	Description	Metric/Performance Measure	Target	Collection Method	Collection Frequency	When Target Should Be Met
13	Tech-Enabled Mobility	One-stop website for Valencia transportation information. Comprehensive commute planning, on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, carshare), traffic information, etc. All-in-one Valencia specific transportation app or suite of apps. Similar information and services as on website.	Mobile Application implemented by TMO that displays the following: on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, carshare), traffic information	One TMO-implemented application	TMO Report	Annual updates and upgrades to application	Full development build-out of each village
			Website implemented by TMO for transportation information that displays the following: on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, carshare), traffic information	One TMO-implemented website	TMO Report	Annual updates and upgrades to website	Full development build-out of each village
14	Bike/Scootershare	On-site availability of bikeshare bicycles, including standard and E-Bikes or e-scooters in the fleet, throughout the project site with subsidized membership.	Provide infrastructure for up to 15 bikeshare stations/parking areas at mobility hubs and other locations, including 50% E-Bike/E-Scooter composition	Full build-out of planned bike/scootershare network	Field Verification	Once after full build-out of all development facilitated by the RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
			Third party provider contracted to serve Valencia	Partnership with third party provider	Partnership documents	Annually after full build-out of all development facilitated by RMDP/SCP	Full build-out of all development facilitated by RMDP/SCP
15	Transit Fare Subsidy for Residents	Discounted daily or monthly public transit passes or other alternative transportation subsidy for residents (excluding residents of market-rate properties that do not pay HOA or TMO dues).	Fund subsidized transit pass at \$5.96 per day for residents in all households	3,250 subsidies	TMO Report	Annually after full build-out of housing facilitated by RMDP/SCP	Full build-out of housing facilitated by RMDP/SCP



MEMORANDUM

Date: December 16, 2022

To: Alex Herrell, The Newhall Land and Farming Company

From: Tom Gaul & Chelsea Richer, Fehr & Peers

Subject: Quantification of Implementing TDM Strategies

Ref: LA16-2810/LA22-3381

The purpose of this memorandum is to document the VMT reductions associated with expanded transportation demand management (TDM) strategies to implement the School Bus Strategy in the Newhall Ranch TDM Plan in the Final Additional Environmental Analysis by the California Department of Fish & Wildlife (TDM Plan).¹ As background, the TDM Plan includes fifteen strategies designed to maximize VMT reduction opportunities within the facilitated development areas of the RMDP/SCP Project, taking into account the Project location and the types of land uses that would be facilitated by the Project. The estimated total VMT reduction for these 15 strategies was previously determined to be 14.9%. The TDM Plan allows for alternative strategies to be implemented over time that provide an equivalent level of VMT reduction. This memo describes five TDM strategies that are expected to achieve an equivalent level of VMT reduction once implemented and incorporated into the TDM Plan.²

In some cases, quantification of these strategies is based on research contained in the California Air Pollution Control Officers Association's 2010 report entitled *Quantifying Greenhouse Gas Mitigation Measures – A Resource for Local Government to Assess Emission Reductions from Greenhouse Gas Mitigation Measures* (CAPCOA). For some strategies, the creation of a quantification methodology was required, based on a review of available research and documentation.

This implementation memorandum describes the five adjusted and expanded strategies that are incorporated into the TDM Plan and achieve an equivalent level of VMT reduction, as shown below:

¹ Fehr & Peers (2016). RMDP/SCP Transportation Demand Management Plan Evaluation, dated September 7, 2016, published as Appendix 8 of the Final Additional Environmental Analysis, California Department of Fish & Wildlife, SCH No. 2000011025, June 12, 2017.

² Valencia Transportation Demand Management Plan, October 2022. Formerly called "Newhall Ranch TDM Plan". "Valencia" in this context refers to the development to be facilitated by the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan, and includes the Newhall Ranch Specific Plan, Entrada, and Valencia Commerce Center planning areas.

- Strategy 8: School Bus Program
- Strategy 9: Transit Subsidies for Newhall Ranch Employees
- Strategy 11: NEV & E-bike Strategy
- Strategy 14: Bikeshare & Scootershare
- Strategy 15: Transit Subsidies for Newhall Ranch Residents

STRATEGY 8 – SCHOOL BUS PROGRAM

The School Bus Strategy, Strategy 8, will be adjusted in conjunction with additional strategies during implementation as described below to provide an equivalent level of reduction in VMT.

As originally described and quantified in the TDM Plan, Strategy 8 assumes 76% of families in the area covered by the TDM Plan participate in the school bus program across elementary, junior, and senior high schools, which would be free for students to use. During implementation, by partnering with Santa Clarita Transit (SCT), the organization established to implement the TDM Plan will fully subsidize high school and junior high school student school bus fares to implement Strategy 8. SCT currently provides busing services for high school and junior high school students via their public bus service, with fares at \$1 per ride, in conjunction with other measures described below.

For the high school and junior high school level, uptake between a school-district operated system and the existing SCT service is expected to be equivalent because Newhall will offer full fare school bus subsidies to all students and coordinate closely with SCT to ensure the routes, stops, and service hours are in line with student needs, including before school and after-school hours. Given potential parent concerns about elementary school students traveling on a public bus system, the SCT system currently does not provide service to elementary school students that would result in equivalent uptake as a district-provided school bus system.

The total number of students anticipated within the area covered by the TDM Plan is 8,778.³ Of this total, 4,320 would be elementary students, or 49%. Therefore, Newhall could expect to see 51% of the previously-estimated overall VMT reduction for the School Bus Strategy (3.4%) as a result of implementing the SCT program (100% of students less 49% elementary students). This would result in an estimated VMT reduction of 1.7% ($51\% \times 3.4\%$).

In order to achieve an additional 1.7% VMT reduction for an equivalent level of TDM reduction, a portion will be realized through a strong Safe Routes to School (SRTS) program implemented at the elementary schools. Approximately 22% of elementary school students are expected to live

³ Data provided by FivePoint on 5/16/19.

within a quarter mile of their school, and would comprise the maximum reasonable “baseline” for students walking and biking to school. Research on the effectiveness of SRTS programs shows that an increase of 25% of students walking or biking could be anticipated as a result of SRTS programming (separate from the effects of physical infrastructure changes) (McDonald, et al, 2014).

As previously described in the TDM Plan evaluation memo, the reduction in school VMT is calculated by multiplying the participation rate – in this case, the 25% marginal increase in walking and biking participation rate attributable to the implementation of the SRTS program – by the number of school weeks divided by the number of total weeks in the year.

$$\% \text{ Reduction in Elementary School VMT} = 25\% \text{ marginal participation rate of families} * 22\% \text{ baseline} * (39 \text{ school weeks} / 52 \text{ weeks})$$

This percent reduction is then applied to the VMT that would be generated by the Project’s elementary school-based trips, or 49% of the 5.9% of total annual school VMT, to calculate the reduction to overall project VMT. In total, this results in an additional overall project VMT reduction of 0.1% ($25\% * 22\% * 39/52 * 49\% * 5.9\%$).

Therefore, the combined school bus SCT and SRTS strategies would result in a 1.8% overall VMT reduction. The remaining 1.6% VMT reduction is discussed below.

STRATEGY 9 – TRANSIT SUBSIDIES FOR NEWHALL RANCH EMPLOYEES

The Employee Transit Subsidy, Strategy 9, will be expanded during implementation, as follows. By increasing the amount of subsidy from \$2.98 per day to \$5.96 per day, while maintaining the assumptions about levels of employee eligibility at 50%, Strategy 9 will achieve an additional 0.3% reduction in VMT, reaching a total of 1.4% for Strategy 9. As described in the evaluation of the TDM Plan, \$2.98 equates to between 25%-100% of a round-trip fare on Santa Clarita Transit, depending on the service class selected. Currently, a one-way fare for a local route is \$1.00, while a one-way fare for the most expensive commuter route (to Century City and Los Angeles) is \$4.00. A \$5.96 subsidy per day would cover substantially more of the cost of a round-trip fare on the commuter routes, but not 100%. Employee eligibility cannot be adjusted for this strategy, since 50% of employees are already assumed to have transit pass subsidies provided through Strategy 6.

STRATEGY 11 – NEV & E-BIKE STRATEGY

The E-bike Strategy will be expanded during implementation. In the original TDM Plan, this strategy is considered as a component of the NEV strategy, Strategy 11, with a bifurcated approach to implementation that provides NEV subsidies to single-family households and e-bike subsidies to

multi-family households. During implementation, e-bike subsidies will be provided to all households, at the same value as assumed in the TDM Plan, to achieve an additional 0.4% reduction in VMT, reaching a total of 2.9% for Strategy 11.

STRATEGY 14 – BIKESHARE & SCOOTERSHARE

The Bikeshare Strategy, Strategy 14, will be expanded during implementation. In the original TDM Plan, the effectiveness of the Bikeshare Strategy is based on empirical bikeshare usage data from Los Angeles. Implementation of the strategy assumes a non-electric fleet. Recent research into the implementation of electric bikeshare compared to standard bikeshare indicates a higher level of usage for electric bikeshare, higher rates of mode shift from automobile modes, and lower sensitivity to environmental factors such as weather and air quality (Campbell et al, 2016). In addition, dockless e-bike-based fleets were used between two and three times as frequently as standard pedal bike-based fleets in 2018 (NACTO, 2019). Preliminary research from the Capital Bikeshare system pilot in Washington, D.C., shows that e-bike trips are approximately 20% longer than standard bike trips taken on the same bikeshare system (Sussman, 2018). In recent years, electric dockless scootershare programs have also become a popular iteration of this type of mobility system, with a limited base of literature demonstrating VMT reduction potential (Volker, 2020).

However, not all trips taken on bikeshare or scootershare – whether on e-bikes, e-scooters, or standard bikes – are replacements for vehicle trips; some are entirely new trips. Given this consideration, it is reasonable and conservative to increase the effectiveness of the bikeshare system in reducing VMT by 50% over its previously-estimated levels of effectiveness, if the fleet were comprised of e-bikes in addition to standard bicycles. Making this adjustment to the implementation guidelines in the TDM Plan achieves an additional 0.15% VMT reduction, for a total of 0.5% for Strategy 14.

STRATEGY 15 – TRANSIT SUBSIDIES FOR NEWHALL RANCH RESIDENTS

The Resident Transit Subsidy, Strategy 15, will be expanded during implementation. For Strategy 15, increasing the level of subsidy offered to people who live in below market rate households from \$2.98 to \$5.96 per day, and adding a transit subsidy benefit for people who live in market rate households at a level of \$5.96 per day, will achieve an additional 0.8% reduction in VMT, for a total of 0.9% for Strategy 15.

CONCLUSION

Together, the above implementation adjustments to the TDM Plan achieve an equivalent level of VMT reduction as previously estimated for the TDM Plan. This includes the dampening effects of combining the individual VMT reduction amounts associated with each strategy, as described in the memorandum evaluating the TDM Plan. A total estimated 14.9% VMT reduction will result from the TDM Plan with the above adjustments and additions.

Table 1
Strategies in the Recommended TDM Plan for the RMDP/SCP Project ^{1,2}

Strategy Number	Strategy	Description	Relevant Data	CAPCOA Reference	CAPCOA Reduction Range	CAPCOA VMT Reduction for Trip Type	Reduction to Overall VMT ³
1	Integrate Affordable and Below Market Rate Housing	Below market rate housing provides greater opportunity for lower income families to live closer to job centers and achieve jobs/housing match near transit. Income has a statistically significant effect on the probability that a commuter will take transit or walk to work.	6% of units are below market rate and affordable to an average income of 75% below area median income	LUT-6	0.04%-1.2%	0.2%	0.2%
2	Pedestrian Network	Pedestrian facilities such as sidewalks, paseos, and regional trails.	Within project and connecting off-site	SDT-1	0%-2%	2.0%	2.0%
3	Traffic Calming	One or more traffic calming measures for all on-site roadways and intersections.	100% of streets within project; 100% of intersections within project	SDT-2	0.25%-1%	1.0%	1.0%
4	Transit Network Expansion	Extension of Santa Clarita Transit routes within the RMDP/SCP project area.	80% increase of transit network coverage; 2.3% transit mode share as a % of total daily trips; includes TST-2 ⁴	TST-3	0.1%-8.2%	1.3%	1.3%
5	Alternative Work Schedules and Telecommute Program (Residential End)	Highest internet speed available to residents and marketing efforts by the Transportation Management Organization.	10% of employees participating; 1.5 days of telecommuting to jobs outside Newhall Ranch	TRT-6	0.07%-5.5% (commute trips only)	2.2%	0.2%
6	Required Commute Trip Reduction Program	Multi-strategy required program that encompasses a combination of individual VMT reduction measures such as ride-sharing, marketing, preferential parking, and end-of-trip facilities. Targets for the program are set and subject to regular performance monitoring and reporting.	50% of employees eligible (participating); includes TRT-3, TRT-5, TRT-7, TRT-8	TRT-2	4.2%-21% (commute trips only)	10.5%	1.5%
7	Alternative Work Schedules and Telecommute Program (Work End)	Encouraging telecommuting and alternative work schedules (e.g., 4/40, 9/80).	10% of employees participating; 4/40 plan	TRT-6	0.07%-5.5% (commute trips only)	1.5%	0.2%
8	School Bus Program	Implement modified school bus program: 51% of students (junior and senior high school level) taking SCT service with fully-subsidized pass.	76% of families with students in junior or senior high school use SCT Program	TRT-13 (mod)	38%-63% (school trips only)	57.0%	1.7%
		Implement modified school bus program: 49% of students (elementary level) participating in a Safe Routes to School program to encourage greater walking/biking.	30.5% of families with students in elementary school walk/bike to school	N/A	25% (school trips only) ⁵	4.1%	0.1%
9	Transit Fare Subsidy for Employees	Discounted daily or monthly public transit passes for employees.	50% of employees eligible at \$5.96/day subsidy	TRT-4	0.3%-20% (commute trips)	10.0%	1.4%
10	Carshare Program	On-site availability of car-share vehicles throughout the project site, such as Zipcar or a Newhall Ranch-specific fleet.	Suburban setting	TRT-9	0.4%-0.7%	0.4%	0.4%
11	NEV & Electric Bicycle (E-Bike) Strategy	Travel network that accommodates use of NEVs and e-bikes, including features such as charging facilities, striping, signage, and educational tools. Initial financial incentive in the form of subsidies are included in this strategy.	1 NEV per 5 single-family residences; plus 1 e-bike per residence.	SDT-3 (NEVs only)	0.5%-12.7%	2.9%	2.9%
12	Mobility Hubs	One-stop centers for transit, rideshare meeting, car share, bicycle repairs, bicycle share, end-of-trip facilities, commuter amenities. Centrally-located within each neighborhood and employment center.	Contributes to increased uptake of all strategies; co-located with electric vehicle charging stations	N/A	0%-0.5% ⁶	0.3%	0.3%

Table 1
Strategies in the Recommended TDM Plan for the RMDP/SCP Project ^{1,2}

Strategy				CAPCOA	CAPCOA	CAPCOA VMT	
Number	Strategy	Description	Relevant Data	Reference	Reduction Range	Trip Type	Reduction to Overall VMT ³
13	Tech-Enabled Mobility	One-stop website for Newhall Ranch transportation information. Comprehensive commute planning, on-demand rideshare matching, real-time transit arrivals, bicycle route mapping, shared ride reservations (shuttle, car share), traffic information, etc. All-in-one Newhall Ranch specific transportation app or suite of apps. Similar information and services as on website.	Smart-phone apps and online resource centers contribute to increased uptake of all strategies	N/A	1%-2.5% ⁶	1.5%	1.5%
14	Bikeshare & Scootershare	On-site availability of bikeshare bicycles throughout the project site, with a mixed fleet of standard and electric bicycles as well as e-scooters.	Minimal impact when implemented alone, but with other strategies can further enhance VMT reduction	TRT-12	0.2%-0.5% ⁶	0.5%	0.5%
15	Transit Fare Subsidy for Residents	Discounted public transit passes to all households.	Increases transit mode share for external home-work productions.	N/A	N/A	10.0%	0.9%

Overall Global VMT Reduction	14.9% ⁷
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Notes

1. Based on the CAPCOA report, the land use type is Suburban Center.
2. The TDM Plan would include establishment of a transportation management organization (TMO) to implement and manage strategies.
3. 14% of total VMT is home-to-work attractions, 11% of total VMT is home-to-work productions, and 78% of home-to-work productions are external to Newhall Ranch calculated based on traffic modeling conducted for the RMDP/SCP EIS/EIR (December 2010). 5.9% of total VMT is school trips based on CAPCOA.
4. 2.3% transit mode share based on 2014 Census Journey to Work data for Santa Clarita City.
5. Estimated VMT reduction associated with Safe Routes to School based on research by McDonald, et al (2014).
6. Estimated VMT reduction associated with these strategies based on Fehr & Peers research.
7. Individual rows' VMT reductions do not sum to overall total since effect of individual strategy reductions are multiplicative (not additive).

Strategy Number	Strategy	CAPCOA Reference	CAPCOA Final Reduction Range	Strategy Calculations					Reduction to Overall RMDP/SCP VMT ³
				(A)	(B)	(C)	(D)	(E)	
1	Integrate Below Market Rate Housing Affordable to an Average Income of 75% Below Area Median Income	LUT-6	0.04%-1.2%	4% Initial CAPCOA Reduction	6% BMR & Low-Income Housing	-	-	-	0.2%
2	Pedestrian Network	SDT-1	0%-2%			(Calculation N/A)			2.0%
3	Traffic Calming	SDT-2	0.25%-1%			(Calculation N/A)			1.0%
4	Transit Network Expansion	TST-3	0.1%-8.2%	80% Coverage	1.01 Elasticity of Transit (CAPCOA)	2.3% Transit Modeshare ⁴	0.67 Adjustment Factor (CAPCOA)	-	1.3%
5	Alternative Work Schedules and Telecommute Program (Residential End)	TRT-6	0.07%-5.5% (commute trips only)	2.2% CAPCOA Reduction (given 10% participation; 1.5 days tele-commuting)	11% of VMT (home-based work productions)	78% of work trips external to Newhall Ranch	-	-	0.2%
6	Required Commute Trip Reduction Program (includes creation of TMO)	TRT-2	4.2%-21% (commute trips only)	50% Employees eligible	21% reduction in vehicle mode share (CAPCOA)	14% of VMT (home-based work attractions)	-	-	1.5%
7	Alternative Work Schedules and Telecommute Program (Work End)	TRT-6	0.07%-5.5% (commute trips only)	1.5% CAPCOA Reduction (given 10% participation; 4/40 alternative work schedule)	14% of VMT (home-based work attractions)	-	-	-	0.2%
8	School Bus Program	TRT-13	38%-63% (school trips only)	76% participation rate	75% (39 weeks of school/52 weeks in a year)	5.9% of VMT (school-based trips)	51% of students (junior and senior high school level)	-	1.7%
		N/A	25% (school trips only) ⁵	22% (students within walking distance)	75% (39 weeks of school/52 weeks in a year)	5.9% of VMT (school-based trips)	49% of students (elementary school level)	-	0.1%
9	Transit Fare Subsidy for Employees	TRT-4	0.3%-20% (commute trips only)	50% Employees eligible	20% reduction in commute VMT (CAPCOA)	14% of VMT (home-based work attractions)	-	-	1.4%
10	Carshare Program	TRT-9	0.4%-0.7%	37% reduction in carshare member VMT (CAPCOA)	20 carshare members/shared car	1 shared car/2000 suburban residents	90% Market rate households; 10% Below Market Rate Households	-	0.4%

Table 2
Calculations to Support the Strategies in the Recommended TDM Plan for the RMDP/SCP Project ^{1,2}

Strategy Number	Strategy	CAPCOA Reference	CAPCOA Final Reduction Range	Strategy Calculations					Reduction to Overall RMDP/SCP VMT ³
				(A)	(B)	(C)	(D)	(E)	(F)=(A)*(B)*(C)*(D)*(E)
11	NEV Strategy for Single-Family Residences	SDT-3	0.5%-12.7%	1 / 5 Single-Family HH with an NEV	12.7% VMT reduction (CAPCOA)	-	-	-	2.9% ⁶
	E-Bike Strategy for All Residences	N/A	6%-15% ⁷	(Calculation N/A)					
12	Mobility Hubs	N/A	0%-0.5% ⁷	(Calculation N/A)					0.3%
13	Tech-Enabled Mobility	N/A	1%-2.5% ⁷	(Calculation N/A)					1.5%
14	Bikeshare & Scootershare	TRT-12	0.2%-0.5% ⁷	(Calculation N/A)					0.5%
15	Transit Fare Subsidy for Residents	N/A	N/A	50% Participation	20% reduction in commute VMT (CAPCOA)	11% of VMT (home-based productions)	78% of work trips external to Newhall Ranch	-	0.9%
Overall Global VMT Reduction									14.9% ⁸

Notes

1. Based on the CAPCOA report, the land use type is Suburban Center.
2. The TDM Plan would include establishment of a transportation management organization (TMO) to implement and manage strategies.
3. 14% of total VMT is home-to-work attractions, 11% of total VMT is home-to-work productions, and 78% of home-to-work productions are external to Newhall Ranch calculated based on traffic modeling conducted for the RMDP/SCP EIS/EIR (December 2010). 5.9% of total VMT is school trips based on CAPCOA.
4. 2.3% transit mode share based on 2014 Census Journey to Work data for Santa Clarita City.
5. Estimated VMT reduction associated with Safe Routes to School based on research by McDonald, et al (2014).
6. This reflects the combined effectiveness of the NEV component for single-family residences and the e-bike component for all residences.
7. Estimated VMT reduction associated with these strategies based on Fehr & Peers research.
8. Individual rows' VMT reductions do not sum to overall total since effect of individual strategy reductions are multiplicative (not additive).



COUNTY OF LOS ANGELES FIRE DEPARTMENT

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March 13, 2026

Jodie Sackett, Planner
Department of Regional Planning
Zoning Permits Section
320 West Temple Street
Los Angeles, CA 90012

Dear Jodie Sackett:

Third Revised OAK TREE PERMIT NUMBER RPPL2024004513 HOMESTEAD SOUTH VTTM 84508, APN 2826002022, SANTA CLARITA

We have reviewed the "Request for Oak Tree Permit #RPPL2024004513." The project is located at Homestead South VTTM 84508, APN 2826002022 in the 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 Dudek, the consulting arborist, dated March 2026.

We recommend the following:

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, pay the fees invoiced through EPIC-LA to the County of Los Angeles Fire Department. Such fees shall be used to compensate the County Forester per inspection and to cover expenses

SERVING THE UNINCORPORATED AREAS OF LOS ANGELES COUNTY AND THE CITIES OF:

AGOURA HILLS	CARSON	EL MONTE	INGLEWOOD	LAWDALE	PICO RIVERA	SIGNAL HILL
ARTESIA	CERRITOS	GARDENA	IRVINDALE	LOMITA	POMONA	SOUTH EL MONTE
AZUSA	CLAREMONT	GLEN DORA	LA CANADA-FLINTRIDGE	LYNWOOD	RANCHO PALOS VERDES	SOUTH GATE
BALDWIN PARK	COMMERCE	HAWAIIAN GARDENS	LA HABRA	MALIBU	ROLLING HILLS	TEMPLE CITY
BELL	COVINA	HAWTHORNE	LA MIRADA	MAYWOOD	ROLLING HILLS ESTATES	VERNON
BELL GARDENS	CUDAHY	HERMOSA BEACH	LA PUENTE	NORWALK	ROSEMEAD	WALNUT
BELLFLOWER	DIAMOND BAR	HIDDEN HILLS	LAKEWOOD	PALMDALE	SAN DIMAS	WEST HOLLYWOOD
BRADBURY	DUARTE	HUNTINGTON PARK	LANCASTER	PALOS VERDES ESTATES	SANTA CLARITA	WESTLAKE VILLAGE
CALABASAS		INDUSTRY		PARAMOUNT		WHITTIER

incurred while inspecting the project to determine the permittee's compliance with the conditions of approval. These fees provide for one (1) initial inspection prior to the commencement of construction and three (3) subsequent 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's 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. 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 two hundred sixty-nine (269) trees of the Oak genus (*Quercus agrifolia*) identified as Tree Numbers 1, 5, 6, 10, 11H, 12, 22H, 31, 32, 33, 34, 36, 37, 38H, 39H, 43H, 46H, 47, 50, 54H, 56H, 58H, 59H, 62, 63H, 74, 75H, 118, 119, 122, 123, 202, 204H, 205H, 206H, 207, 208H, 209, 210, 211H, 212H, 213, 221, 222H, 223, 233, 248H, 250H, 261, 262H, 263H, 264H, 266, 268, 269, 270H, 271, 272H, 285H, 322H, 323, 334, 336H, 350, 386, 884, 885, 886, 890, 946H, 947, 1003, 1028, 1030, 1032, 1037, 1038, 1039, 1057, 1061, 1064H, 1065, 1070, 1073H, 1075, 1077, 1078, 1082, 1093H, 1095, 1097H, 1103, 1106, 1271H, 1286H, 1289H, 1290, 1291H, 1292H, 1298H, 1299H, 1329H, 1341H, 1343, 1344H, 1345H, 1399H, 1504H, 1505, 1506, 1507, 1509, 1510H, 1511H, 1512, 1514, 1515, 1517, 1573, 1574, 1579, 1611, 1616, 1617, 1618, 1619, 1620, 1621, 1625, 1666H, 1667H, 1687, 1688, 1689, 1690, 1694, 1695, 1696, 1699, 1700, 1701, 1702, 1703, 1704, 1764H, 1833, 1858, 1860, 1861, 1862, 1863, 1864, 1867, 1868, 1869, 1870,

1880, 1977H, 1978, 1979H, 1980, 1982H, 1984H, 1987, 1990, 1992, 1995H, 1997, 1998H, 1999H, 2000H, 2001H, 2002H, 2003H, 2006, 2007H, 2008H, 2009H, 2010H, 2011, 2012, 2013H, 2034, 2036, 2128H, 2137, 2139, 2141, 2144, 2147, 2150H, 2152H, 2154, 2155, 2158, 2160, 2163, 2167, 2169, 2170H, 2171, 2190, 2205H, 2207, 2209, 2220H, 2247H, 3074H, 4020, 4052H, 4087H, 4089H, 4090, 4091, 4092, 4095, 4096, 4097H, 4098, 4099H, 4102H, 4105H, 4106H, 4127, 5307H, 5321, 5329H, 5342H, 5344H, 5348, 5349, 5350, 5354H, 5355H, 5356H, 5364H, 5365H, 5368, 5369H, 5370, 5372, 5374H, 5375H, 5376H, 5377H, 5378H, 5380, 5381, 5384, 5389, 5424, 5425, 5426, 5840, 5841, 5842, 5843, 5844, 5845, 5846, 5847, 5851, 5852, 6008, 6061, 6344H, 2171a, 3074a and L267 on the applicant's site plan and Oak Tree Report. This grant allows encroachment within the protected zone of twenty-two (22) trees of the Oak genus identified as Tree Numbers 333, 1143, 1347H, 1348H, 1355, 1356, 1503, 1669, 1857, 2019, 2035, 2037, 2040H, 2186, 2188, 2193, 2210, 2211, 2221, 2278H, 2279 and 4101 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 and treated as recommended by the consulting arborist.

8. 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. 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.

REPLACEMENT TREES:

10. The permittee shall provide replacement trees of the Oak genus at a rate of two to one (2:1) for each tree and ten to one (10:1) for each heritage (H) tree removed for a total of one thousand three hundred thirty-eight (1338) trees. The permittee shall provide replacement trees of the Oak genus at a rate of two to one (2:1) for any tree and ten to one (10:1) for any heritage (H) tree specified above that dies as a result of the approved encroachments. In addition, any tree that reaches ordinance size during the construction and monitoring period shall be included in this permit and subject to these conditions of approval.
11. Each replacement 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.

12. Replacement trees shall consist of indigenous varieties of *Quercus agrifolia*, grown from a local seed source.
13. Replacement trees shall be planted within one (1) year of the permitted Oak tree removals. Replacement trees shall be planted on site or within the same community if approved by the County Forester. If replacement trees are deemed impossible by the County Forester, only then 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 replacement 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 two-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 replacement trees have been planted. The maintenance period of the trees failing to survive two (2) years will start anew with the new replacement trees. Subsequently, additional monitoring fees shall be required.

All replacement 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 two (2) 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.

To schedule a County Forester inspection, please contact the Environmental Review Unit at (818) 890-5719.

If you have any additional questions, please contact this office at (818) 890-5719.

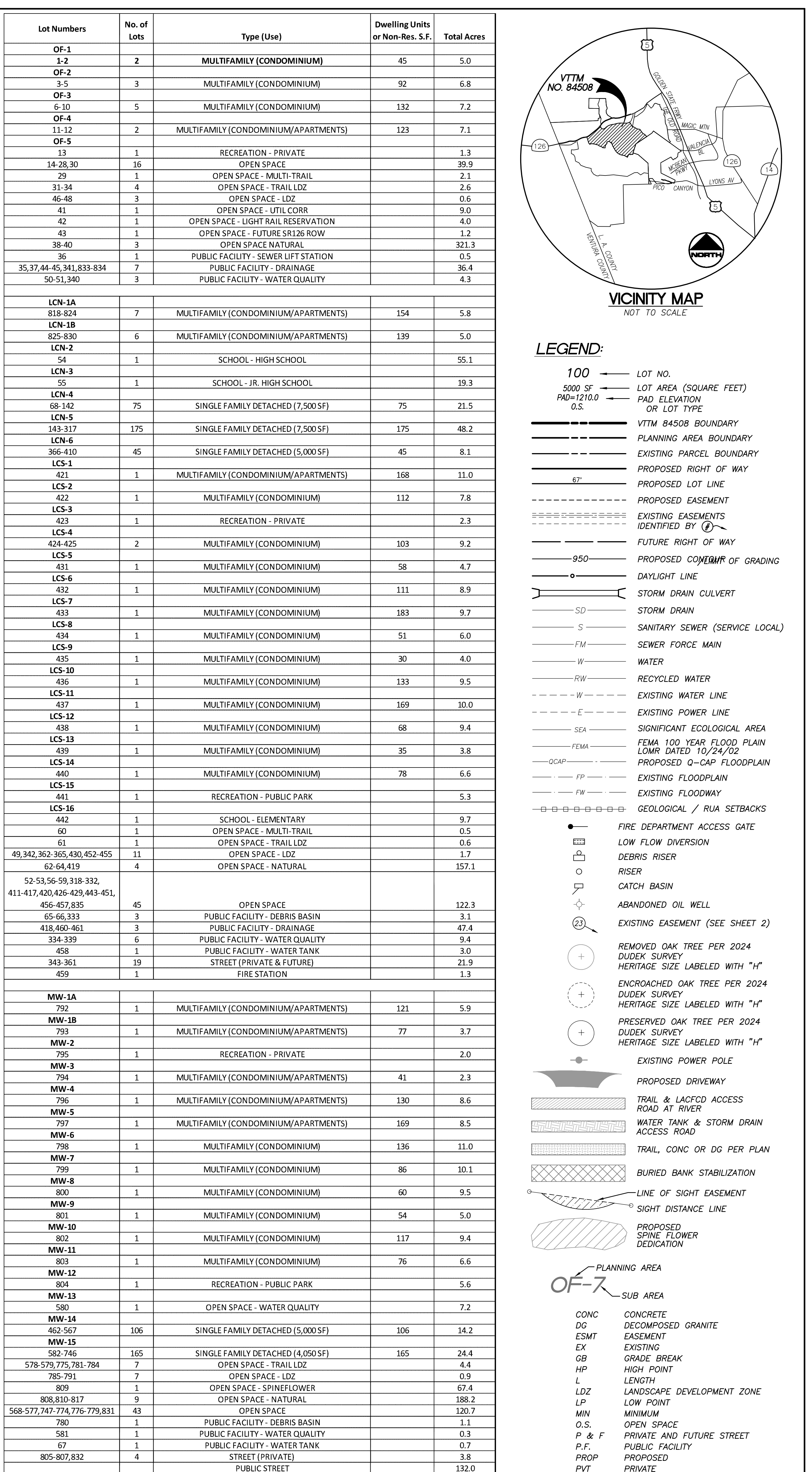
Very truly yours,



KIEN TAN, DEPUTY FORESTER, FORESTRY DIVISION
COMMUNITY RISK REDUCTION BUREAU

KT:jl

Enclosure

[illegible]

EASEMENTS

EASEMENTS BASED ON FIRST AMERICAN TITLE PRELIMINARY REPORT ORDER NO. NHSC-1085726 DATED SEPTEMBER 17, 2012.

- 6 - 10. INTENTIONALLY DELETED
11. EASEMENT OF SOUTHERN CALIFORNIA TELEPHONE COMPANY FOR UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED APRIL 14, 1933 AS INSTRUMENT NO. 503 IN BOOK 12069 PAGE 322, OR, SAID EASEMENT IN INDETERMINATE IN NATURE
12. OIL AND GAS LEASE EXECUTED BY THE NEWHALL LAND AND FARMING COMPANY, A CORPORATION AS LESSOR AND BARNHILL OIL COMPANY, A CORPORATION, SUCCESSOR OR ASSIGNEE AS LESSEE, RECORDED JUNE 18, 1935 AS INSTRUMENT NO. 504 IN BOOK 13495 PAGE 125, OR, SAID EASEMENT IN INDETERMINATE IN NATURE
- 13 - 15. INTENTIONALLY DELETED

16. EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED JANUARY 9, 1942 AS INSTRUMENT NO. 1149 IN BOOK 19008 PAGE 332, OR, SAID EASEMENT IN INDETERMINATE IN NATURE
17. INTENTIONALLY DELETED
18. EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED MARCH 23, 1950 AS INSTRUMENT NO. 2803 IN BOOK 32657 PAGE 108, OR, SAID EASEMENT IN INDETERMINATE IN NATURE
19. INTENTIONALLY DELETED

20. 16.5' WIDE EASEMENT OF SOUTHERN CALIFORNIA GAS COMPANY FOR PIPE LINE AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED MAY 22, 1950 AS INSTRUMENT NO. 2548 IN BOOK 33197 PAGE 73, OR., SHOWN HEREON AS (20)
21. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED AGREEMENT EXECUTED BY AND BETWEEN SOUTHERN CALIFORNIA RAILROAD COMPANY AND HUMBLE OIL AND REFINING COMPANY RECORDED JULY 31, 1950 AS INSTRUMENT NO. 3438 IN BOOK 33841 PAGE 152, OR, SAID AGREEMENT HAS BEEN PARTIALLY SURRENDERED BY PARTIAL OILCLAIM OF OIL AND GAS LEASE EXECUTED BY HUMBLE OIL AND REFINING COMPANY, RECORDED APRIL 5, 1962 AS INSTRUMENT NO. 4219 O.R., AS TO A PORTION OF SAID LAND MORE PARTICULARLY DESCRIBED THEREIN.
- SAID AGREEMENT HAS BEEN MODIFIED BY UNRECORDED MODIFICATION AGREEMENTS DISCLOSED IN MODIFICATION AGREEMENT RECORDED APRIL 10, 1961 AS INSTRUMENT NO. 4125 O.R.
22. INTENTIONALLY DELETED.
23. INTENTIONALLY DELETED.
- 23a. INTENTIONALLY DELETED.

- 23b. 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED DECEMBER 21, 1953 AS INSTRUMENT NO. 1702 IN BOOK 43431 PAGE 69, OR., SHOWN HEREON AS (20)
- 24 - 26. INTENTIONALLY DELETED.

- 26a. 12' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR PUBLIC UTILITIES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED APRIL 5, 1962 AS INSTRUMENT NO. 5028 IN BOOK D1570 PAGE 242, OR., SHOWN HEREON AS (20)
27. 10' WIDE EASEMENT OF SOUTHERN CALIFORNIA EDISON COMPANY FOR POLE LINES AND INCIDENTAL PURPOSES AS DISCLOSED BY DEED RECORDED JANUARY 11, 1963 AS INSTRUMENT NO. 5403 IN BOOK D1883 PAGE 263, OR., SHOWN HEREON AS (27)
28. INTENTIONALLY DELETED.

- 28a. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "OILCLAIM AND SURRENDER OF OIL AND GAS LEASE, GRANT OF ACCESS RIGHTS" RECORDED MAY 02, 1995 AS INSTRUMENT NO. 95-712596 O.R.
- 29 - 33. INTENTIONALLY DELETED.

34. COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN THE DOCUMENT RECORDED MARCH 8, 1999 AS INSTRUMENT NO. 99-370202 OF OFFICIAL RECORDS, WHICH PROVIDE THAT A VIOLATION THEREOF SHALL NOT DEFEAT OR RENDER INVALID THE LIEN OF ANY FIRST MORTGAGE OR DEED OF TRUST MADE IN GOOD FAITH AND FOR VALUE, BUT DELETING ANY COVENANT, CONDITION OR RESTRICTION INDICATING A PREFERENCE, LIMITATION OR DISCRIMINATION BASED ON RACE, COLOR, RELIGION, SEX, HANDICAP, RACIAL, ETHNIC, NATIONAL, ORIGIN, SEXUAL ORIENTATION, MARITAL STATUS, ANCESTRY, SOURCE OF INCOME OR DISABILITY, TO THE EXTENT SUCH COVENANTS, CONDITIONS OR RESTRICTIONS VIOLATE TITLE 42, SECTION 56001, OF THE UNITED STATES CODES OR SECTION 129505 OF THE CALIFORNIA GOVERNMENT CODE, LANTH RESTRICTIONS UNDER STATE AND FEDERAL LAWS OF THE AGE OF OCCUPANTS IN SENIOR HOUSING OR HOUSING FOR OLDER PERSONS SHALL NOT BE CONSTRUED AS RESTRICTIONS BASED ON FAMILY STATUS. THE DOCUMENTS DECLARING MODIFICATIONS THEREOF RECORDED JUNE 20, 2001 AS INSTRUMENT NO. 01-1059892 OF OFFICIAL RECORDS.

35. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED DECEMBER 23, 1999 AS INSTRUMENT NO. 99-230380, OR., SHOWN HEREON AS A 20' WIDE EASEMENT FOR WATER PIPELINE, PUMP STATIONS, WELL SITES, APPURTENANCE STRUCTURES AND INGRESS AND EGRESS PURPOSES AS (20)
36. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM HENRY MAYO DRIVE (HIGHWAY 120) HAVE BEEN DEDICATED OR RELINQUISHED ON PARCEL MAP NO. 24500-01 P.M.B. 293-34-67, OF PARCEL MAPS.
- 37 - 38. INTENTIONALLY DELETED.

39. THE OFFER OF DEDICATION FOR TRAIL PURPOSES AS SHOWN ON PARCEL MAP NO. 24500-01 FILED IN BOOK 293, PAGES 34 TO 67 OF PARCEL MAPS, THAT PORTION OF SAID LAND DESIGNATED AND DELINEATED AS "FUTURE STREET".
- NOTE 1: ALL FUTURE STREETS SHOWN ON THIS MAP WILL ACCEPT DRAINAGE WATER DISCHARGED FROM ANY ADJOINING STREET, WHETHER IT BE A PUBLIC STREET, OR A PRIVATE AND FUTURE STREET, AND FURTHER AGREE THAT THE COUNTY OF LOS ANGELES IS HEREBY HELD FREE AND CLEAR OF ANY CLAIMS OR DAMAGES ARISING FROM SAID DRAINAGE.
- NOTE 2: UNTIL SUCH TIME AS THE STREETS ARE ACCEPTED BY THE COUNTY OF LOS ANGELES, EVERY OWNER OF LAND IN THE COUNTY HAS A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS, ROAD AND UTILITY PURPOSES IN SAID "FUTURE STREETS" SUBJECT TO THE FOLLOWING:
- 1) THE ABOVE GRANT WILL NOT BE COMPLETE AS TO EACH INDIVIDUAL GRANTEE UNLESS AND UNTIL AND ACCEPTANCE BY SAID GRANTEE IS RECORDED.
- 2) UPON A RECORDED OF A RESOLUTION OF ACCEPTANCE BY THE COUNTY OF LOS ANGELES OF THE ABOVE OFFER TO DEDICATE THE GRANT OF NON-EXCLUSIVE EASEMENT HEREIN CONTAINED SHALL TERMINATE AND BE OF NO FURTHER FORCE OR EFFECTS.

40. THE DEDICATION TO THE COUNTY OF LOS ANGELES OF THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS OR OTHER STRUCTURES WITHIN PARCEL 1, 19 THROUGH 22 INCLUSIVE AS SHOWN ON SAID PARCEL MAP NO. 24500-01, FILED IN BOOK 293, PAGES 34 TO 67 OF PARCEL MAPS.
41. THE EFFECT OF SHOWING AND DELINEATION UPON THE MAP OF SAID PARCEL MAP NO. 24500-01, THE FOLLOWING: "20' WIDE EASEMENT FOR INGRESS AND EGRESS PURPOSES FOR THE BENEFIT OF PARCEL 18 TO BE RESERVED IN DOCUMENTS".
42. THE REDTALS ON SAID PARCEL MAP NO. 24500-01 THAT WHEN THE FUTURE STREETS WITHIN PARCELS 4, 5, 6, 7, 11, 10, 17, INCLUDING 18 AND 21 ARE ACCEPTED AS PUBLIC STREETS, SAID PARCELS WILL INCLUDE PROPERTY ON BOTH SIDES OF SAID STREETS WHICH MUST BE CONVEYED AS ONE UNIT AND CANNOT BE SEPARATED WITHOUT FURTHER ACTION OF THE ADVISORY AGENCY.
43. THE EFFECT OF THE SHOWING UPON THE MAP OF PARCEL MAP NO. 24500-01 THE FOLLOWING NOTES:
- 1) FURTHER DIVISION OF THIS PROPERTY TO LOT/PARCEL SIZES BELOW 5 ACRES WILL BE HEREBY DEDICATED TO THE COUNTY OF LOS ANGELES THE RIGHT TO PROHIBIT THE CONSTRUCTION OF RESIDENTIAL BUILDINGS OR OTHER STRUCTURES WITHIN PARCELS 18 THROUGH 22 INCLUSIVE STANDARD IMPROVEMENTS TO BE COMPLETED AS A CONDITION OF APPROVAL. THE IMPROVEMENTS WILL INCLUDE BUT NOT BE LIMITED TO PROVIDING ACCESS, INSTALLATION OF WATER MAINS, APPURTENANCES AND FIRE HYDRANTS, AND CONFORMANCE TO LOS ANGELES COUNTY DEVELOPMENT STANDARDS.
- 2) THE AREA HAS A LIMITED GROUND WATER SUPPLY AND WATER MAY NOT BE AVAILABLE DURING PERIODS OF SEVERE DROUGHT.
- 3) FURTHER DIVISION AND/OR DEVELOPMENT OF THIS PROPERTY WILL REQUIRE TRAIL DEDICATIONS FOR POTRERO CANYON TRAIL IN PARCELS 15, 16 AND 17; FOR PICO CANYON TRAIL ON PARCELS 18 AND ALONG THE NORTHERN BANK OF THE SANTA CLARA RIVER IN PARCELS 19, 20, 21 AND 22 IN ACCORDANCE WITH THE NEWHALL RANCH SPECIFIC PLAN (CASE NO. 94-087-05).
- 4) APPROXIMATE LOCATIONS AND WIDTHS ARE SHOWN ON SAID SPECIFIC PLAN.
- 4) FURTHER DIVISION AND/OR DEVELOPMENT OF THE PROPERTY IN ACCORDANCE WITH SPECIFIC PLAN NO. 94-087-05 WILL REQUIRE THAT ACCESS BE PROVIDED TO ALL "FIRE ROADS" AND OTHER ROADS THAT ARE USED BY THE FIRE DEPARTMENT TO SERVE THIS AREA AND ADJACENT AREAS.

44. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "MEMORANDUM OF AGREEMENT" RECORDED FEBRUARY 4, 2010 AS INSTRUMENT NO. 20100164624, OR.
45. ABUTTER'S RIGHTS OF INGRESS AND EGRESS TO OR FROM STATE ROUTE 126/COMMERCE CENTER DRIVE INTERCHANGE, HENRY MAYO DRIVE & 28th AVE. HAVE BEEN RELINQUISHED IN THE DOCUMENT RECORDED OCTOBER 20, 2011 AS INSTRUMENT NO. 20111421150, OR.
46. A DOCUMENT ENTITLED "AFFIDAVIT OF ACCEPTANCE" RECORDED MARCH 15, 2012 AS INSTRUMENT NO. 20120401833, OR.
47. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR MITIGATION" RECORDED MAY 5, 2012 AS INSTRUMENT NO. 20120871835, OR.
48. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT FOR MITIGATION" RECORDED JUNE 6, 2012 AS INSTRUMENT NO. 20120404062, OR.
49. A DOCUMENT ENTITLED "AFFIDAVIT AND ACCEPTANCE" RECORDED JUNE 6, 2012 AS INSTRUMENT NO. 20120404062, OR.
- 50 - 52. INTENTIONALLY DELETED.

53. WATER RIGHTS, CLAIMS OR TITLE TO WATER, WHETHER OR NOT SHOWN BY THE PUBLIC RECORDS.
- 54 - 55. INTENTIONALLY DELETED.

56. THE REDTALS ON PARCEL MAP NO. 24500-01 REGARDING GEOTECHNICAL CONDITIONS THAT EXIST, GIVING NOTICE OF THE REQUIREMENT OF THE NEED OF SUBSEQUENT APPROVALS PRIOR TO ANY DEVELOPMENT THEREON.
57. THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF PERMANENT CONSERVATION EASEMENT AND DECLARATION OF RESTRICTIVE COVENANTS (GRAPEVINE SPINERFLOWER PRESERVE AREA)" RECORDED SEPTEMBER 25, 2014 AS INSTRUMENT NO. 20141015457 OF OFFICIAL RECORDS.

58. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ALTERATION FROM TR 53108 AND INDIVIDUATION" RECORDED MARCH 16, 2016 AS INSTRUMENT NO. 20160285883 OF OFFICIAL RECORDS.
59. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ACCEPTANCE FROM TR 53108 AND RELEASE OF LIABILITY" RECORDED MARCH 16, 2016 AS INSTRUMENT NO. 20160285884 OF OFFICIAL RECORDS.

60. THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF UTILITY CORRIDOR EASEMENT" RECORDED JULY 31, 2020 AS INSTRUMENT NO. 20200867333 OF OFFICIAL RECORDS.

61. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF INTENT TO PRESERVE INTEREST" RECORDED DECEMBER 23, 1999 AS INSTRUMENT NO. 99-230380, OR., SHOWN HEREON AS A 20' WIDE EASEMENT FOR WATER PIPELINE, PUMP STATIONS, WELL SITES, APPURTENANCE STRUCTURES AND INGRESS AND EGRESS PURPOSES AS (20)
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- 63 - 68. INTENTIONALLY DELETED.

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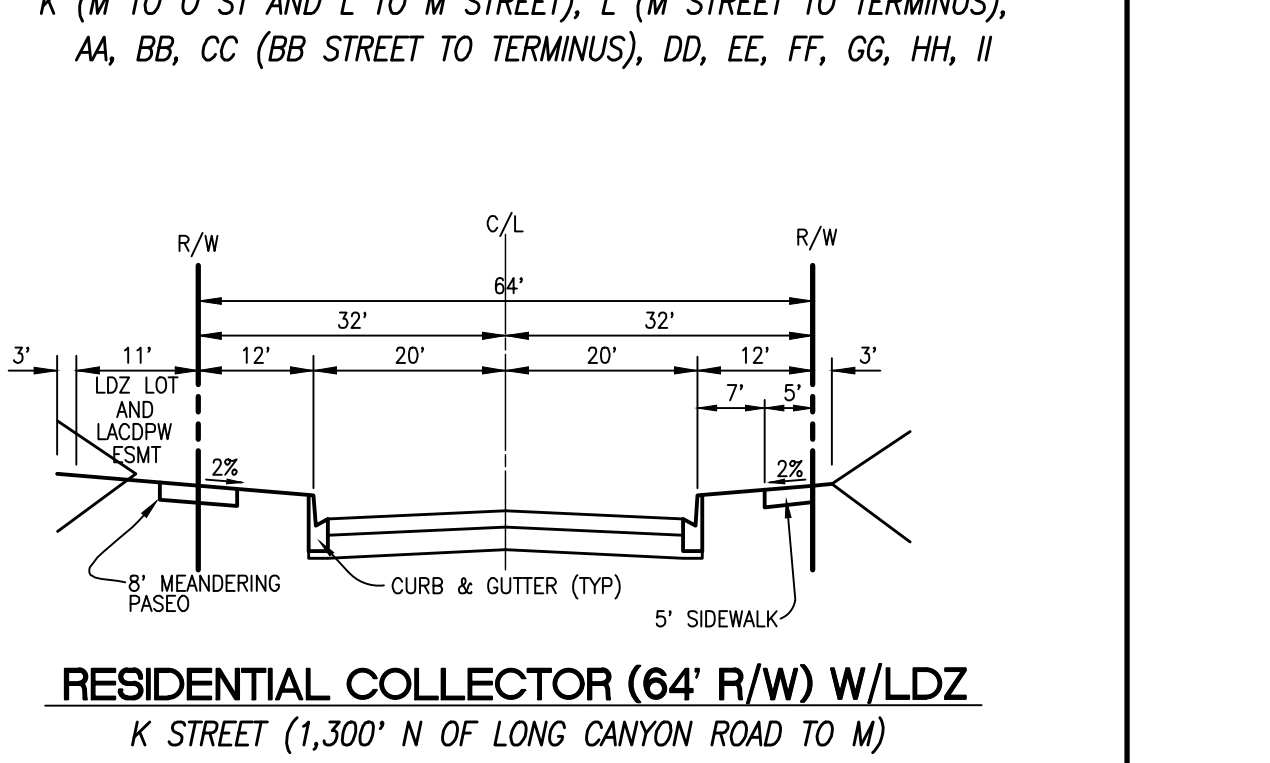
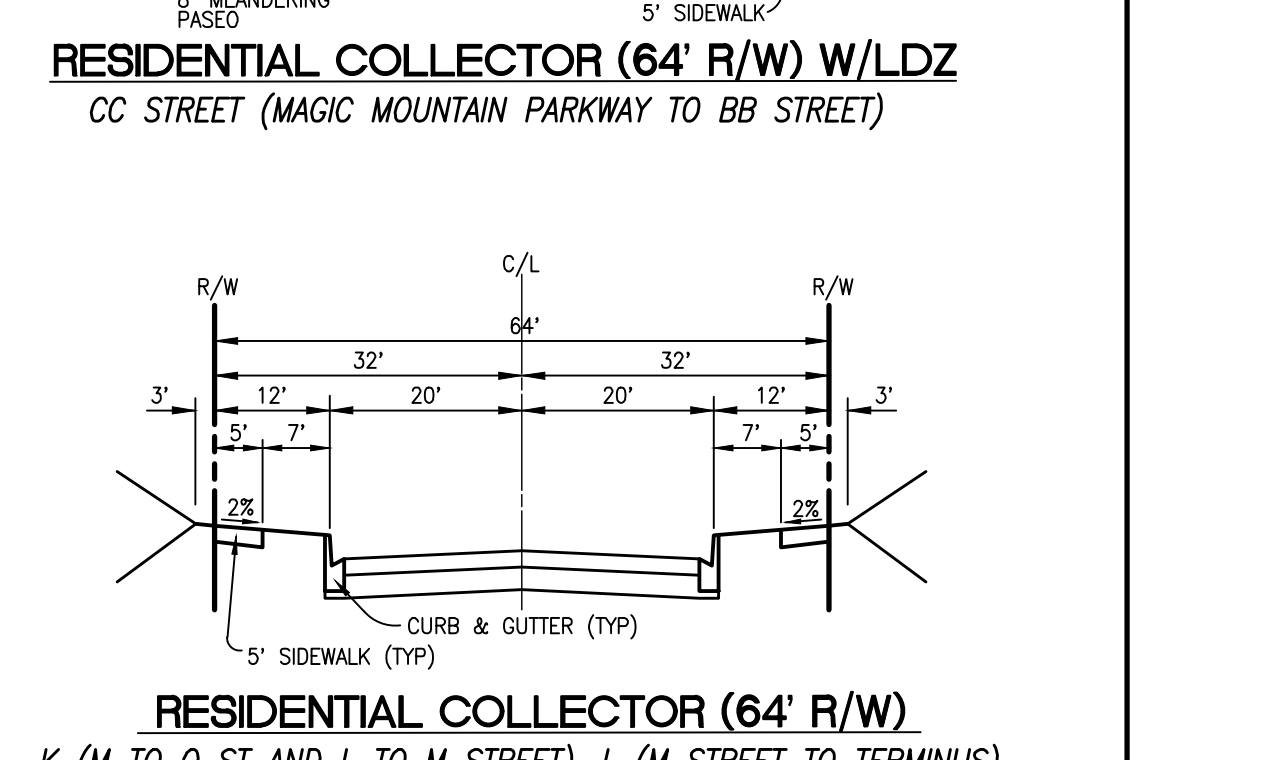
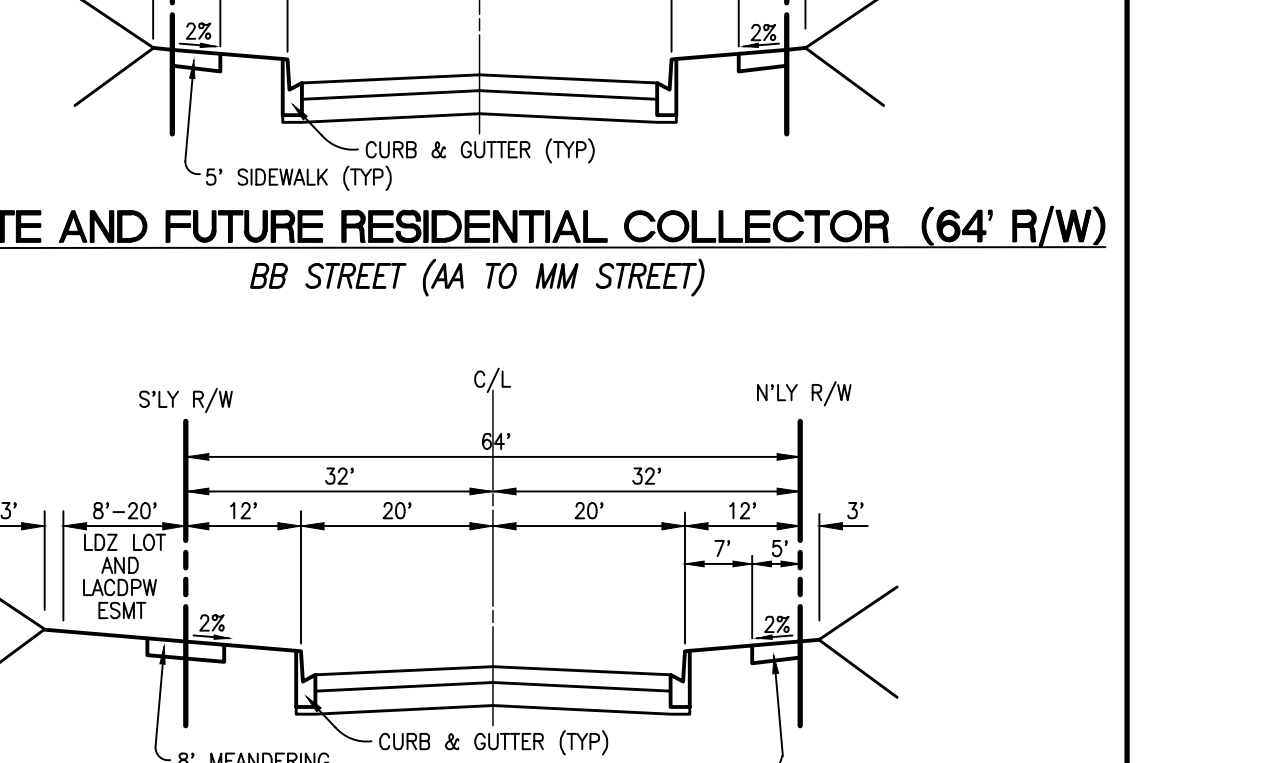
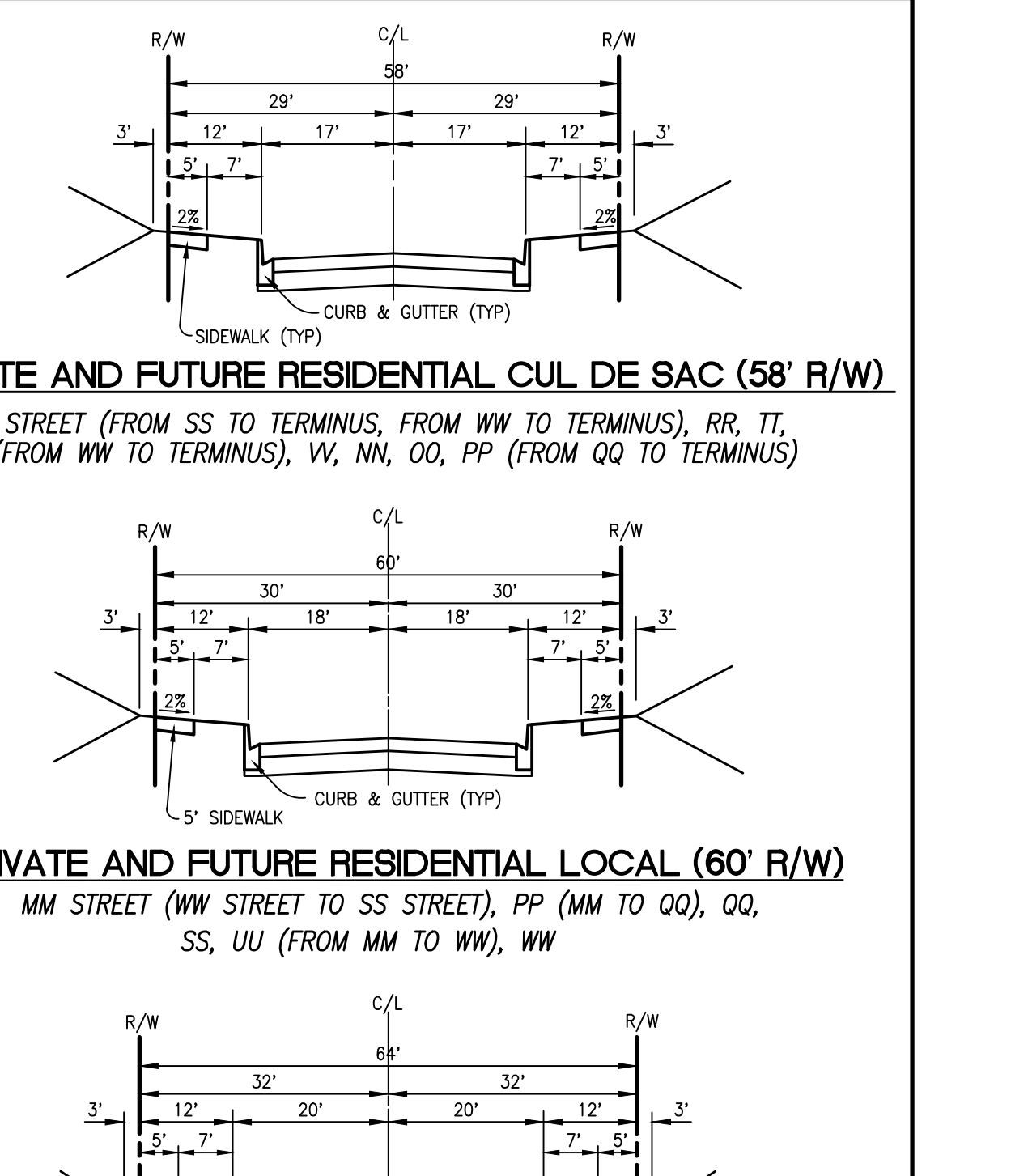
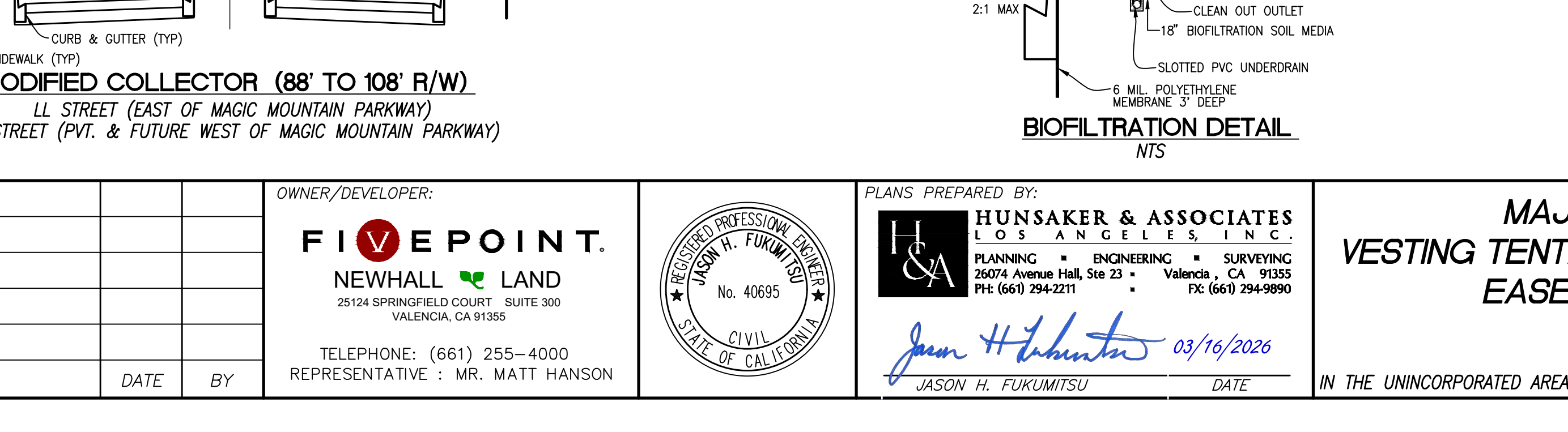
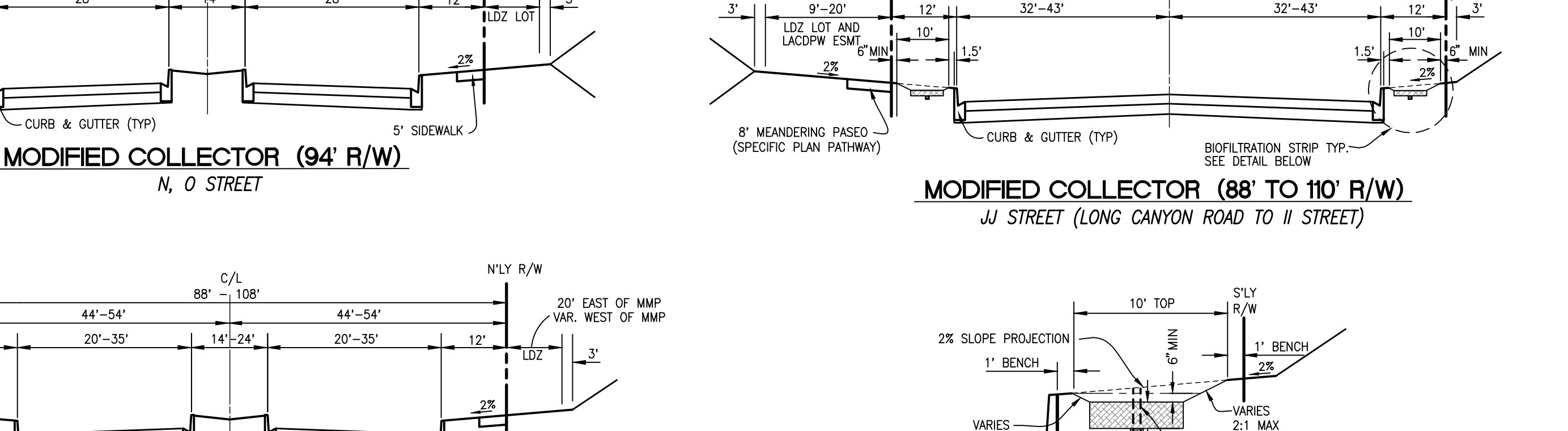
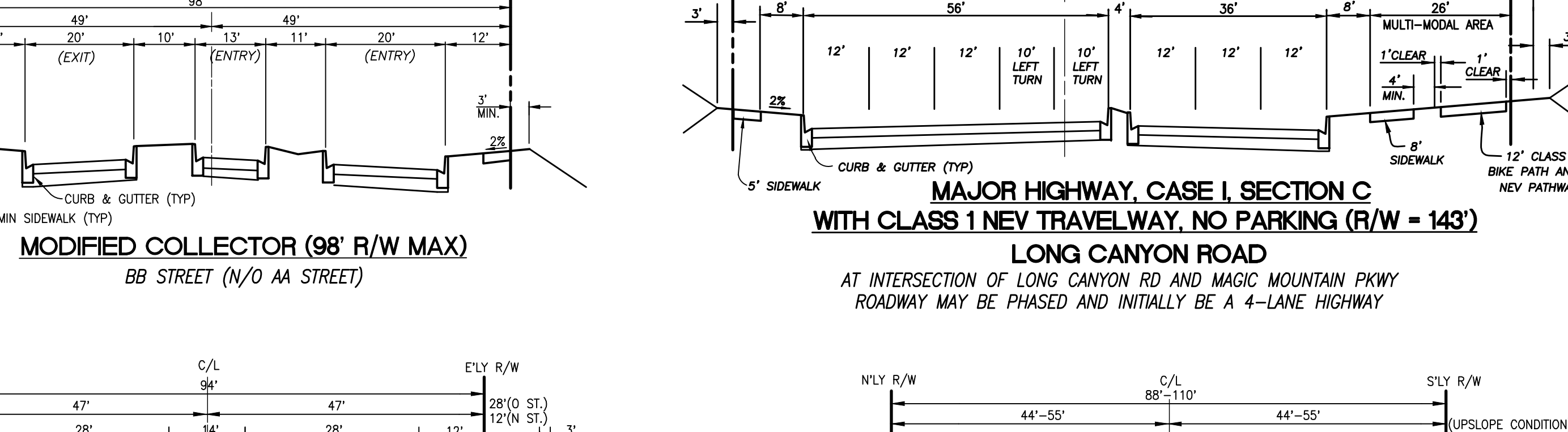
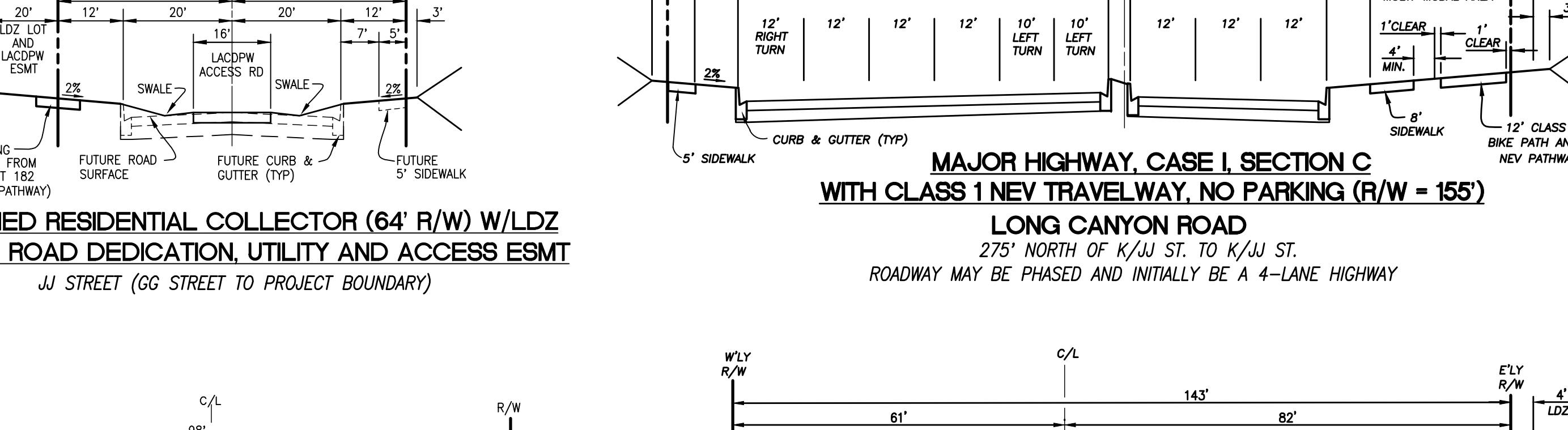
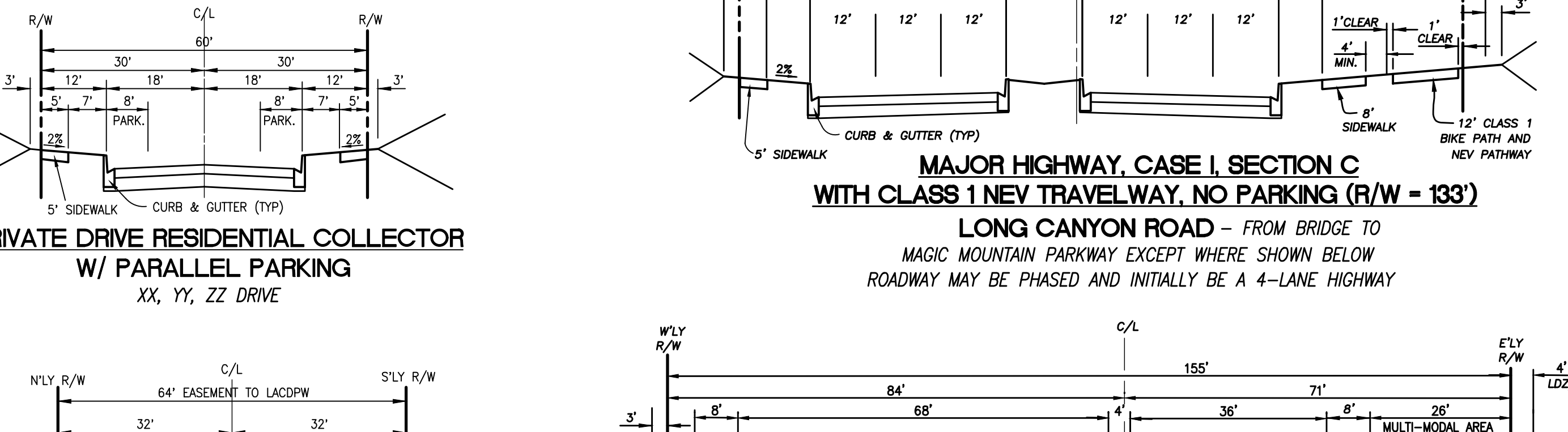
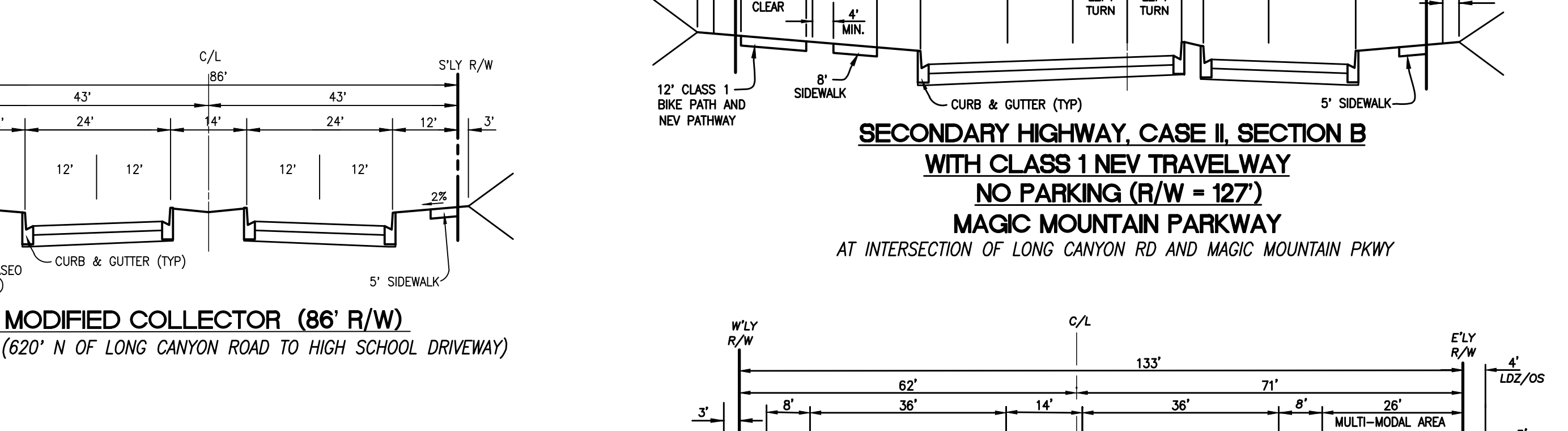
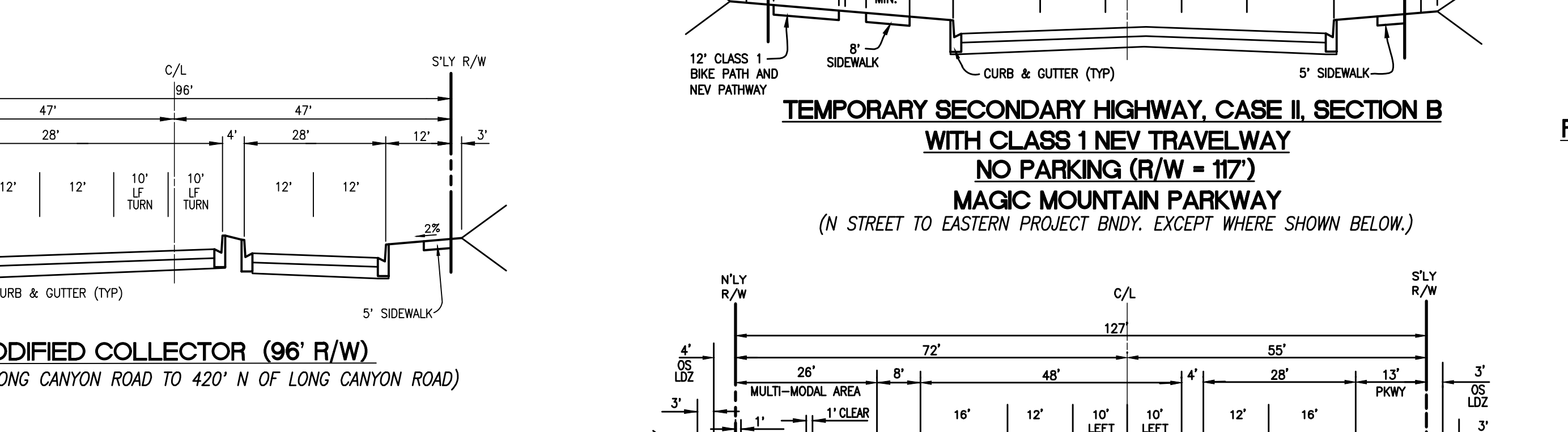
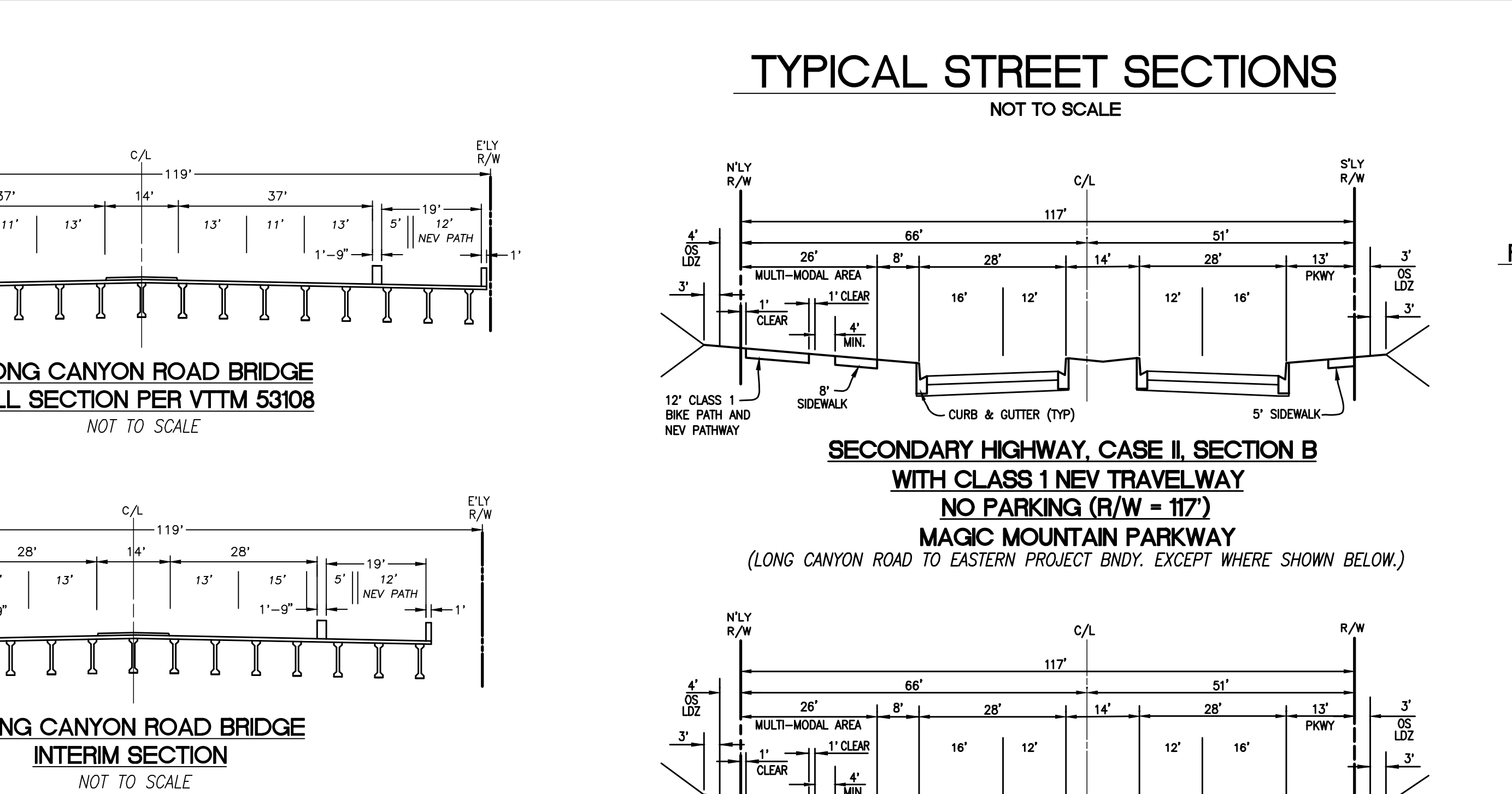
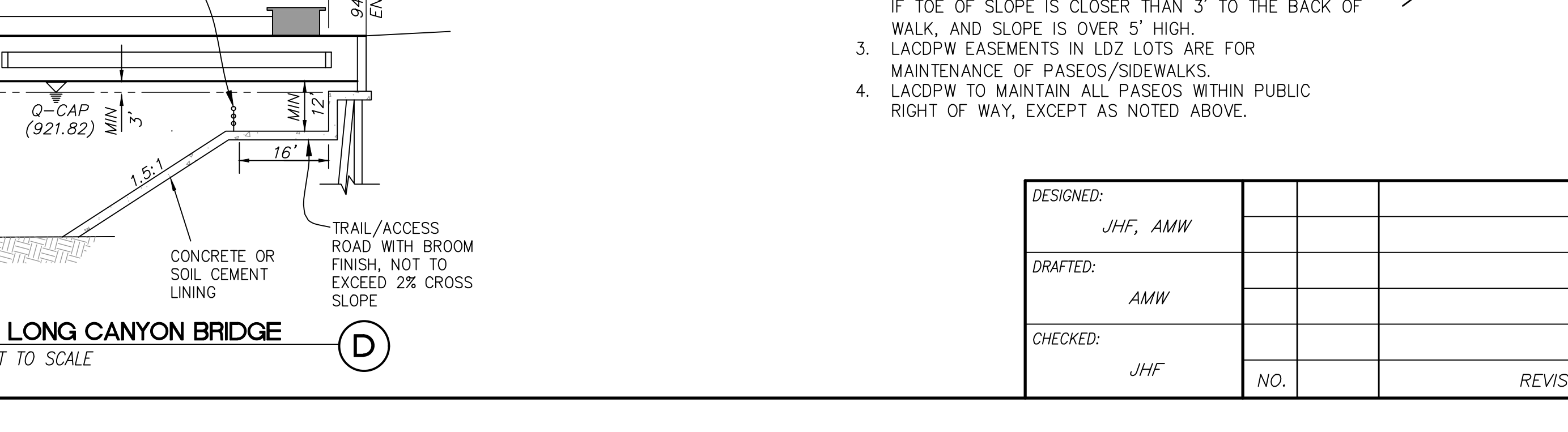
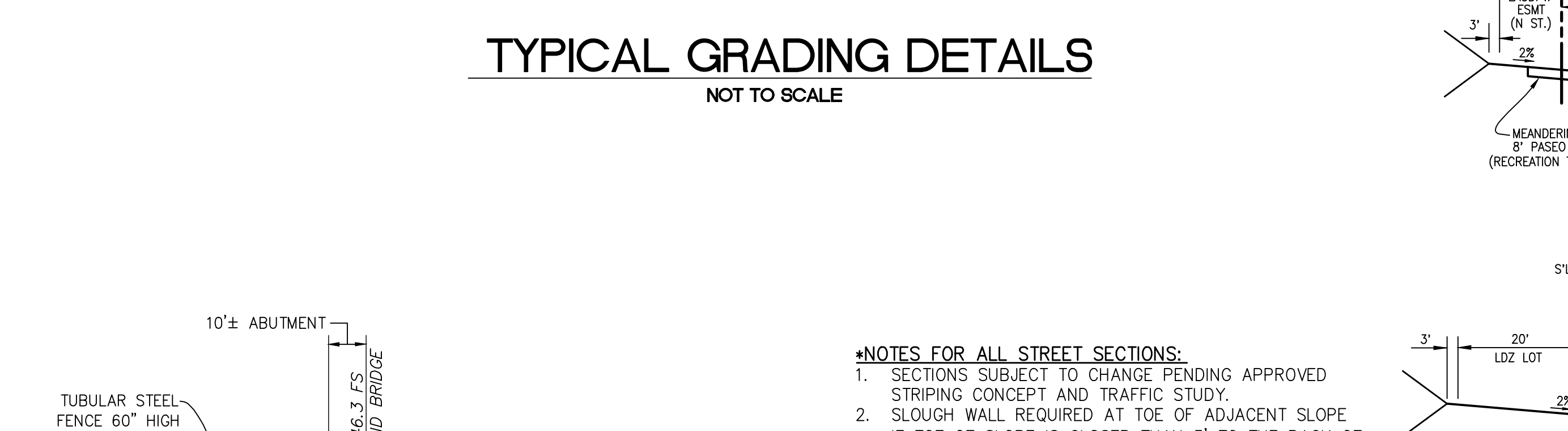
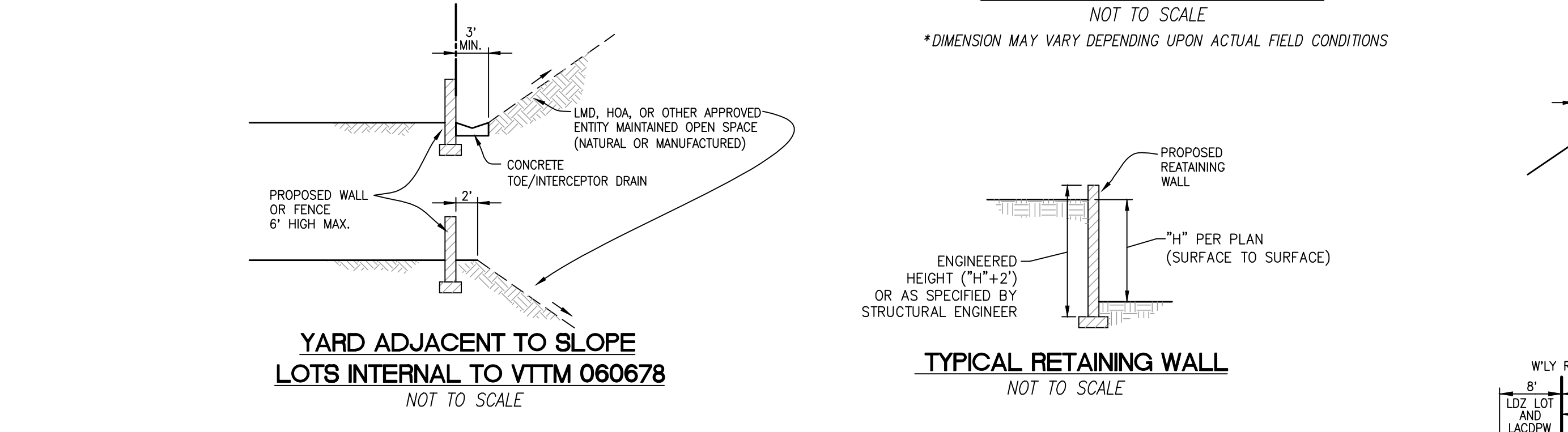
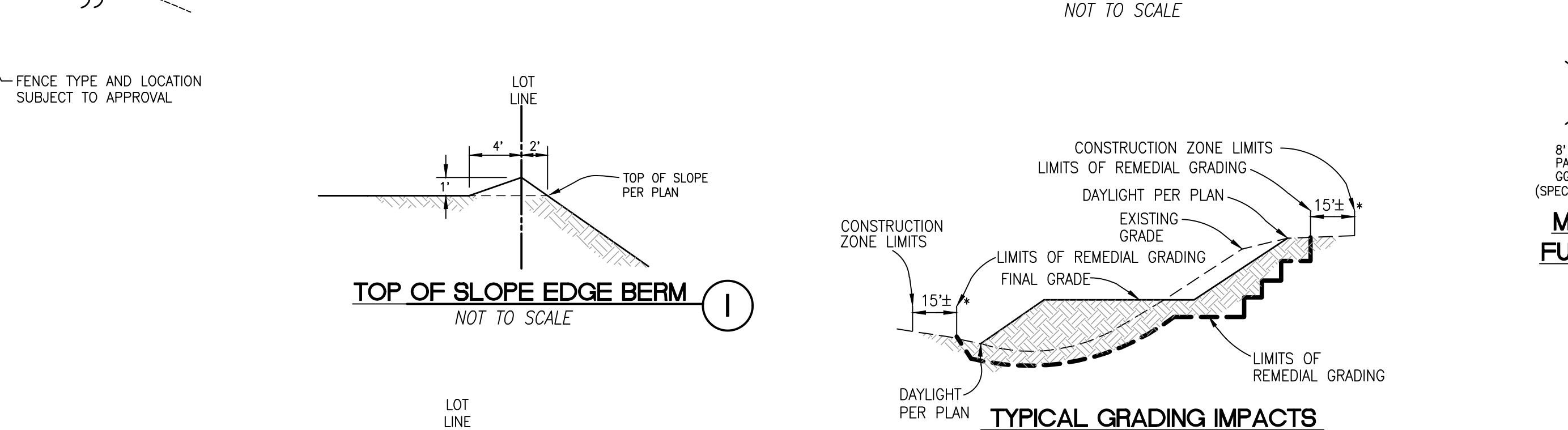
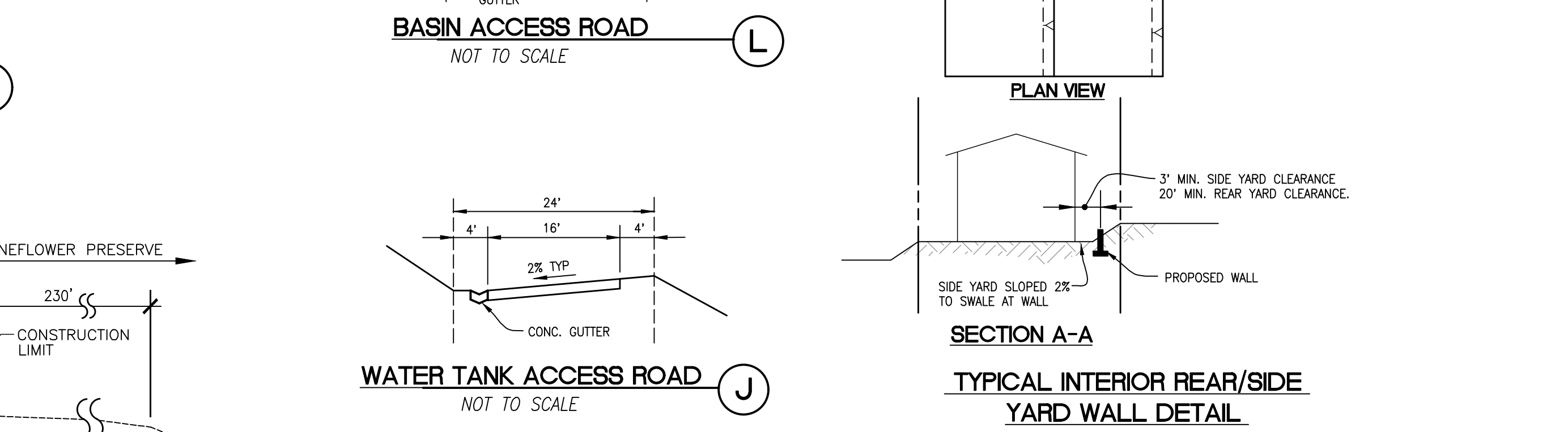
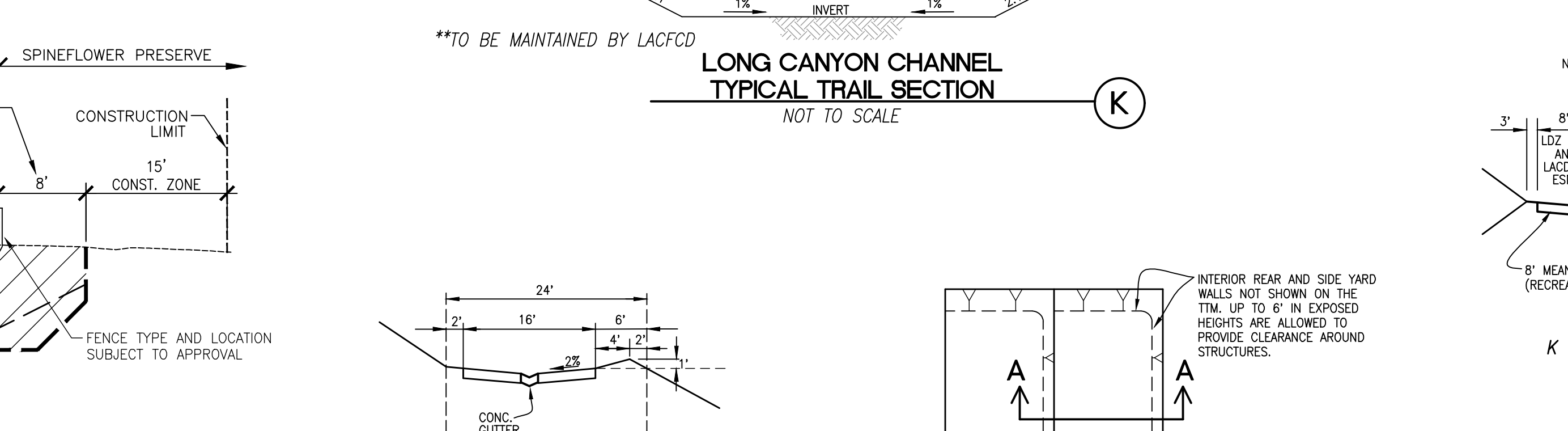
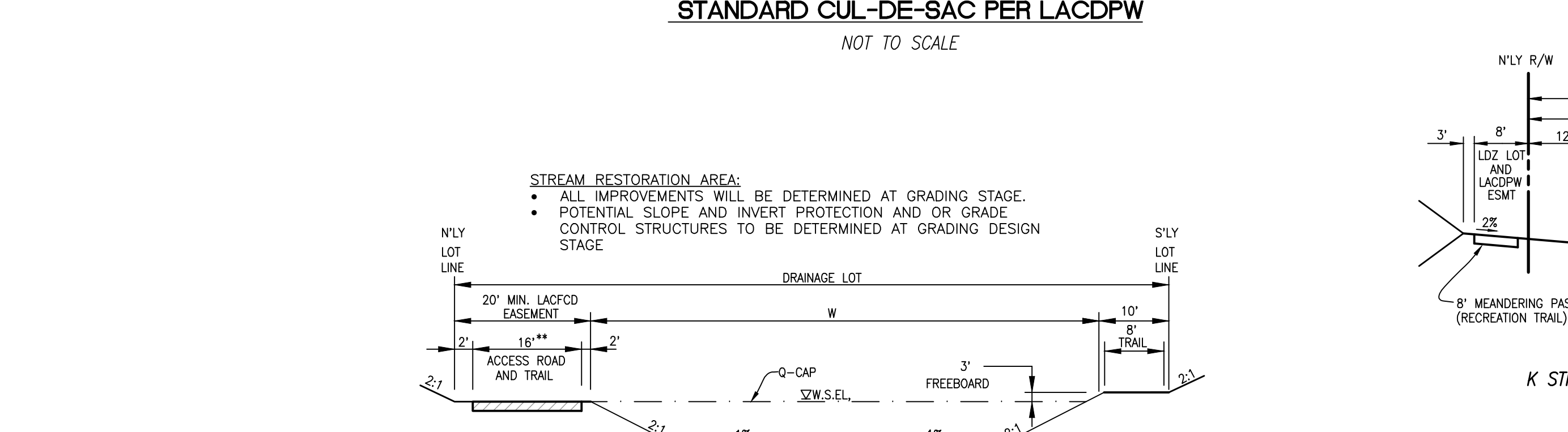
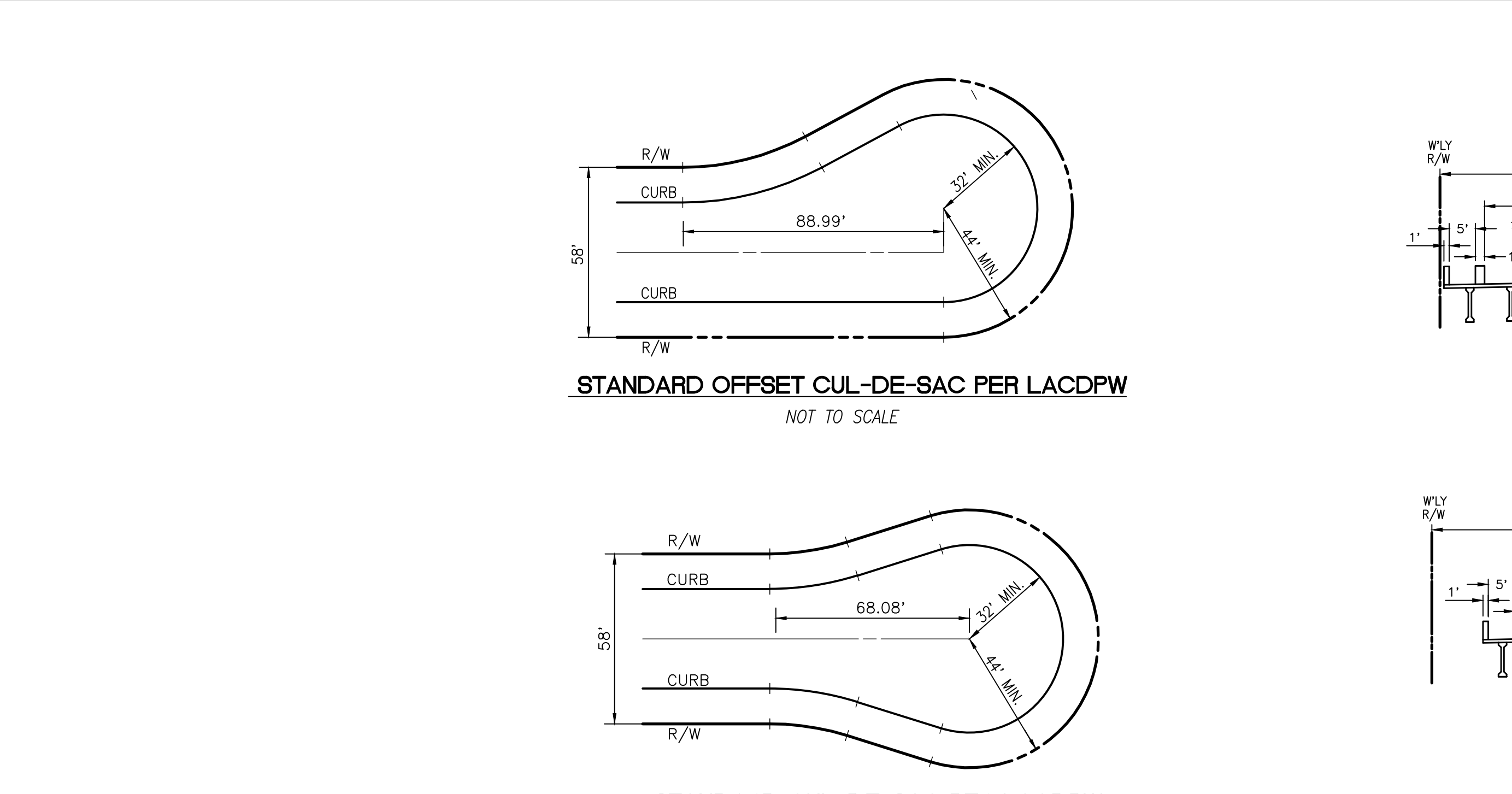
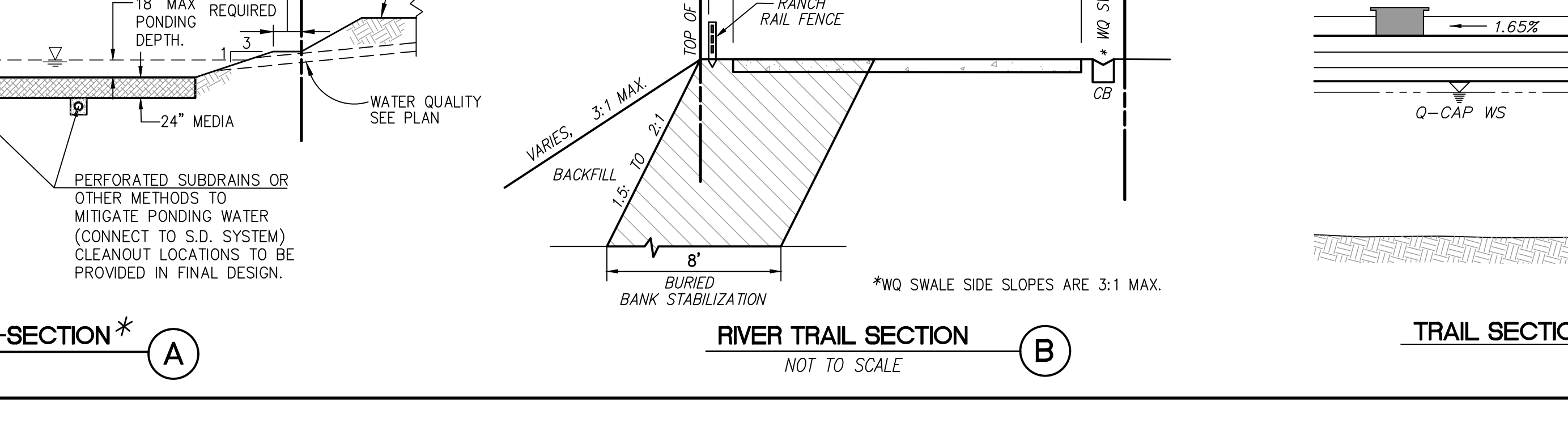
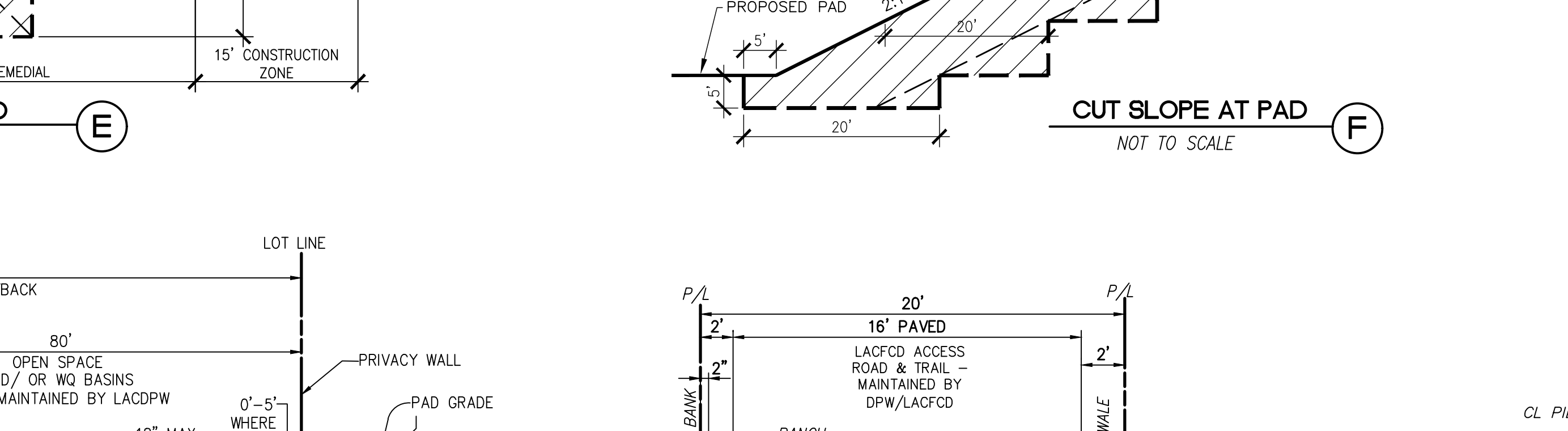
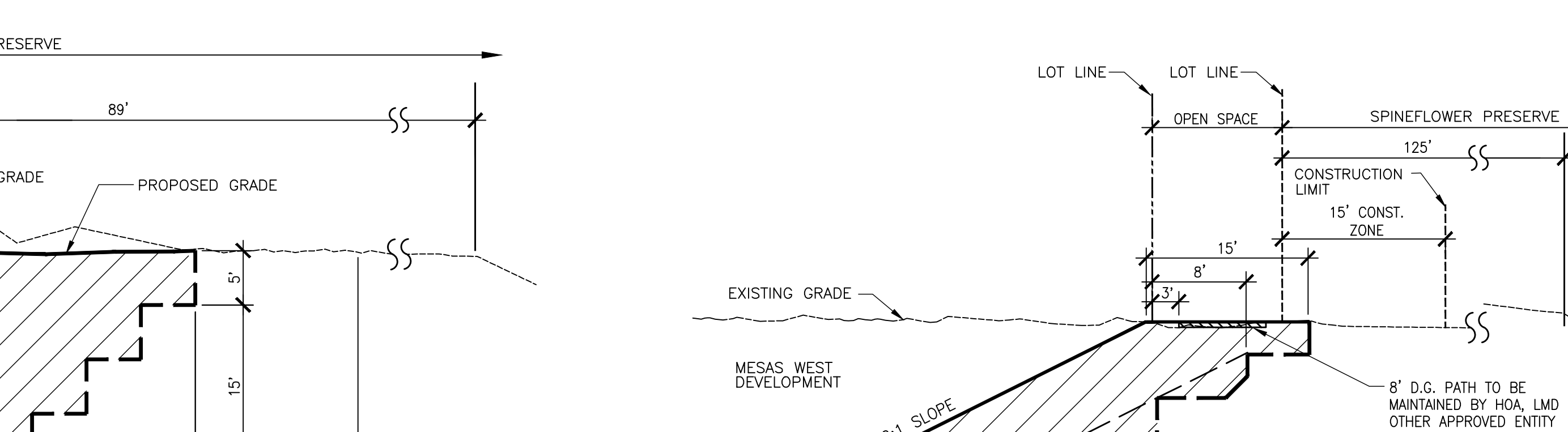
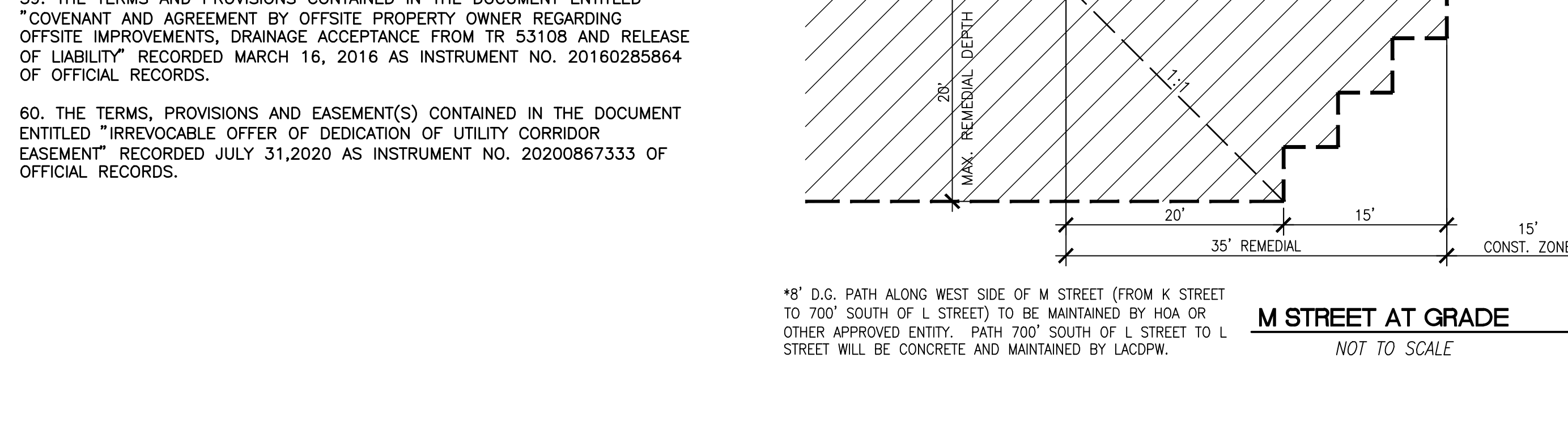
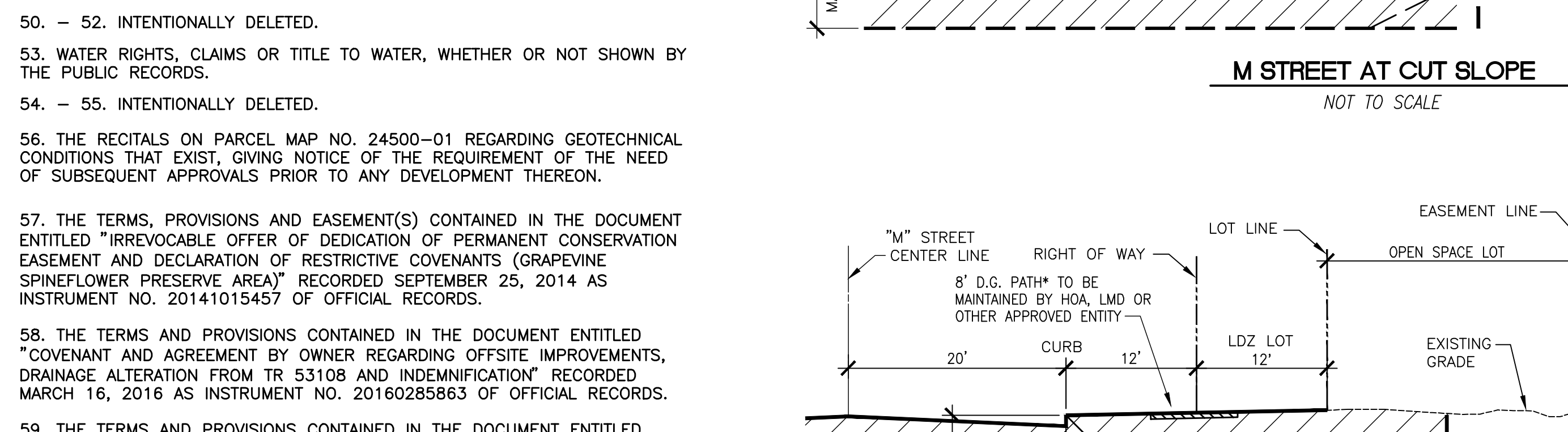
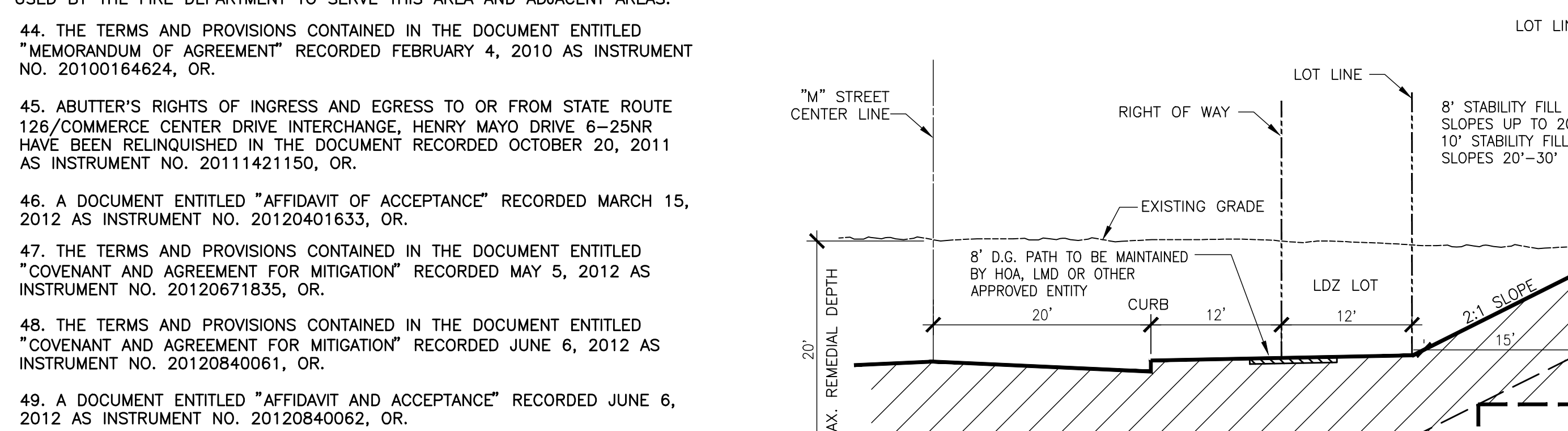
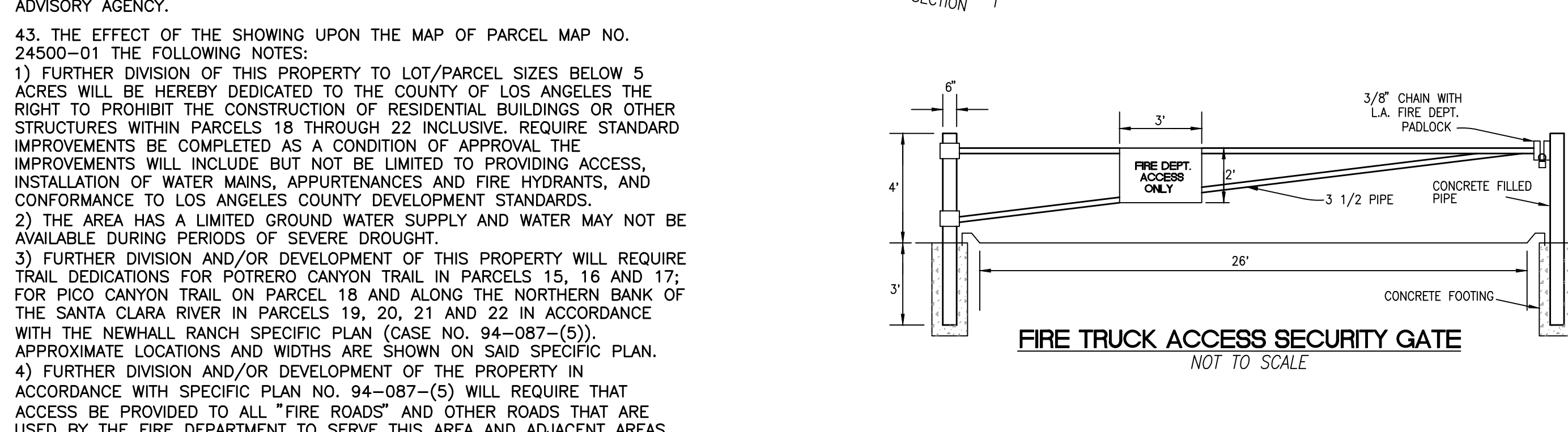
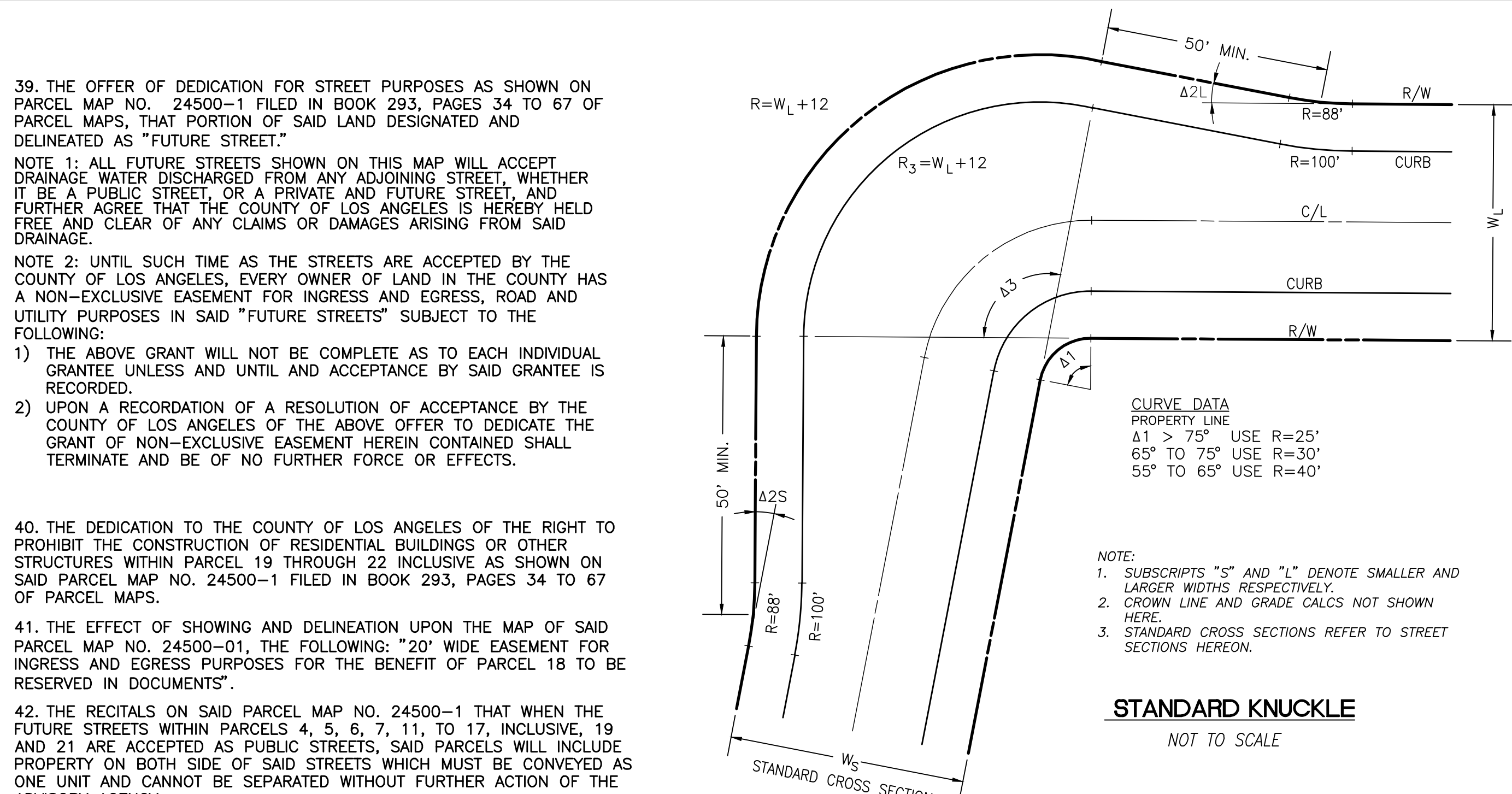
101. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ACCEPTANCE FROM TR 53108 AND RELEASE OF LIABILITY" RECORDED MARCH 16, 2016 AS INSTRUMENT NO. 20160285884 OF OFFICIAL RECORDS.
102. THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF UTILITY CORRIDOR EASEMENT" RECORDED JULY 31, 2020 AS INSTRUMENT NO. 20200867333 OF OFFICIAL RECORDS.

103. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ACCEPTANCE FROM TR 53108 AND RELEASE OF LIABILITY" RECORDED MARCH 16, 2016 AS INSTRUMENT NO. 20160285884 OF OFFICIAL RECORDS.
104. THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF UTILITY CORRIDOR EASEMENT" RECORDED JULY 31, 2020 AS INSTRUMENT NO. 20200867333 OF OFFICIAL RECORDS.

105. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ACCEPTANCE FROM TR 53108 AND RELEASE OF LIABILITY" RECORDED MARCH 16, 2016 AS INSTRUMENT NO. 20160285884 OF OFFICIAL RECORDS.
106. THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF UTILITY CORRIDOR EASEMENT" RECORDED JULY 31, 2020 AS INSTRUMENT NO. 20200867333 OF OFFICIAL RECORDS.

107. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ACCEPTANCE FROM TR 53108 AND RELEASE OF LIABILITY" RECORDED MARCH 16, 2016 AS INSTRUMENT NO. 20160285884 OF OFFICIAL RECORDS.
108. THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF UTILITY CORRIDOR EASEMENT" RECORDED JULY 31, 2020 AS INSTRUMENT NO. 20200867333 OF OFFICIAL RECORDS.

109. THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "COVENANT AND AGREEMENT BY OFFSITE PROPERTY OWNER REGARDING OFFSITE IMPROVEMENTS, DRAINAGE ACCEPTANCE FROM TR 53108 AND RELEASE OF LIABILITY" RECORDED MARCH 16, 2016 AS INSTRUMENT NO. 20160285884 OF OFFICIAL RECORDS.
110. THE TERMS, PROVISIONS AND EASEMENTS(S) CONTAINED IN THE DOCUMENT ENTITLED "IRREVOCABLE OFFER OF DEDICATION OF UTILITY CORRIDOR EASEMENT" RECORDED JULY 31, 2020 AS INSTRUMENT NO. 20200867333 OF OFFICIAL RECORDS.



SEE SHEET 4

SANTA CLARA RIVER

SANTA CLARA RIVER

POTRERO VALLEY
VTM 061911

SEE SHEET 5

SEE SHEET 8

LEGEND:

- 100 LOT NO.
5000 SF LOT AREA (SQUARE FEET)
PROPOSED OR LOT TYPE
VTM 84508 BOUNDARY
PLANNING AREA BOUNDARY
EXISTING PARCEL BOUNDARY
PROPOSED LOT LINE
PROPOSED EASEMENT
EXISTING EASEMENTS IDENTIFIED BY (E)
FUTURE RIGHT OF WAY
PROPOSED CONTOUR
DAYLIGHT LINE
STORM DRAIN CULVERT
STORM DRAIN
SEWER FORCE MAIN
WATER
RECYCLED WATER
EXISTING WATER LINE
PRIVATE AND FUTURE STREET
SIGNIFICANT ECOLOGICAL AREA
FEMA 100 YEAR FLOOD PLAIN
PROPOSED C-CHP FLOODPLAIN
EXISTING FLOODPLAIN
EXISTING FLOODWAY
GEOLOGICAL / RIA SETBACKS
FIRE DEPARTMENT ACCESS GATE
LOW FLOW DIVERSION
DEBRIS RISER
RISER
CATCH BASIN
ABANDONED OIL WELL
EXISTING EASEMENT (SEE SHEET 2)
REMOVED OAK TREE PER 2024 DUDEX SURVEY
HERITAGE SIZE LABELED WITH "H"
ENCROACHED OAK TREE PER 2024 DUDEX SURVEY
HERITAGE SIZE LABELED WITH "H"
PRESERVED OAK TREE PER 2024 DUDEX SURVEY
HERITAGE SIZE LABELED WITH "H"
AJ STREET
FUTURE ROAD DEDICATION
UTILITY AND ACCESS EASEMENT
- CONCRETE
DECOMPOSED GRANITE
EXISTING
GRADE BREAK
HIGH POINT
LENGTH
LANDSCAPE DEVELOPMENT ZONE
MINIMUM
OPEN SPACE
PRIVATE AND FUTURE STREET
PUBLIC FACILITY
PROPOSED
PRIVATE
RADIUS
RIGHT OF WAY
RECREATION
RESTRICTED USE AREA
SQUARE FEET
STORM DRAIN
SANITARY SEWER
STANDARD
WATER SURFACE

DISPOSITION LEGEND:

- A ABANDON
P PROTECT IN PLACE
Q QUIT CLAIM
R REMOVE
RE RELOCATE
RM TO REMAIN
IN INDETERMINATE IN NATURE
L LEASE (OIL, GAS, MINERALS)
NA NOT APPLICABLE TO PROJECT
LA LINE OF SIGHT AIR SPACE EASEMENT
*SEE SHEET 2 FOR EXISTING EASEMENT DEDICATIONS

- EXISTING POWER POLE
PROPOSED DRIVEWAY
TRAIL & LACFD ACCESS
ROAD AT RIVER
WATER TANK & STORM DRAIN
PAD ELEVATION
OR LOT TYPE
TRAIL, CONC OR DG PER PLAN
RESTORATION AREA
BURIED BANK STABILIZATION
LINE OF SIGHT EASEMENT
SIGHT DISTANCE LINE
PROPOSED SPINE FLOWER DEDICATION
PLANNING AREA
SUB AREA

KEY MAP

NOT TO SCALE

SCALE: 1" = 100'

DATE: 03/13/2026

JOB No. 0015-023-027

SHEET 3

OF 14 SHEETS

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 84508
PLANNING AREA OF 1-8

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, CALIFORNIA
2024 Avenue 184, Ste 211
Van Nuys, CA 91411
Tel: (818) 294-3271

DATE: 03/19/2026

JASON H. FUKUMITSU

OWNER/DEVELOPER:
FIVEPOINT
NEWELL LAND
2014 SPRINGFIELD COURT SUITE 300
VAN NUYS, CA 91411

TELEPHONE: (661) 255-4000

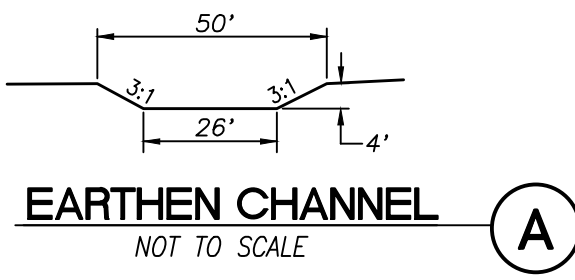
REPRESENTATIVE: MR. MATT HANSON

DESIGNED: JHF, AMW
DRAFTED: AMW
CHECKED: JHF

NO.

REVISIONS

DATE BY



EARTHEN CHANNEL
NOT TO SCALE

(A)

A	ABANDON
P	PROTECT IN PLACE
Q	QUIT CLAIM
R	REMOVE
RE	RELOCATE
RW	TO REMAIN
IN	INDETERMINATE IN NATURE
L	LEASE (OIL, GAS, MINERALS)
NA	NOT APPLICABLE TO PROJECT
LA	LINE OF SIGHT AIR SPACE EASEMENT

*SEE SHEET 2 FOR EXISTING EASEMENT DEDICATIONS

100' LOT NO.
 5000 SF LOT AREA (SQUARE FEET)
 PAD ELEVATION OR LOT ELEV.
 0.5% VTM #4508 BOUNDARY
 --- PLANNING AREA BOUNDARY
 --- EXISTING PARCEL BOUNDARY
 --- PROPOSED RIGHT OF WAY
 87' PROPOSED LOT LINE
 ----- PROPOSED EASEMENT
 ----- EXISTING EASEMENTS IDENTIFIED BY (P)
 --- FUTURE RIGHT OF WAY
 950' PROPOSED CONTOUR
 --- DAYLIGHT LINE
 --- STORM DRAIN CULVERT
 --- STORM DRAIN
 S SANITARY SEWER (SERVICE LOCUS)
 FM SEWER FORCE MAIN
 --- WATER
 RW RECYCLED WATER
 --- EXISTING WATER LINE
 --- EXISTING POWER LINE
 SEA SIGNIFICANT ECOLOGICAL AREA
 FEMA 100 YEAR FLOOD PLAIN
 LOWER DATED 10/24/02
 PROPOSED Q-CAP FLOODPLAIN
 Q-CAP
 FP EXISTING FLOODPLAIN
 FW EXISTING FLOODWAY
 --- GEOLOGICAL / RUA SETBACKS
 ● FIRE DEPARTMENT ACCESS GATE
 --- LOW FLOW DIVERSION
 --- DEBRIS RISER
 ○ RISER
 ◇ CATCH BASIN
 --- ABANDONED OIL WELL
 23' EXISTING EASEMENT (SEE SHEET 2)
 (+) REMOVED OAK TREE PER 2024 DUEK SURVEY
 (+) HERITAGE SITE LABELED WITH "H"
 (+) ENCROACHED OAK TREE PER 2024 DUEK SURVEY
 (+) HERITAGE SITE LABELED WITH "H"
 (+) PRESERVED OAK TREE PER 2024 DUEK SURVEY
 (+) HERITAGE SITE LABELED WITH "H"
 --- EXISTING POWER POLE
 --- PROPOSED DRIVEWAY
 --- TRAIL & LAPCOP ACCESS ROAD AT RIVER
 --- WATER TANK & STORM DRAIN ACCESS ROAD
 --- TRAIL, CONC OR DG PER PLAN
 --- BURIED BANK STABILIZATION
 --- LINE OF SIGHT EASEMENT
 --- SIGHT DISTANCE LINE
 --- PROPOSED SPINE FLOWER DEDICATION
 --- PLANNING AREA
 OF 7 SUB AREA

CONC	CONCRETE
DG	DECOMPOSED GRANITE
ESMT	EASEMENT
EX	EXISTING
GB	GRADE BREAK
HZ	HIGH POINT
LP	LENGTH
LDZ	LANDSCAPE DEVELOPMENT ZONE
LP	LOW POINT
M.S.	MINIMUM
O.S.	OPEN FUTURE
P	PRIVATE AND PAVEMENT STREET
P.F.	PUBLIC FACILITY
PRO.P	PROPOSED
P.V.	PRIVATE
R	RADIUS
R/W	RIGHT OF WAY
REC	RECREATION
RUA	RESTRICTED USE AREA
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
W.S	WATER SURFACE

KEY MAP
NOT TO SCALE

DIVISION
CT MAP NO. 84508

LOS ANGELES STATE OF CALIFORNIA

[illegible]

SEE SHEET 12

SEE SHEET 5

SEE SHEET 7

SEE SHEET 9

SEE SHEET 8

ROUNDABOUT DETAIL

FROM SHEET 6 OF 14
VTTM 84508

SCALE: 1"=50'

SECTION A

SECTION B

LOW CHANNEL SECTION

SECTION D

TYPICAL TRAIL CONNECTION

TYPICAL TRAIL CONNECTION

BULK FLOW CHANNEL SECTION G

SECTION M

FIVEPOINT.

NEWHALL  LAND

25124 SPRINGFIELD COURT SUITE 300
VALENCIA, CA 91355

TELEPHONE: (661) 255-4000

REPRESENTATIVE : MR. MATT HANSON

PLANS PREPARED BY:

HUNSAKER & ASSOCIATES
 LOS ANGELES, INC.

PLANNING ■ ENGINEERING ■ SURVEYING
26074 Avenue Hall, Ste 23 • Valencia, CA 91355
Rte. 66/1 294-7211 • Fax: (661) 294-9980

Jason H. Hunter 03/16/2026

JASON H. FUKUMITSU DATE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 84508
PLANNING AREAS LCN 4-6

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

SCALE: $1'' = 100'$

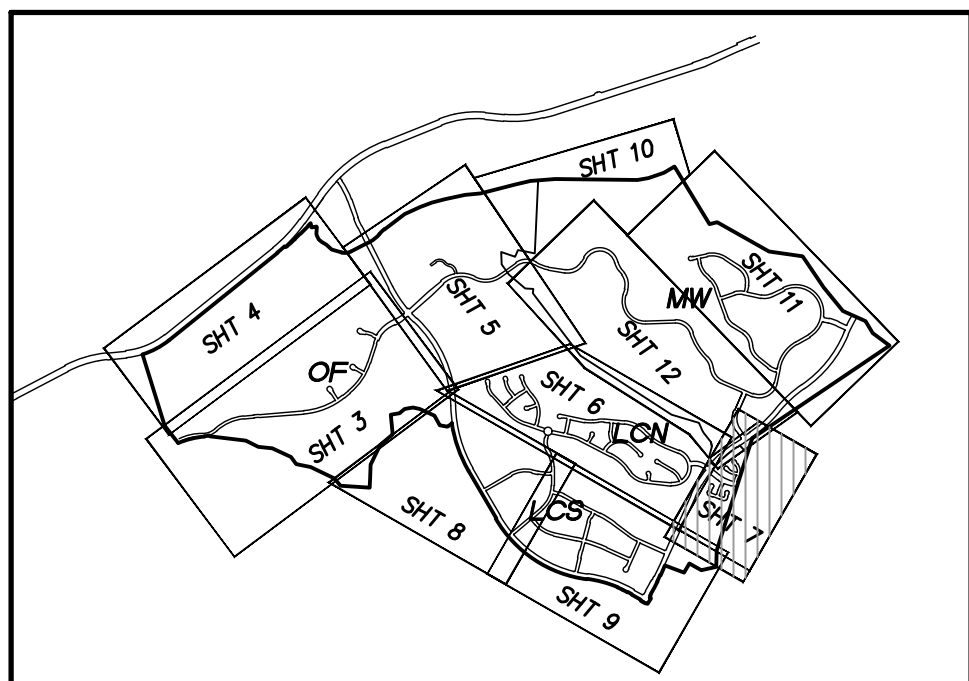
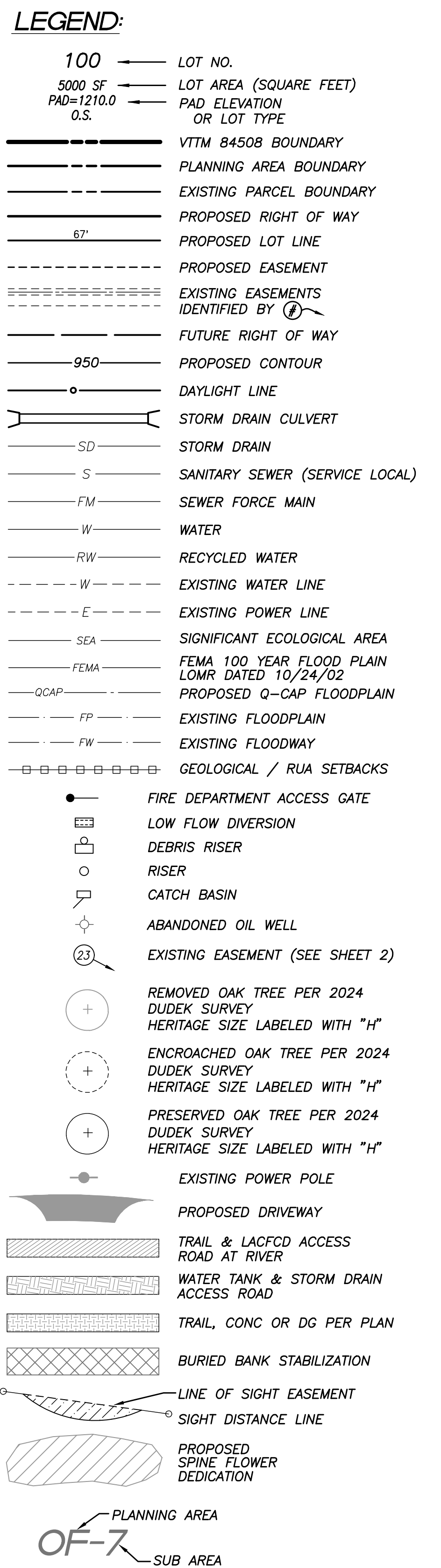
DATE: 03/13/2026

DB No. 0015-023-027

SHEET

6

OF 14 SHEETS



DESIGNED:					OWNER/DEVELOPER:			PLANS PREPARED BY:			SCALE: 1" = 100'		
JHF, AMW					FIVEPOINT. NEWHALL LAND 2614 SPRINGFIELD COURT SUITE 300 VALENCIA, CA 91355	LOS ANGELES COUNTY REGISTERED PROFESSIONAL ENGINEER NO. 40635 STATE OF CALIFORNIA	HUNSAKER & ASSOCIATES PLANNING • ENGINEERING • SURVEYING 26074 AVENUE 141, STE 21 • VALENCIA, CA 91355 PH: (661) 294-2211 • FX: (661) 294-9890	 JASON H. FURUKUMI DATE	MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 84508 PLANNING AREA LCN 6	DATE: 03/13/2026 JOB NO. 0015-023-027 SHEET 7 OF 14 SHEETS			
DRAFTED:											TELEPHONE: (661) 255-4800	REPRESENTATIVE: MR. MATT HANSON	IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA
AMW													
CHECKED:													
JHF	NO.	REVISIONS	DATE	BY									

SEE SHEET 10

SEE BELOW

SEE SHEET 10

SEE SHEET 5

SEE SHEET 5

SEE ABOVE

SEE SHEET 5

SEE SHEET 7

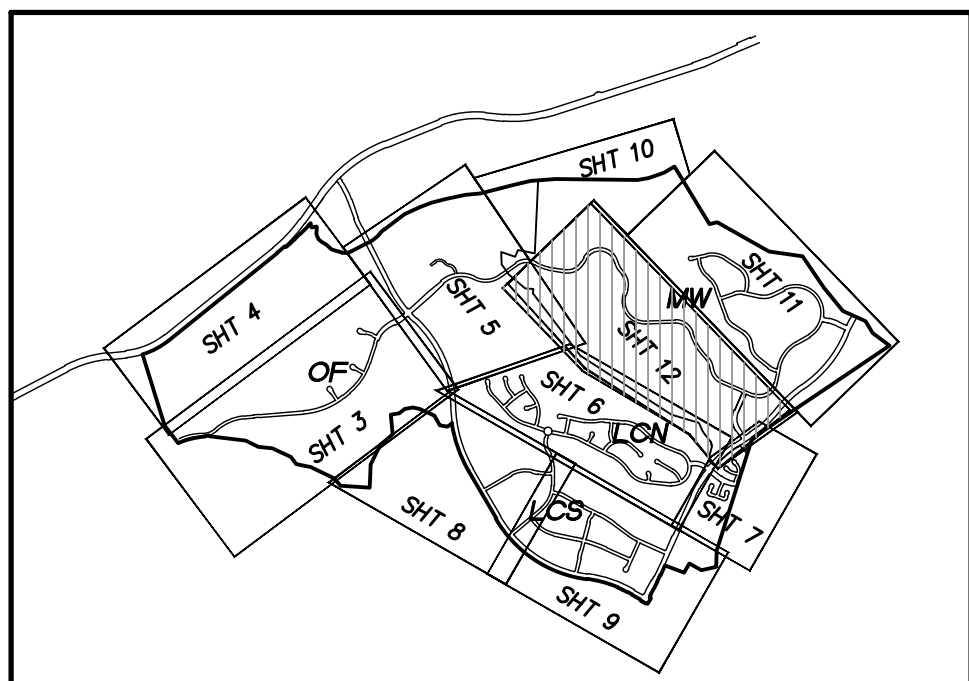
SEE SHEET 6

LEGEND:

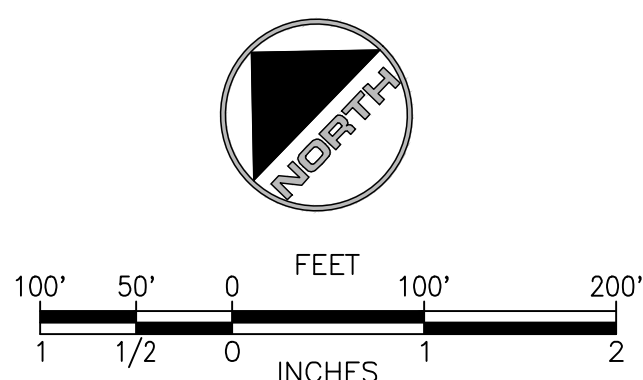
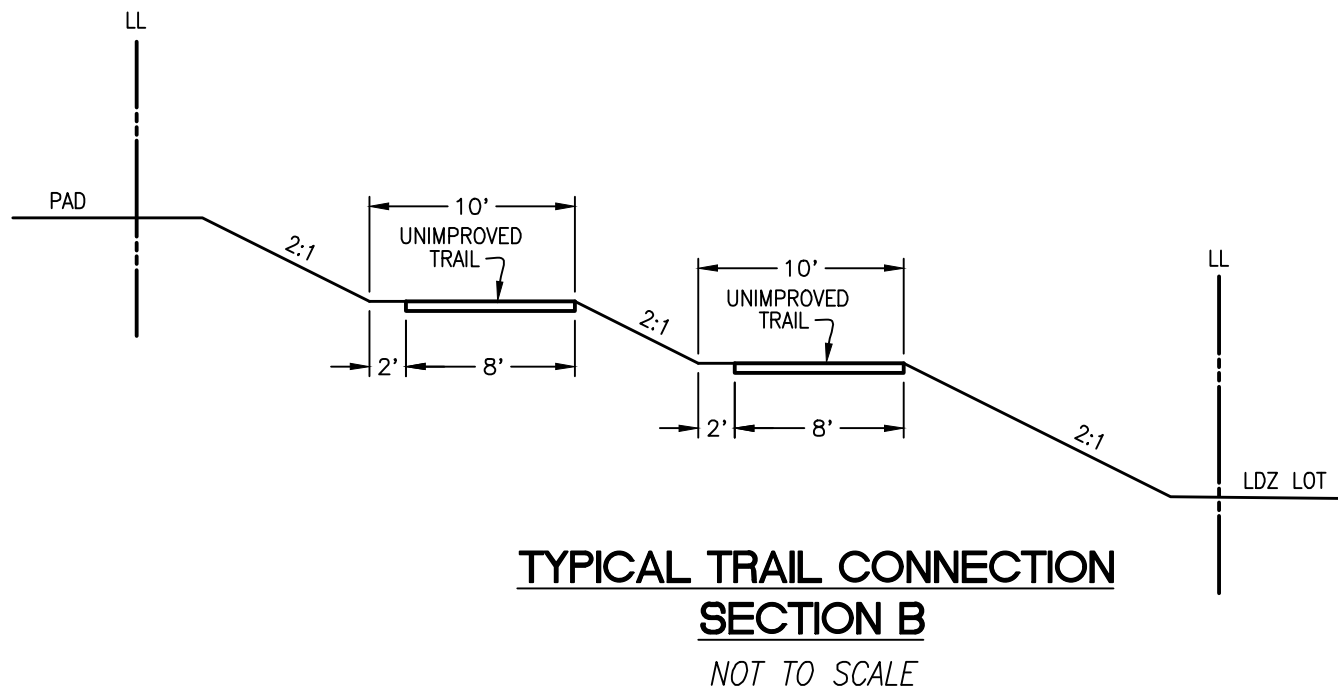
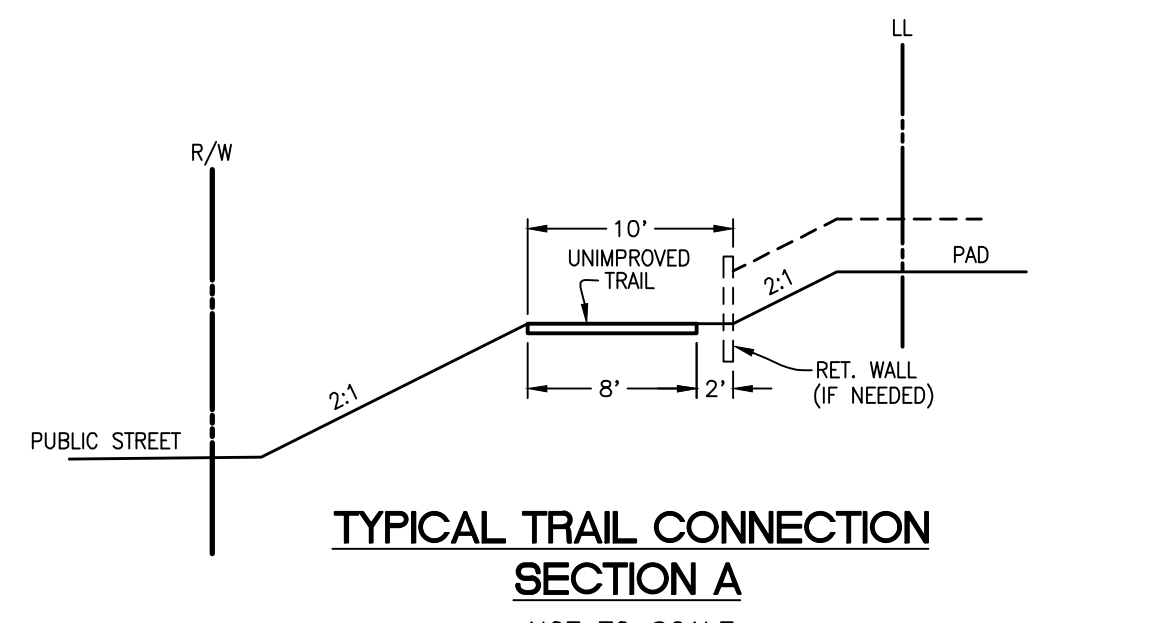
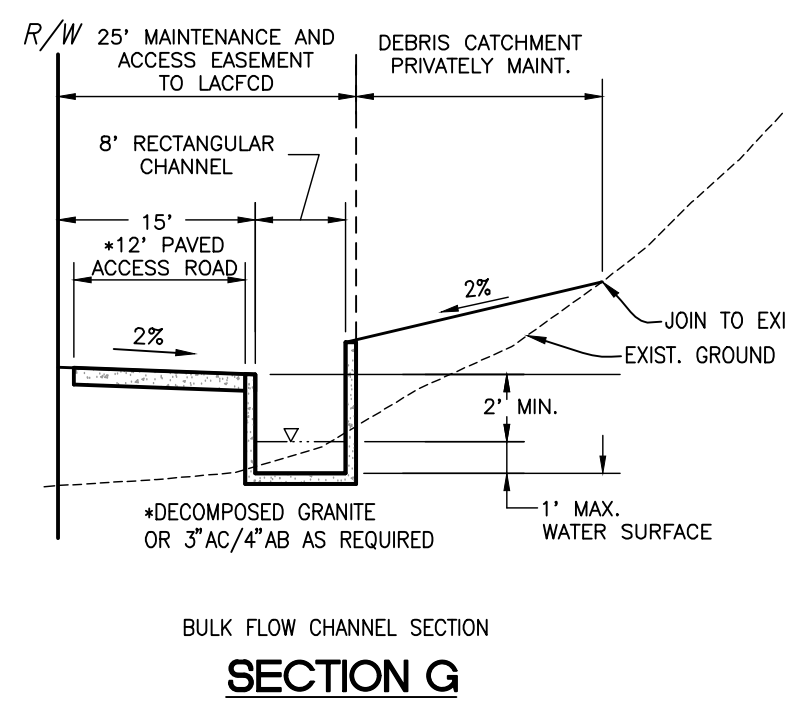
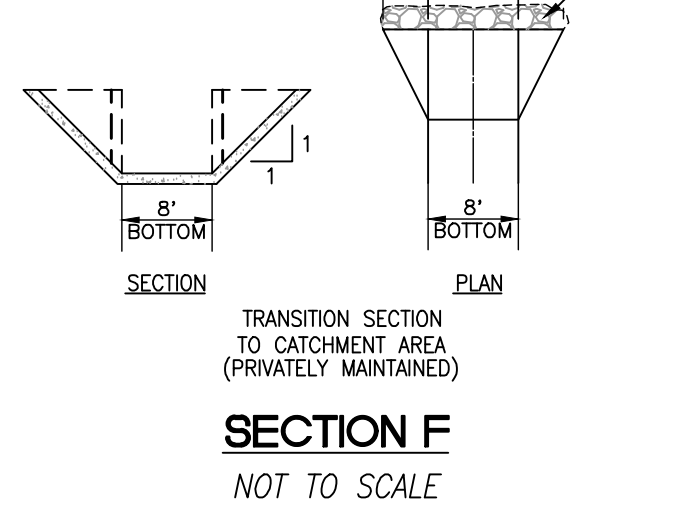
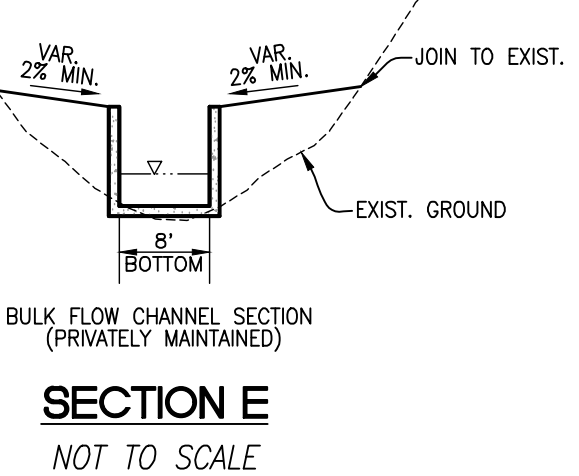
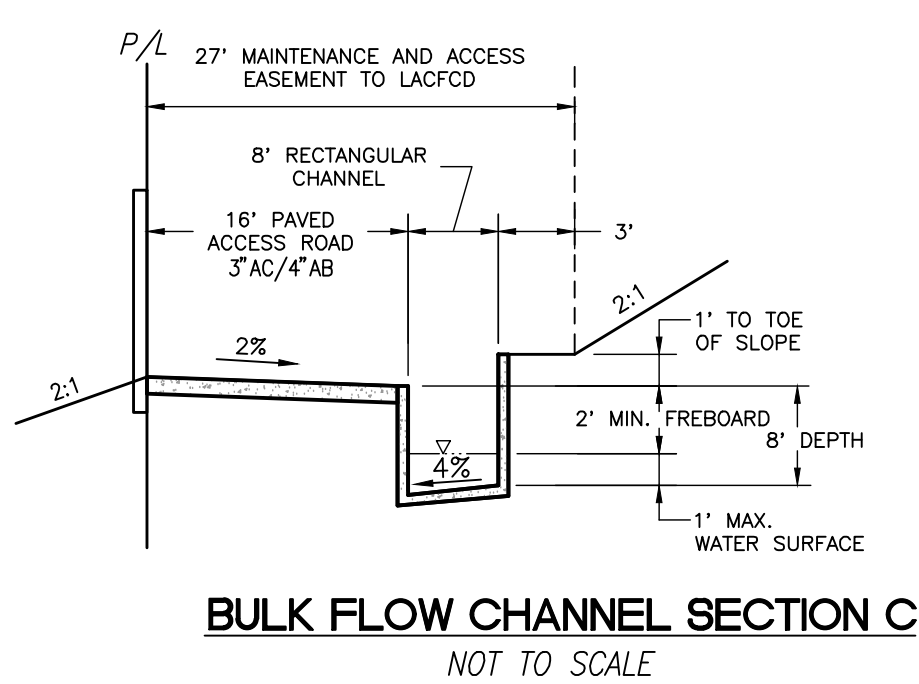
- 100 LOT NO.
5000 SF LOT AREA (SQUARE FEET)
PAD-1210.0 PAD ELEVATION
0.5 OF LOT TYPE
VTM 8450B BOUNDARY
PLANNING AREA BOUNDARY
EXISTING PARCEL BOUNDARY
PROPOSED RIGHT OF WAY
PROPOSED LOT LINE
PROPOSED EASEMENT
EXISTING EASEMENTS IDENTIFIED BY Q
FUTURE RIGHT OF WAY
PROPOSED CONTOUR
DAYLIGHT LINE
STORM DRAIN CULVERT
STORM DRAIN
SANITARY SEWER (SERVICE LOCAL)
SEWER FORCE MAIN
WATER
RECYCLED WATER
EXISTING WATER LINE
EXISTING POWER LINE
SIGNIFICANT ECOLOGICAL AREA
FEMA 100 YEAR FLOOD PLAIN
LOMR DATED 10/24/02
PROPOSED Q-CAP FLOODPLAIN
EXISTING FLOODPLAIN
PROPOSED FLOODWAY
EXISTING FLOODWAY
GEOLOGICAL / RUA SETBACKS
FIRE DEPARTMENT ACCESS GATE
LOW FLOW DIVERSION
DEBRIS RISER
RISER
CATCH BASIN
ABANDONED OIL WELL
EXISTING EASEMENT (SEE SHEET 2)
- EXISTING POWER POLE
PROPOSED DRIVEWAY
TRAIL/HIKING & LACROSSE ACCESS ROAD AT RIVER
WATER TANK & STORM DRAIN ACCESS ROAD
TRAIL
DEBRIS CATCHMENT AREA
BURIED BANK STABILIZATION
LINE OF SIGHT EASEMENT
SIGHT DISTANCE LINE
PROPOSED SPUR FLOWER DEDICATION
SUB AREA
- CONC DECOMPOSED GRANITE
ESMT EASEMENT
EX EXISTING
GB GRADE BREAK
HP HIGH POINT
L LENGTH
LDZ LANDSCAPE DEVELOPMENT ZONE
LP LOW POINT
MW MINIMUM
O.S. OPEN SPACE
P & F PRIVATE AND FUTURE STREET
P.F. PUBLIC FACILITY
PROP PROPOSED
PVT PRIVATE
R RADIUS
R/W RIGHT OF WAY
REC RECREATION
RUA RESTRICTED USE AREA
SF SQUARE FEET
SD STORM DRAIN
SS SANITARY SEWER
STD STANDARD
W.S. WATER SURFACE

DISPOSITION LEGEND:

- A ABANDON
P PROTECT IN PLACE
Q QUIT CLAIM
R REMOVE
RE RELOCATE
RM TO REMAIN
IN INDETERMINATE IN NATURE
L LEASE (OIL, GAS, MINERALS)
NA NOT APPLICABLE TO PROJECT
LA LINE OF SIGHT AIR SPACE EASEMENT



KEY MAP
NOT TO SCALE



DESIGNED: JHF, AMW
DRAFTED: AMW
CHECKED: JHF

NO.	REVISIONS	DATE	BY

OWNER/DEVELOPER:
FIREFPOINT.
NEWHALL LAND
20154 SPRINGFIELD COURT, SUITE 300
VALLEJO, CA 94590
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. MATT HANSON



PLANS PREPARED BY:
HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING • ENGINEERING • SURVEYING
26074 Avenue 164, Ste 21 • Valencia, CA 91355
PH (661) 294-2271 F (661) 294-9990
Jason H. Furukawa 03/19/2026
JASON H. FURUKAWA DATE

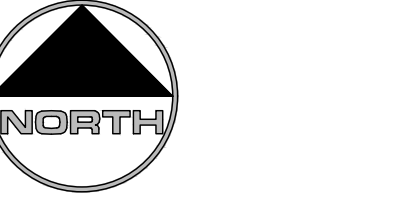
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP NO. 84508
PLANNING AREA MW

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SCALE: 1" = 100'
DATE: 03/13/2026
JOB No.: 0015-023-027
SHEET
12
OF 14 SHEETS



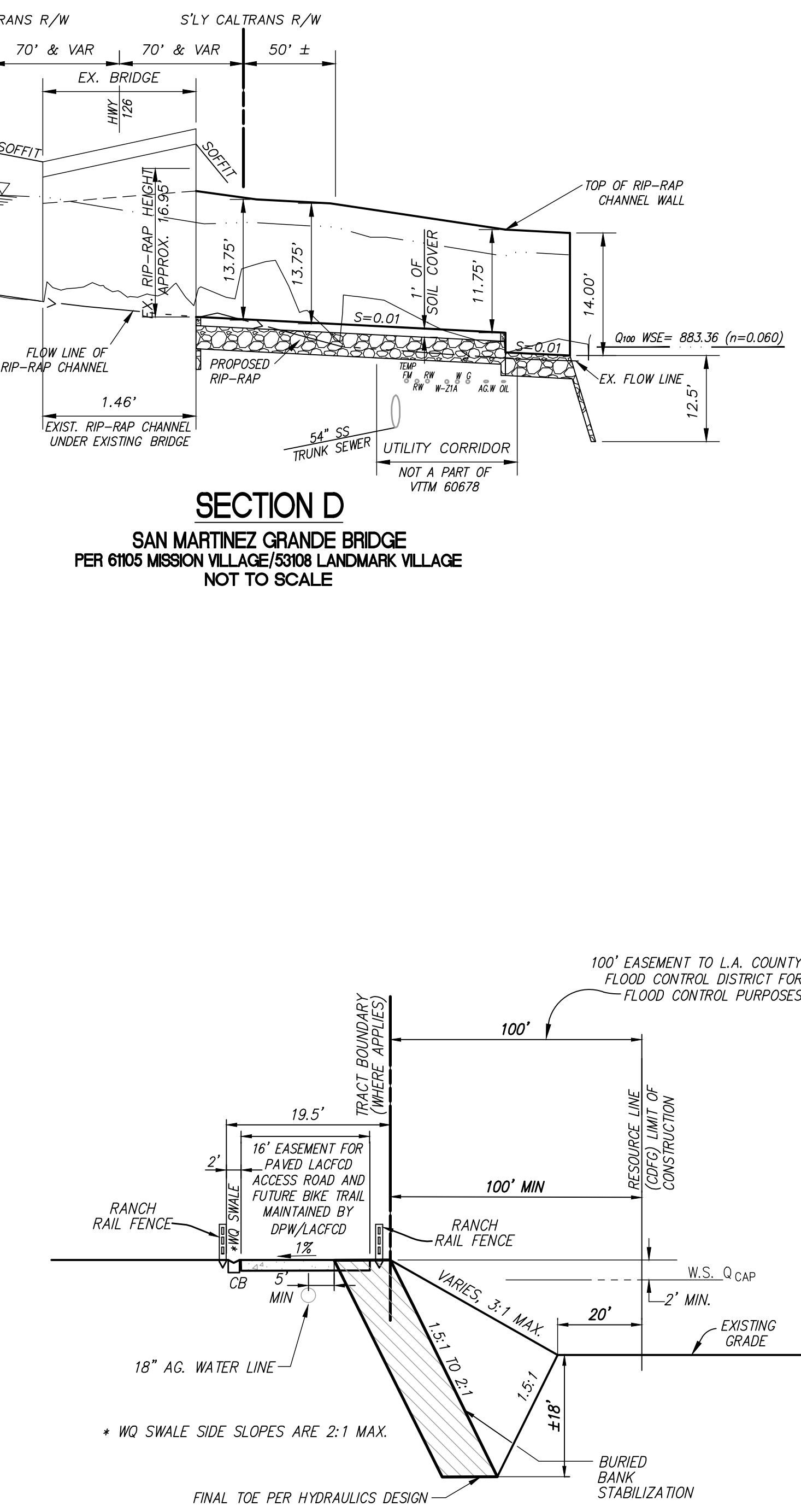
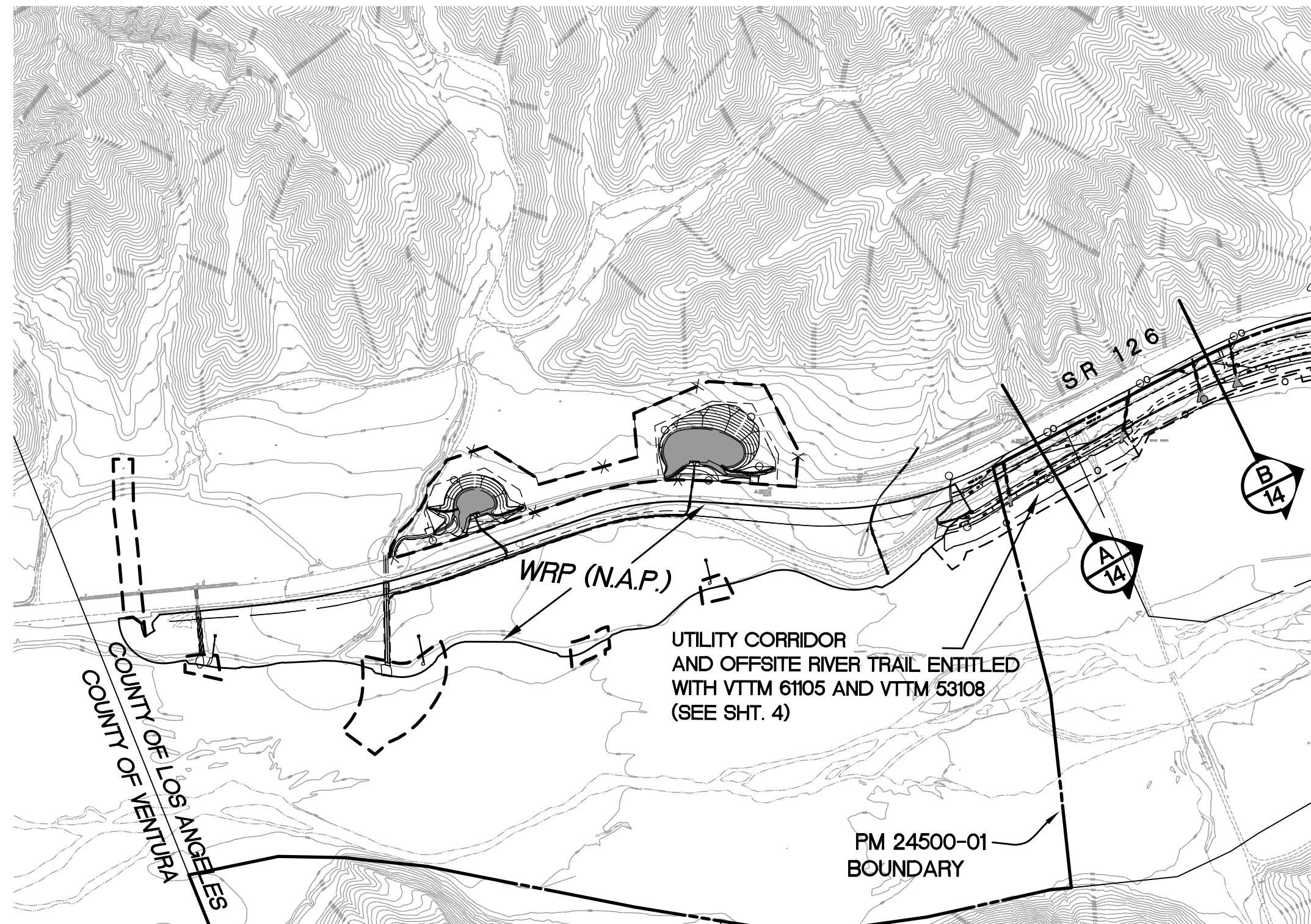
NOTE: ALL LOTS SHALL BE SERVED
BY RECIPROCAL ACCESS EASEMENTS.



³INCLUDES OFFSITE GRADING
SHOWN ON SHEET 3

¹INCLUDES OFFSITE GRADING SHOWN ON SHEET 11

DESIGNED:	JHF, AMW					OWNER/DEVELOPER:	FIVEPOINT. NEWHALL LAND 25124 SPRINGFIELD COURT SUITE 300 VALENCIA, CA 91355			PLANS PREPARED BY: HUNSAKER & ASSOCIATES LOS ANGELES, CA PLANNING • ENGINEERING • SURVEYING 2604 Avenue Hill, Ste 21 • Valencia, CA 91355 PH: (661) 294-2211	MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 84508 PHASING PLAN	SCALE: 1" = 100' DATE: 03/13/2006 JOB No. 2015-023-027
DRAFTED:	AMW					TELEPHONE: (661) 255-4000	REPRESENTATIVE : MR. MATT HANSON		<i>Jason H. Furukimatsu</i> 03/16/2006	JASON H. FURUKIMATSU DATE	IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	SHEET 13 OF 14 SHEETS
CHECKED:	JHF	NO.	REVISIONS	DATE	BY							



CONC	CONCRETE
DG	DECOMPOSED GRANITE
FSMT	EASEMENT
EX	EXISTING
GB	GRADE BREAK
HP	HIGH POINT
L	LENGTH
LZL	LANDSCAPE DEVELOPMENT ZONE
LP	LOW POINT
M	MINIMUM
MIN	OPEN SPACE
P & F	PRIVATE AND FUTURE STREET
P.F.P.	PUBLIC FACILITY
PROP	PROPOSED
PVT	PRIVATE
R	RADIUS
R/W	RIGHT OF WAY
REC	RECREATION
RS	RESTRICTED USE AREA
SF	SQUARE FEET
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
WS	WATER SURFACE

SCALE:	1" = 100'
DATE:	03/13/2026
JOB No.	0015-023-027
SHEET 14 OF 14 SHEETS	

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

HOMESTEAD SOUTH VTTM 84508 PROJECT DATA TABLE

Planning Area	Total Area in Acres	Lot #	# of Lots	SP LAND USE	Street Frontage	# of Buildings	Building Type	# Of Dus	Total Parking Required	Total Parking Provided
OF-1	4.9	1-2	2	LM	HH ST.	7	MULTIFAMILY/ TOWN	45	102	102
OF-2	6.8	3-5	3	LM	KK ST.	26	MULTIFAMILY/ TOWN	92	207	207
OF-3	7.3	6-10	5	LM	HH ST.	12	MULTIFAMILY/ TOWN	132	297	297
OF-4	7.1	11-12	2	LM	HH ST.	7	MULTIFAMILY/ CONDO	123	278	278
OF-5	1.3	13	1	LM	HH ST.	1	RECREATION CENTER	0	---	13
** LCN-1A	5.8	818-824	6	M	K ST.	7	APT	154	288	310
** LCN-1B	5.0	825-830	6	M	K ST.	6	APT	139	260	260
LCN-4	21.5	68-142	75	L	MULTI	75	SINGLE FAMILY	75	150	150
LCN-5	48.2	143-317	175	L	MULTI	175	SINGLE FAMILY	175	350	350
LCN-6	8.1	366-41	45	LM	MULTI	45	SINGLE FAMILY	45	90	90
LCS-1	10.9	421	1	LM	AA ST.	11	MULTIFAMILY/ CONDO	168	379	379
LCS-2	7.8	422	1	LM	CC ST.	27	MULTIFAMILY/ TOWN	112	253	253
LCS-3	2.3	423	1	LM	CC ST.	3	RECREATION CENTER	0	---	29
LCS-4	9.2	424-425	2	LM	BB ST.	28	MULTIFAMILY/ TOWN	103	233	234
LCS-5	4.7	431	1	H	DD ST.	16	MULTIFAMILY/ TOWN	58	132	132
LCS-6	8.9	432	1	H	DD ST.	111	DETACHED SF CONDO	111	251	252
LCS-7	9.7	433	1	H	DD ST.	22	MULTIFAMILY/ TOWN	183	413	414
LCS-8	6.0	434	1	M	CC ST.	51	DETACHED SF CONDO	51	116	117
LCS-9	4.0	435	1	M	CC ST.	30	DETACHED SF CONDO	30	68	70
LCS-10	9.6	436	1	M	FF ST.	34	MULTIFAMILY/ TOWN	133	300	301
LCS-11	10.0	437	1	M	CC ST.	21	MULTIFAMILY/ TOWN	169	382	383

HOMESTEAD SOUTH VTTM 84508 PROJECT DATA TABLE

Planning Area	Total Area in Acres	Lot #	# of Lots	SP LAND USE	Street Frontage	# of Buildings	Building Type	# Of Dus	Total Parking Required	Total Parking Provided
LCS-12	9.4	438	1	LM	CC ST.	68	DETACHED SF CONDO	68	153	155
LCS-13	3.8	439	1	LM	CC ST.	35	DETACHED SF CONDO	35	80	81
LCS-14	6.6	440	1	LM	CC ST.	78	DETACHED SF CONDO	78	176	179
MW-1A	5.9	792	1	M	N ST.	11	MULTIFAMILY/ TOWN	121	274	276
**MW-1B	3.7	793	1	M	N ST.	7	MULTIFAMILY/ TOWN	77	175	175
MW-2	2.0	795	1	H	K ST.	4	RECREATION CENTER	0	---	22
MW-3	2.3	794	1	M	K ST.	4	APT	41	94	94
MW-4	8.6	796	1	H	K ST.	12	MULTIFAMILY/ CONDO	130	293	293
MW-5	8.5	797	1	H	K ST.	11	MULTIFAMILY/ CONDO	169	379	380
MW-6	11.0	798	1	LM	ZZ PVT. DR.	68	DUPLEX	136	306	306
MW-7	10.1	799	1	LM	XX PVT. DR.	25	MULTIFAMILY/ TOWN	86	193	196
MW-8	9.5	800	1	M	YY PVT. DR.	60	DETACHED SF CONDO	60	136	140
MW-9	5.0	801	1	LM	YY PVT. DR.	16	MULTIFAMILY/ TOWN	54	122	126
MW-10	9.5	802	1	M	M ST.	117	DETACHED SF CONDO	117	262	267
MW-11	6.6	803	1	M	M ST.	76	DETACHED SF CONDO	76	171	175
MW-12	6.5	804	1	M	K ST.	1	PUBLIC PARK	0	11	11
MW-14	14.2	462-567	106	LM	MULTI	106	SINGLE FAMILY	106	212	212
MW-15	24.4	582-746	165	M	MULTI	165	SINGLE FAMILY	165	330	330
TOTAL	346.7		619			1,579		3,617	2,509	8,039

HOMESTEAD SOUTH VTTM 84508

OFFSITE IMPROVEMENTS – PROJECT DESCRIPTION

Homestead South VTTM 84508 proposes a 3,617-unit residential development project located on approximately 1,752 acres within the Newhall Ranch Specific Plan. The project also includes supporting facilities necessary for the residential development, including public parks, public schools, a fire station, private recreation facilities, and other ancillary facilities, consistent with the Specific Plan. Infrastructure for the project includes a network of roads, trails, drainage improvements, flood protection, buried bank stabilization, potable and recycled water systems and tanks, sanitary sewers, dry utility systems, and other ancillary infrastructure facilities.

To enable buildout of the above-described project, offsite improvements will be necessary. Following is a description of each offsite improvement location, along with a description of the improvements.

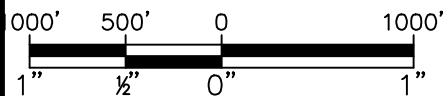
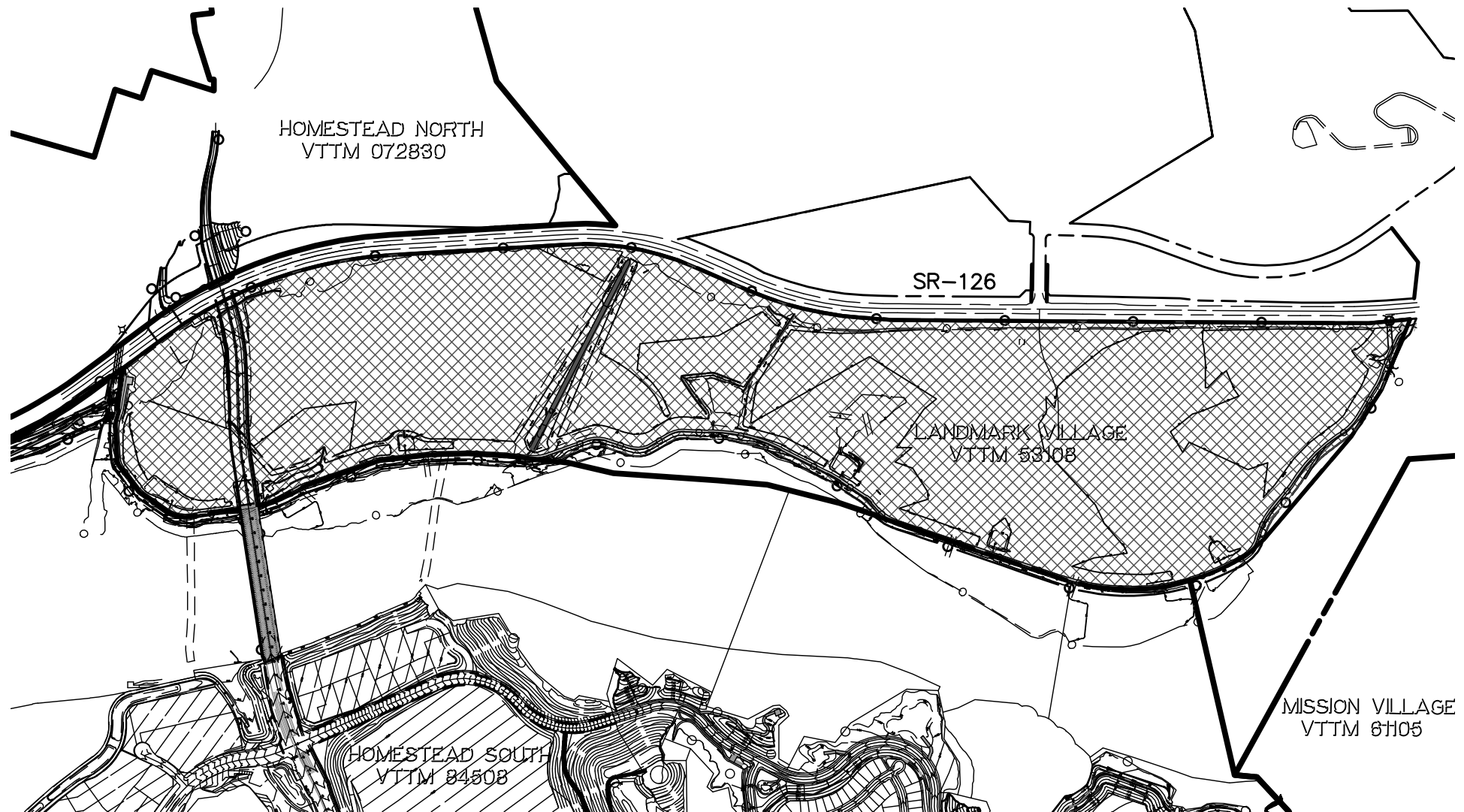
Landmark Village VTTM 53108 (please refer to attached Exhibit 2 Sheet 1 of 14) – Landmark Village lies directly north of the Homestead South project. It is an approved tentative map that has been designed to accept fill dirt from a borrow site within the Homestead South project. Earthwork design and calculations for Homestead South show 5.92 mcy of dirt being taken to the Landmark Village site to aid in achieving grades shown on the approved tentative map. It is anticipated that dirt from Homestead South will be used throughout the extents of the Landmark Village project boundary.

Potrero Valley VTTM 61911 (please refer to attached Exhibit 2 Sheets 2 through 7) – The Potrero Valley project lies south and west of Homestead South. Offsite grading and improvements for Homestead South are proposed in several different locations of the Potrero Valley project. Grading for manufactured slopes is proposed southwest of the Onion Fields neighborhood, in the northwesterly area of the Potrero project. West of Long Canyon Road, offsite grading has been shown for manufactured slopes related to roadway construction, as well as for two potable, and one recycled, water tanks. East of Magic Mountain Parkway's intersection with Long Canyon Road, offsite grading is shown for roadway construction, and for grading adjacent to the fire station site. As the fire station will be built prior to the Potrero Valley project, a graded buffer area is proposed to prevent future, adjacent construction from impacting the fire station site.

Mission Village VTTM 61105 (please refer to attached Exhibit 2 Sheets 8 through 10) – There are three locations within the Mission Village project where offsite improvements are necessary to support the implementation of Homestead South. In the northwesterly area of Mission Village, drainage improvements are shown for the discharge of stormwater originating from a manufactured slope. Southeast of this area, offsite grading and private driveway improvements are proposed to connect the Mesas West neighborhood to a private driveway that joins Limestone Place (within Mission Village Tract 61105-43). Retaining walls are also proposed as part of the construction of the private drive. These improvements serve as secondary fire access

for Homestead South Phase 1. Further southeast, offsite grading is proposed within Mission Village, alongside Magic Mountain Parkway, to facilitate the connection of the proposed roadway to the existing roadway, including a bus turnout, sidewalk, and parkway improvements.

Legacy Village VTTM 84509 (please refer to attached Exhibit 2 Sheets 11 through 14) – Homestead South also includes offsite grading and other infrastructure-related improvements east of the project on the adjacent Legacy Village. East of Homestead South, grading is proposed within Long Canyon in order to match grades of the proposed Long Canyon restored streambed to ensure the continuation of drainage through Long Canyon to its confluence with the Santa Clara River. In order to construct Magic Mountain Parkway within the Homestead South project, offsite manufactured slopes and drainage improvements are also proposed. A water tank with access road, intended to serve Homestead South, is also proposed within the westerly area of Legacy Village.



LEGEND

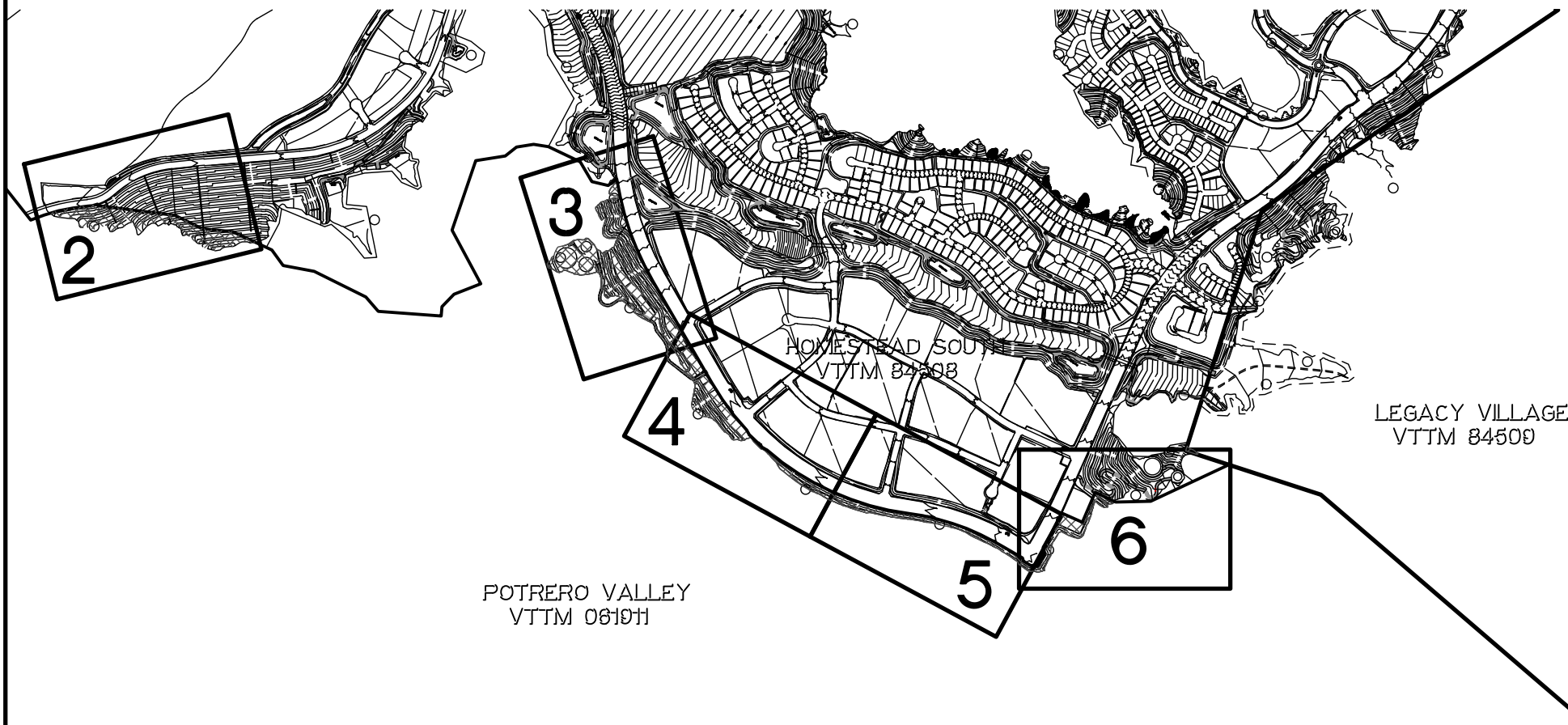
- OFFSITE GRADING
IMPACT LIMIT
- TRACT MAP
BOUNDARY
-  OFFSITE
GRADING LIMIT



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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET 1
OF 14



LEGEND

-  OFFSITE GRADING IMPACT LIMIT
-  TRACT MAP BOUNDARY
-  OFFSITE GRADING LIMIT

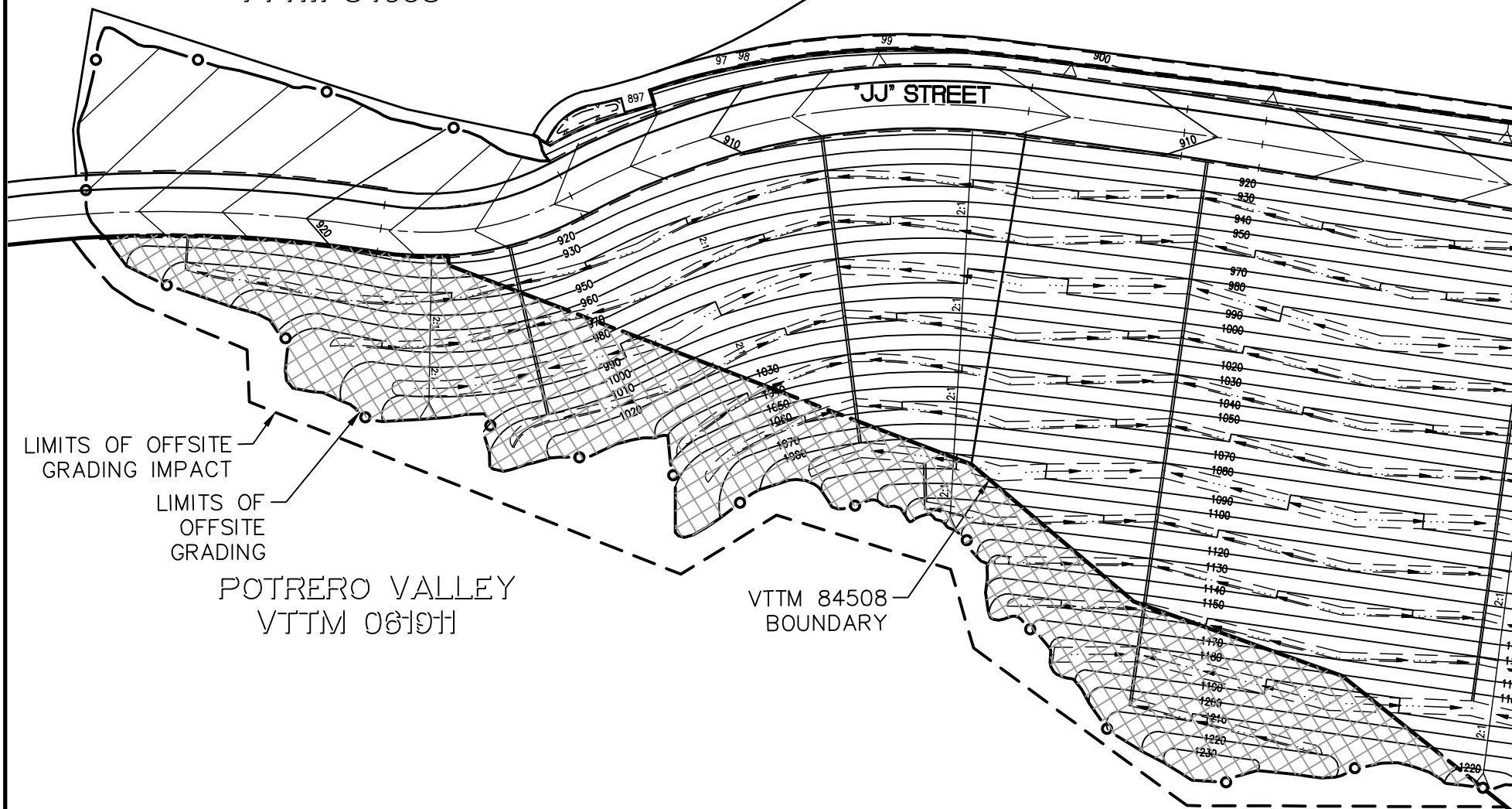


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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **2**
 OF **14**

HOMESTEAD SOUTH
VTTM 84508

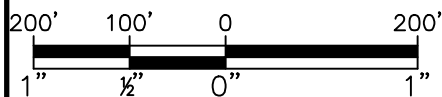
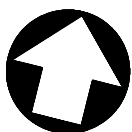


LIMITS OF OFFSITE
GRADING IMPACT

LIMITS OF
OFFSITE
GRADING

POTRERO VALLEY
VTTM 061911

VTTM 84508
BOUNDARY



LEGEND

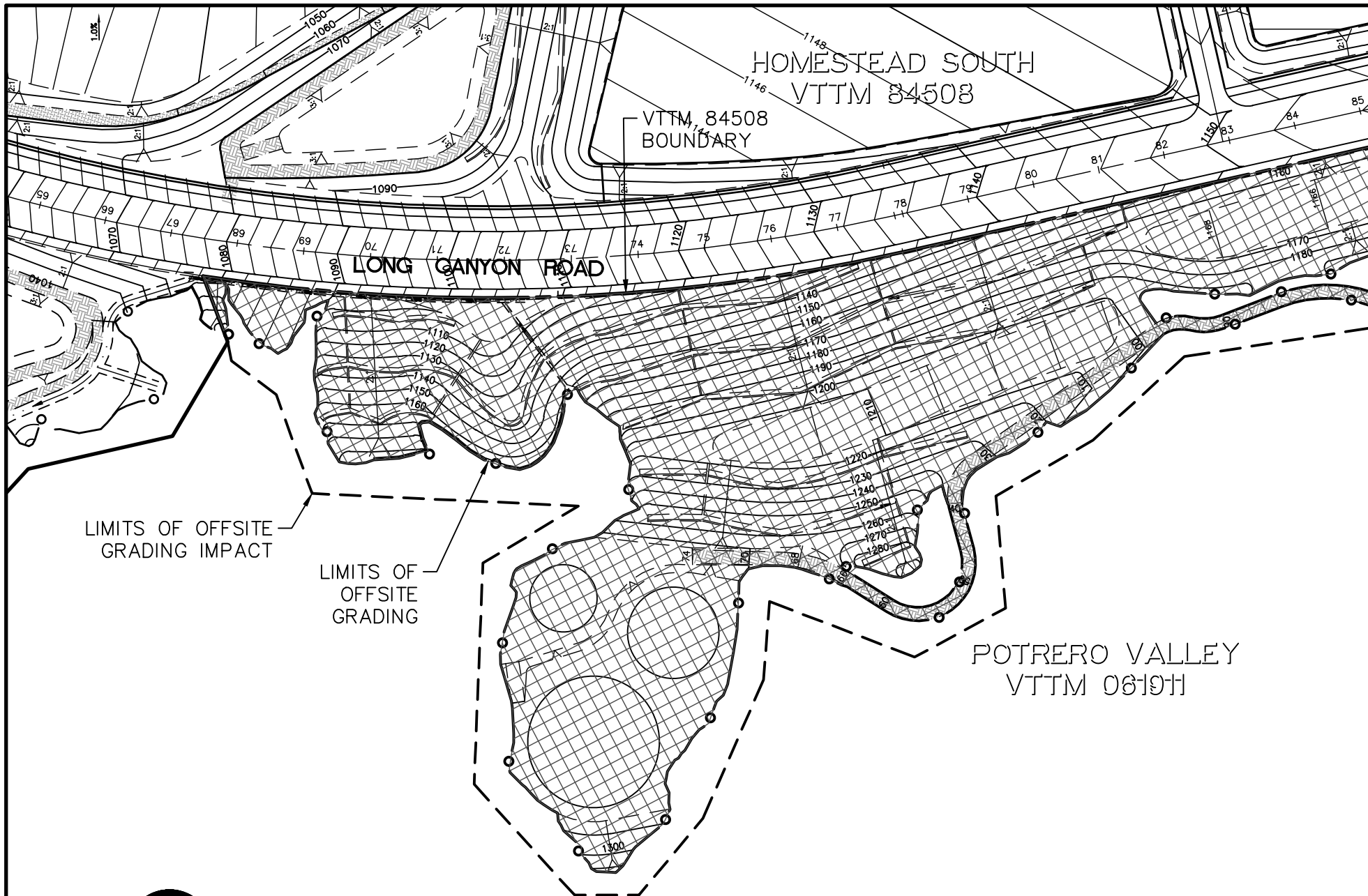
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- TRACT MAP BOUNDARY
- OFFSITE GRADING LIMIT



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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **3**
OF **14**



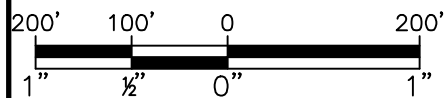
LIMITS OF OFFSITE
GRADING IMPACT

LIMITS OF
OFFSITE
GRADING

POTRERO VALLEY
VTTM 061011

LEGEND

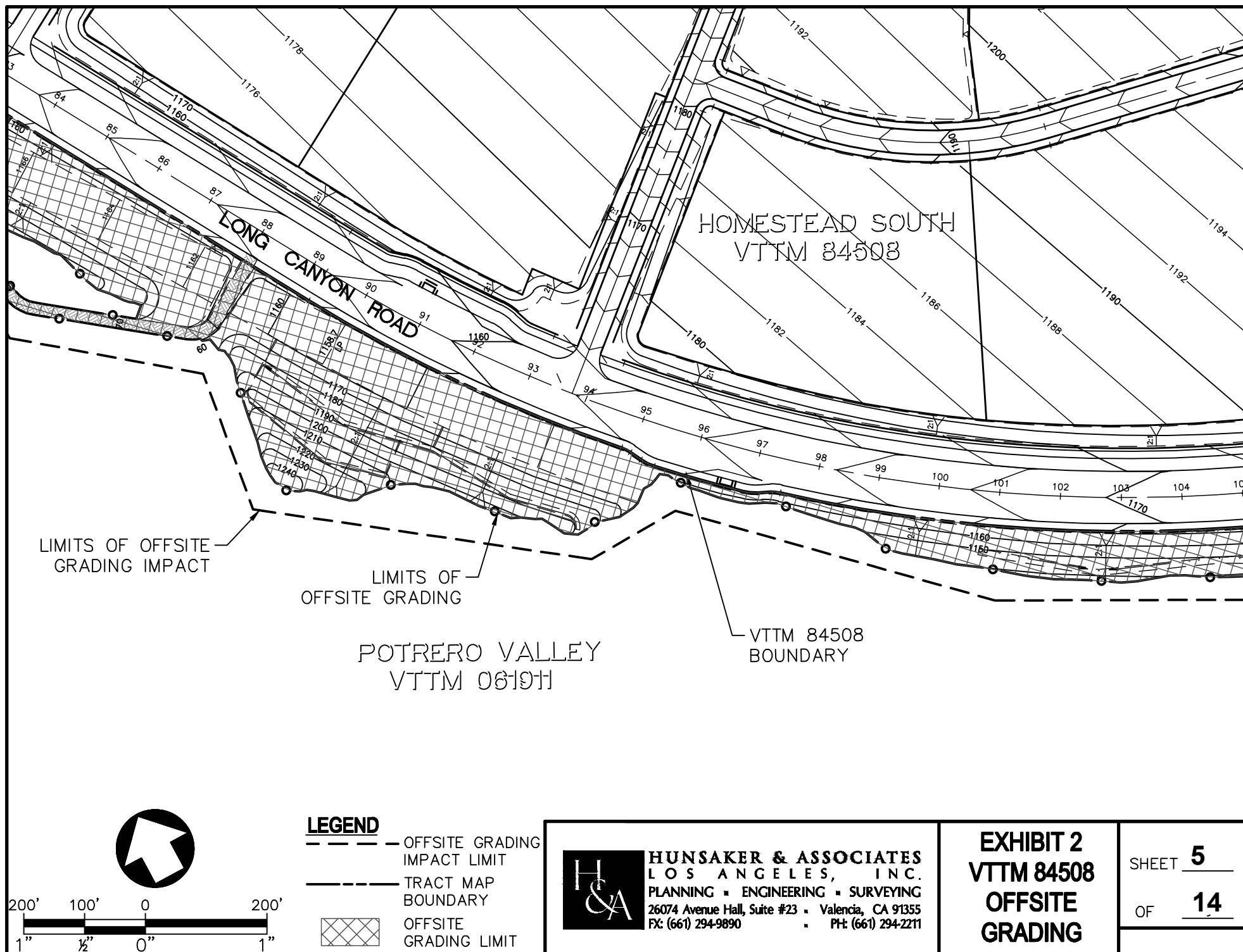
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- TRACT MAP BOUNDARY
-  OFFSITE GRADING LIMIT

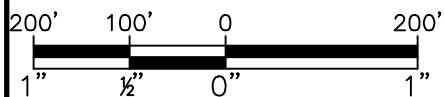
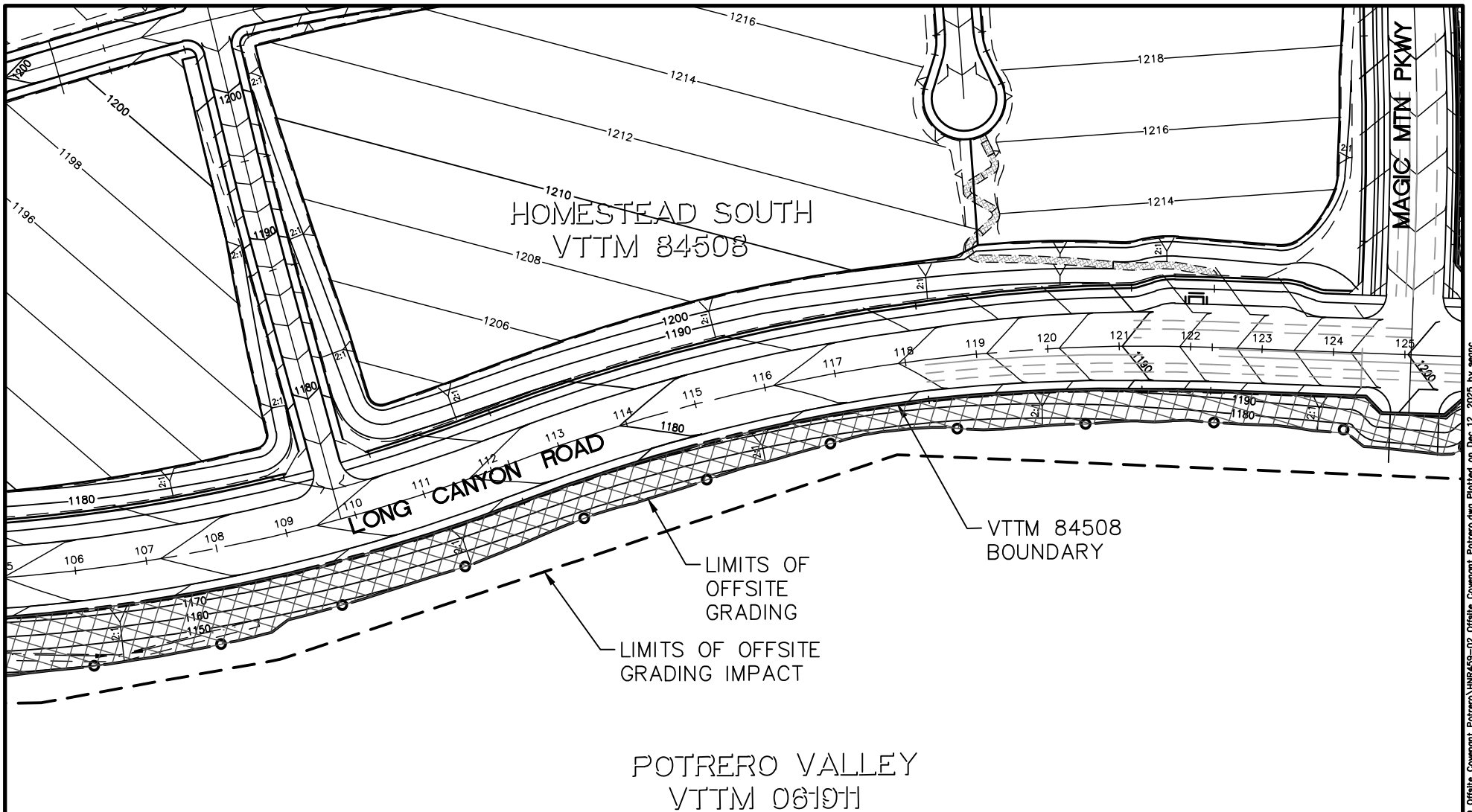


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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **4**
OF **14**





LEGEND

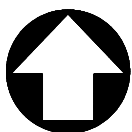
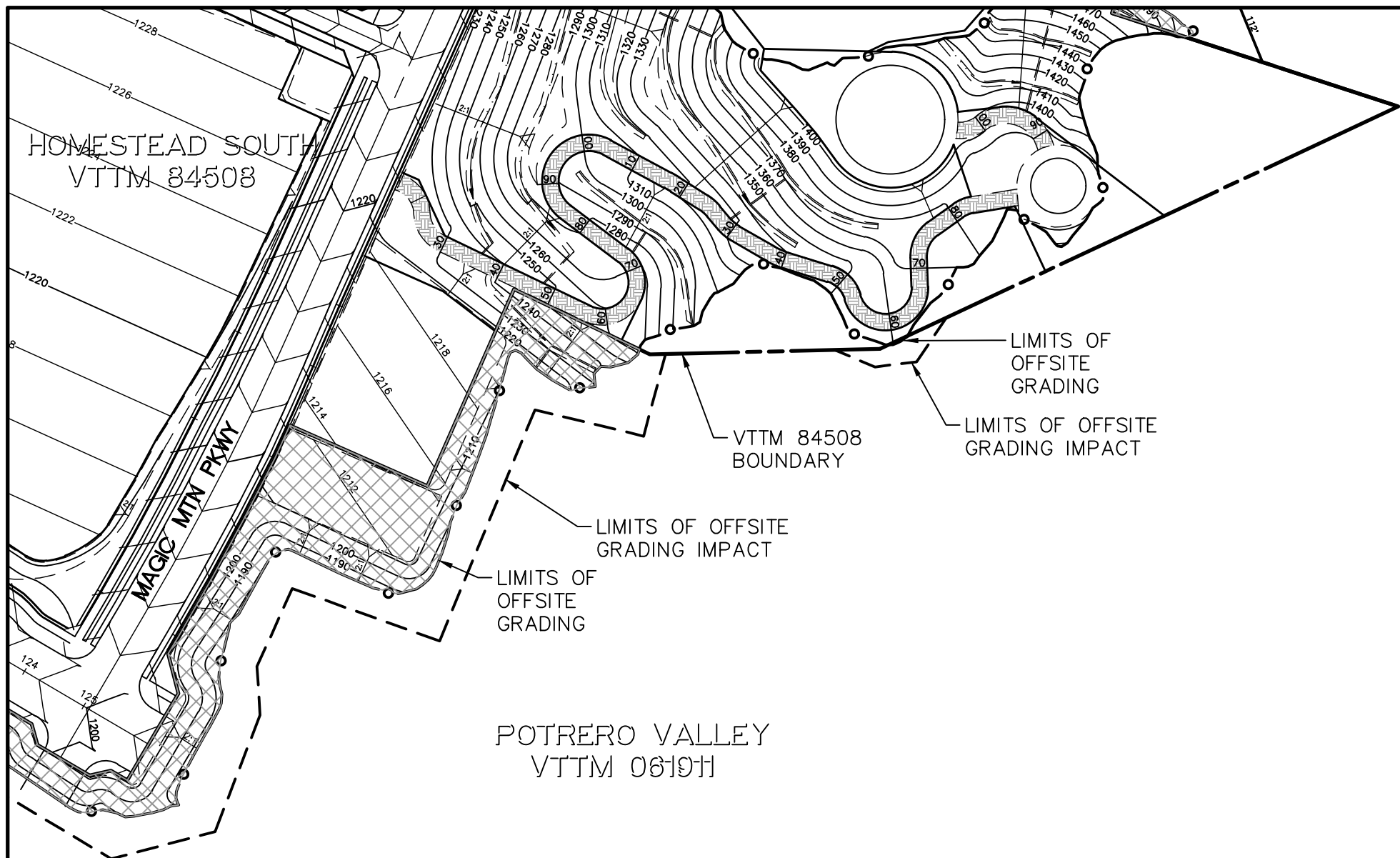
- OFFSITE GRADING IMPACT LIMIT
- TRACT MAP BOUNDARY
-  OFFSITE GRADING LIMIT



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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **6**
OF **14**



LEGEND

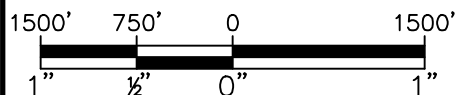
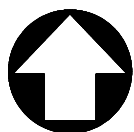
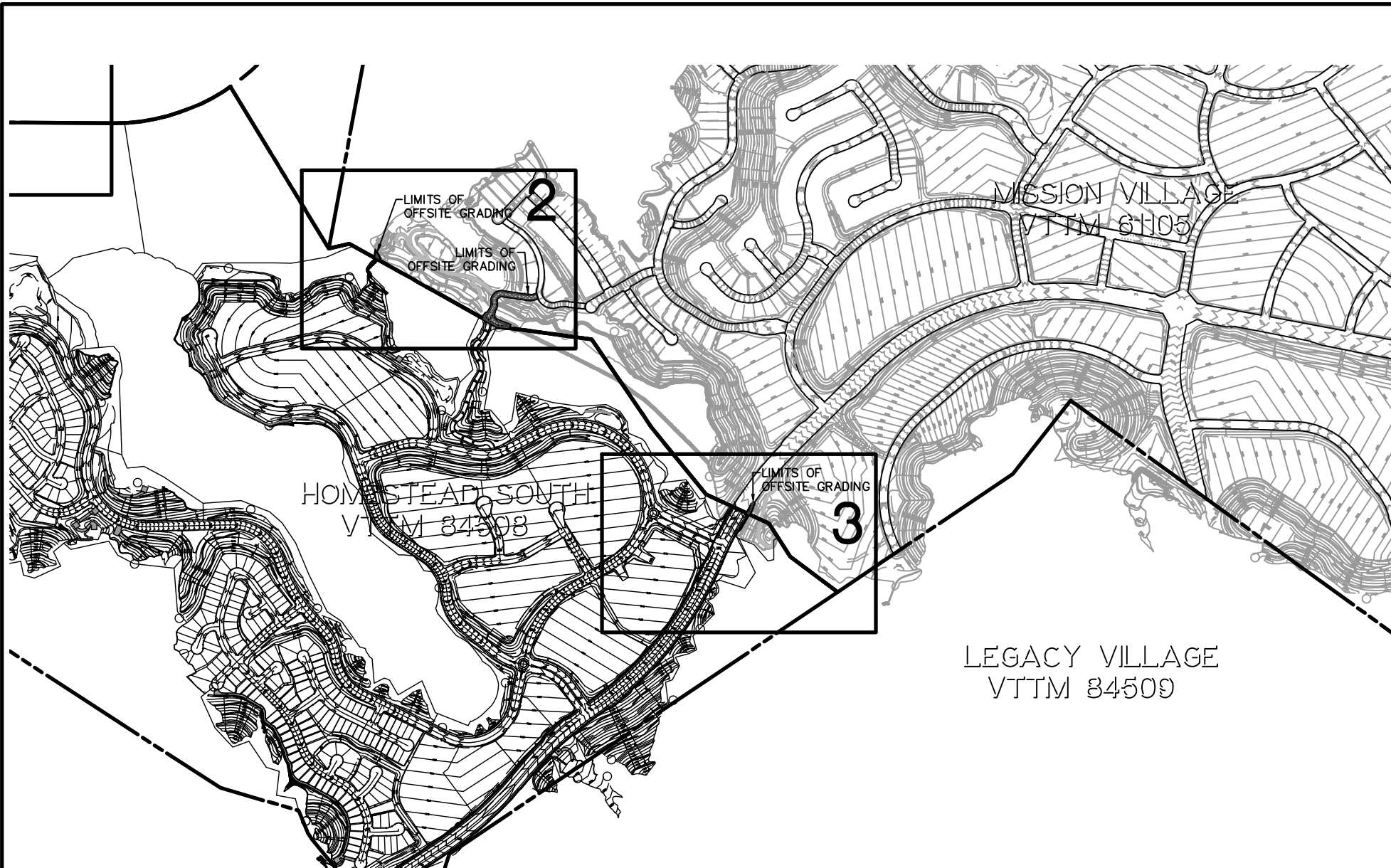
- LEGEND**
- OFFSITE GRADING
IMPACT LIMIT
- TRACT MAP
BOUNDARY
-  OFFSITE
GRADING LIMIT



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**EXHIBIT 2
VTTM 84508
OFFSITE
GRADING**

SHEET 7
OF 14



LEGEND

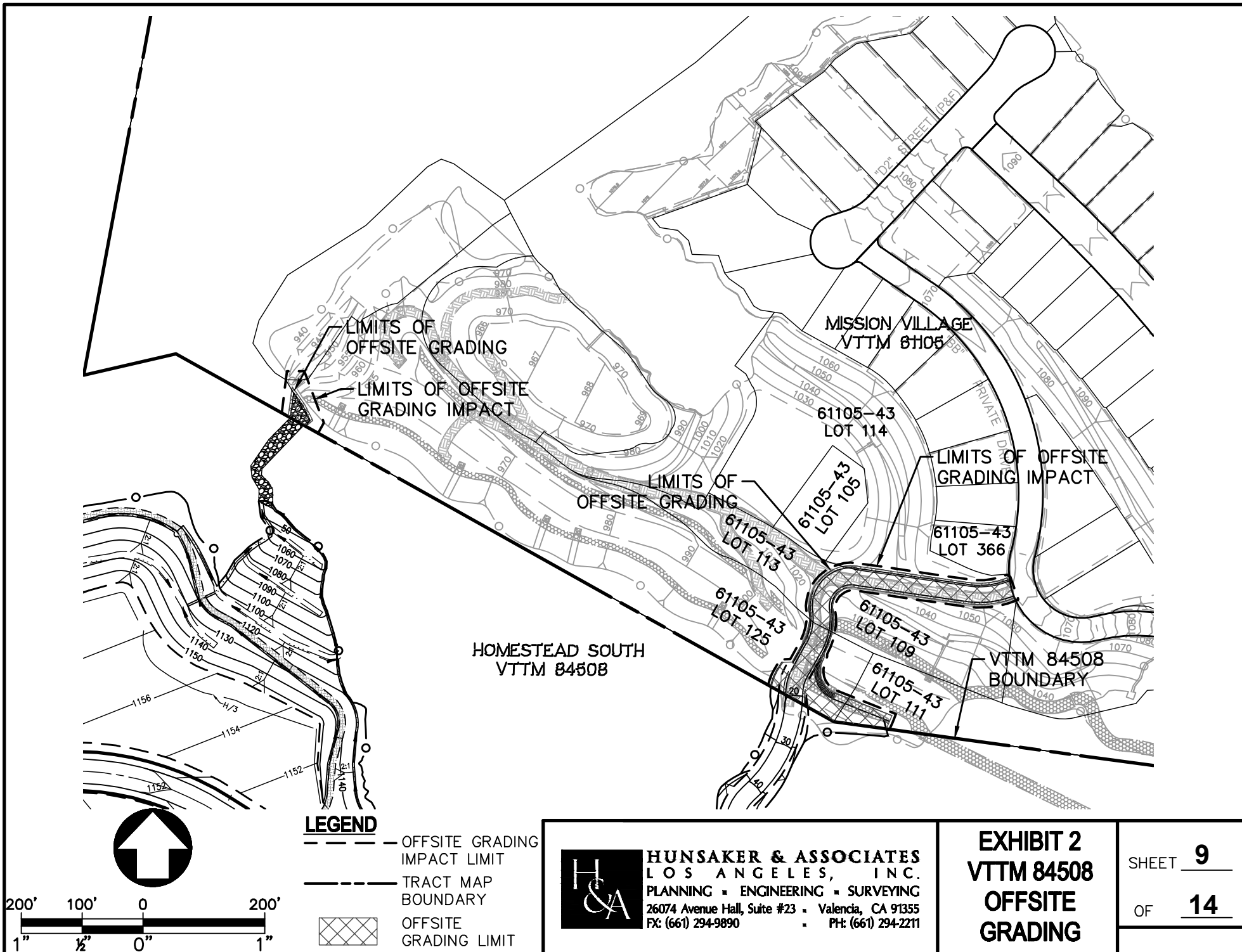
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- TRACT MAP BOUNDARY
-  OFFSITE GRADING LIMIT



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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

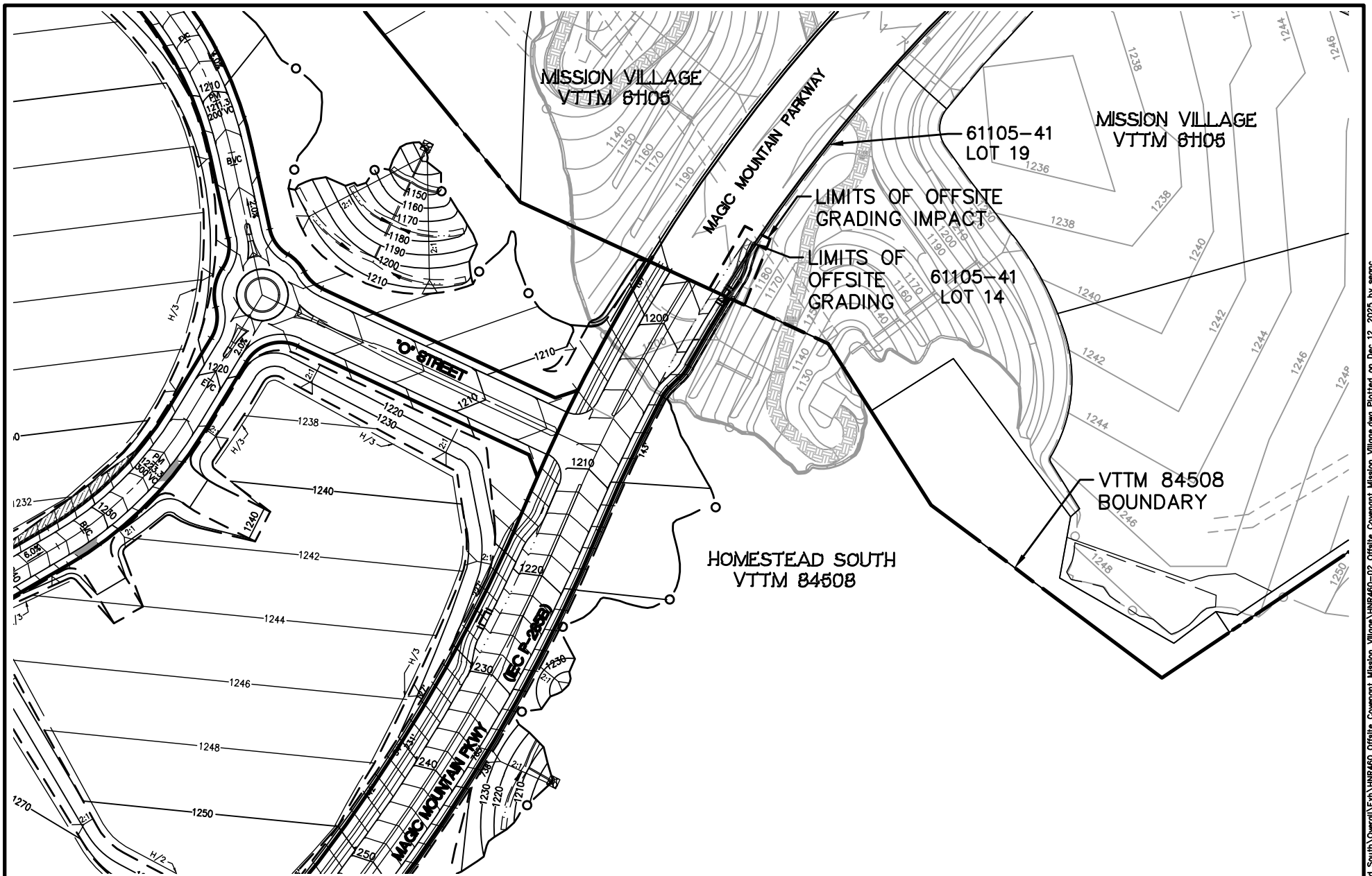
SHEET **8**
OF **14**



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EXHIBIT 2
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OFFSITE
GRADING

SHEET **9**
 OF **14**



LEGEND

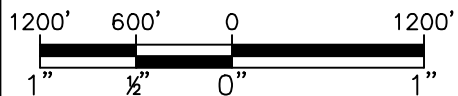
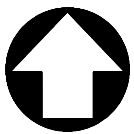
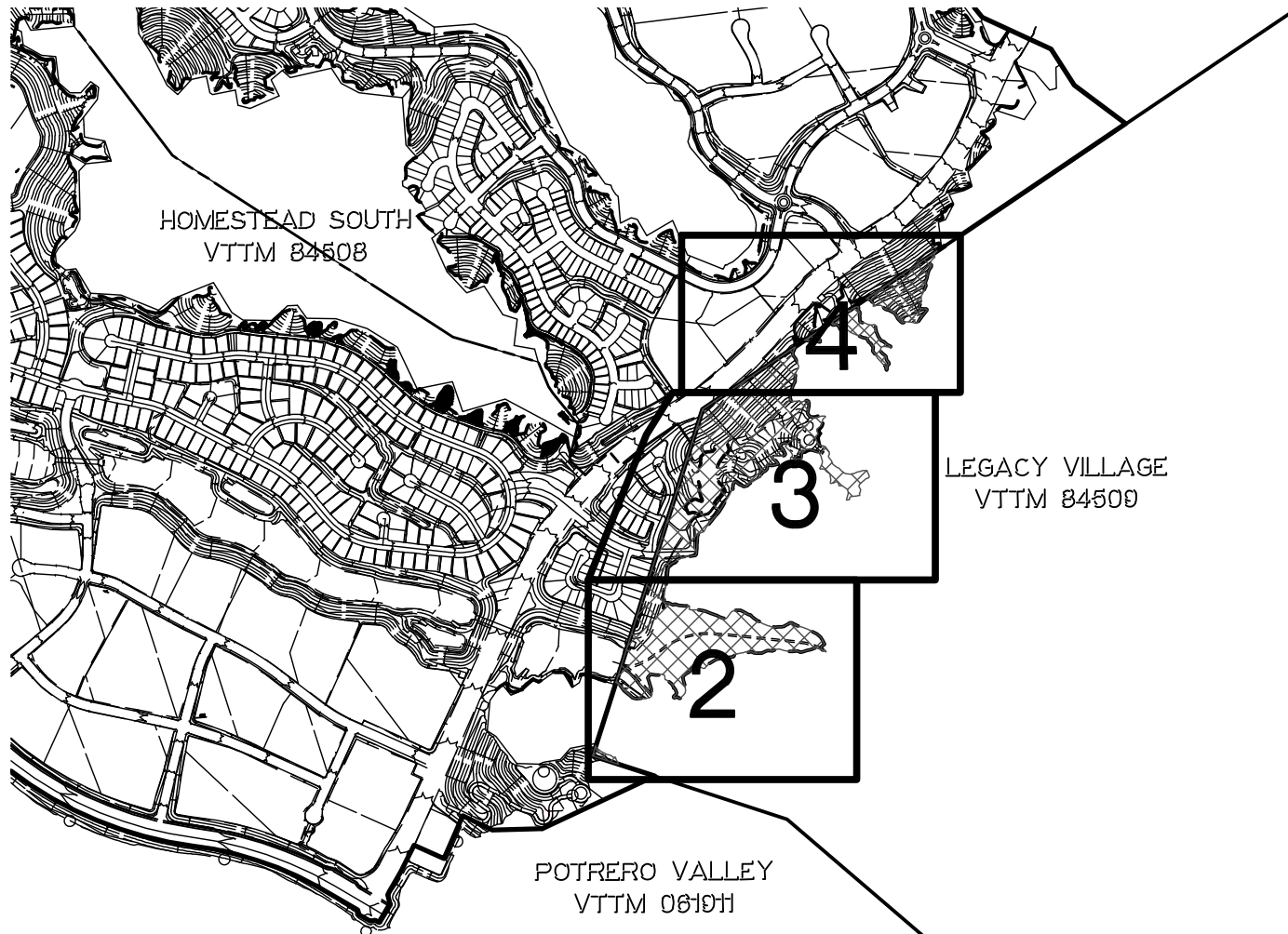
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- TRACT MAP BOUNDARY
- OFFSITE GRADING LIMIT



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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **10**
 OF **14**



LEGEND

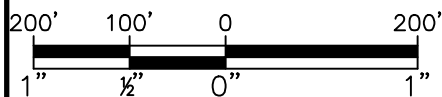
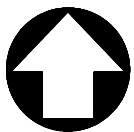
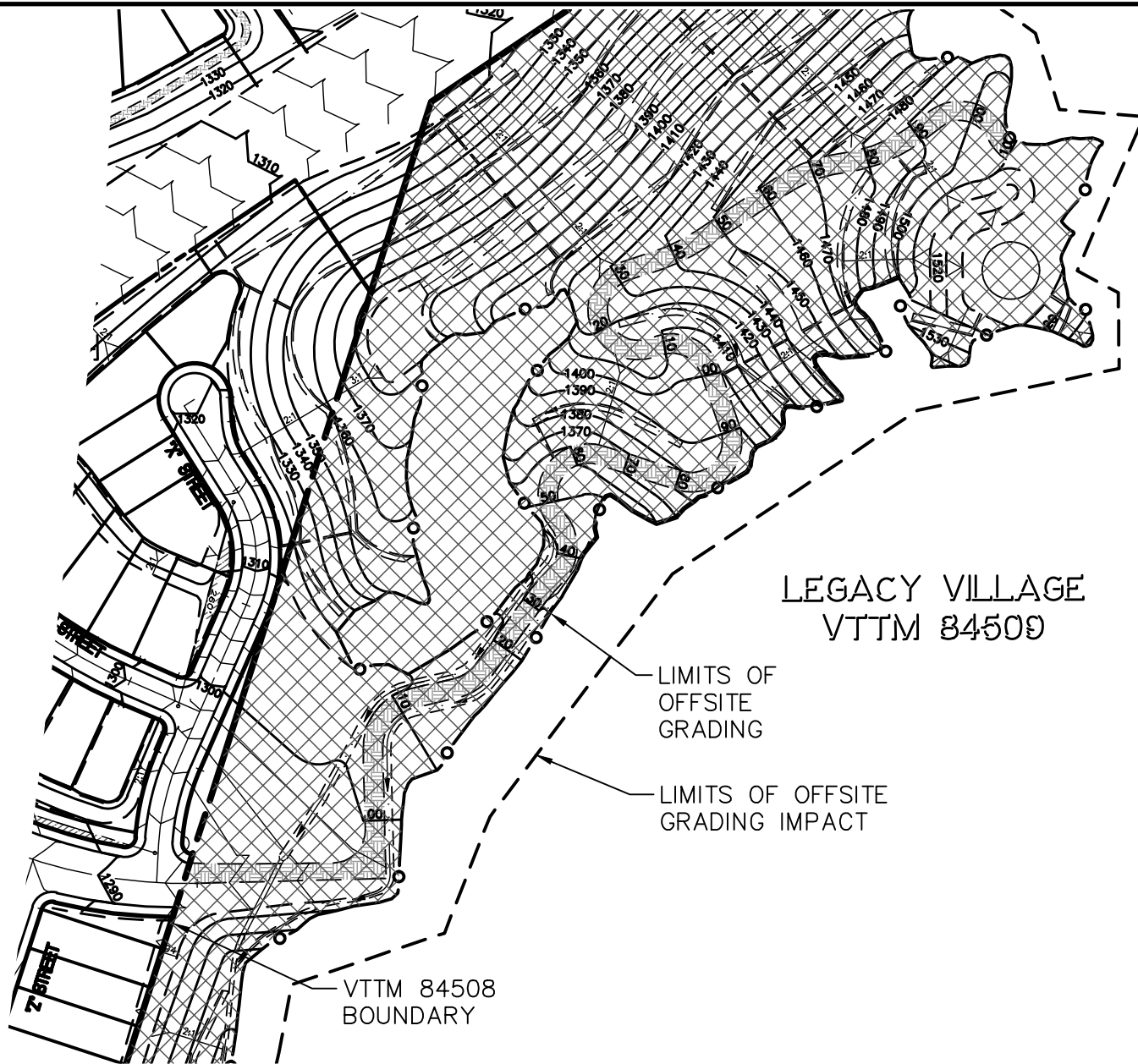
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- TRACT MAP BOUNDARY
-  OFFSITE GRADING LIMIT



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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **11**
OF **14**



LEGEND

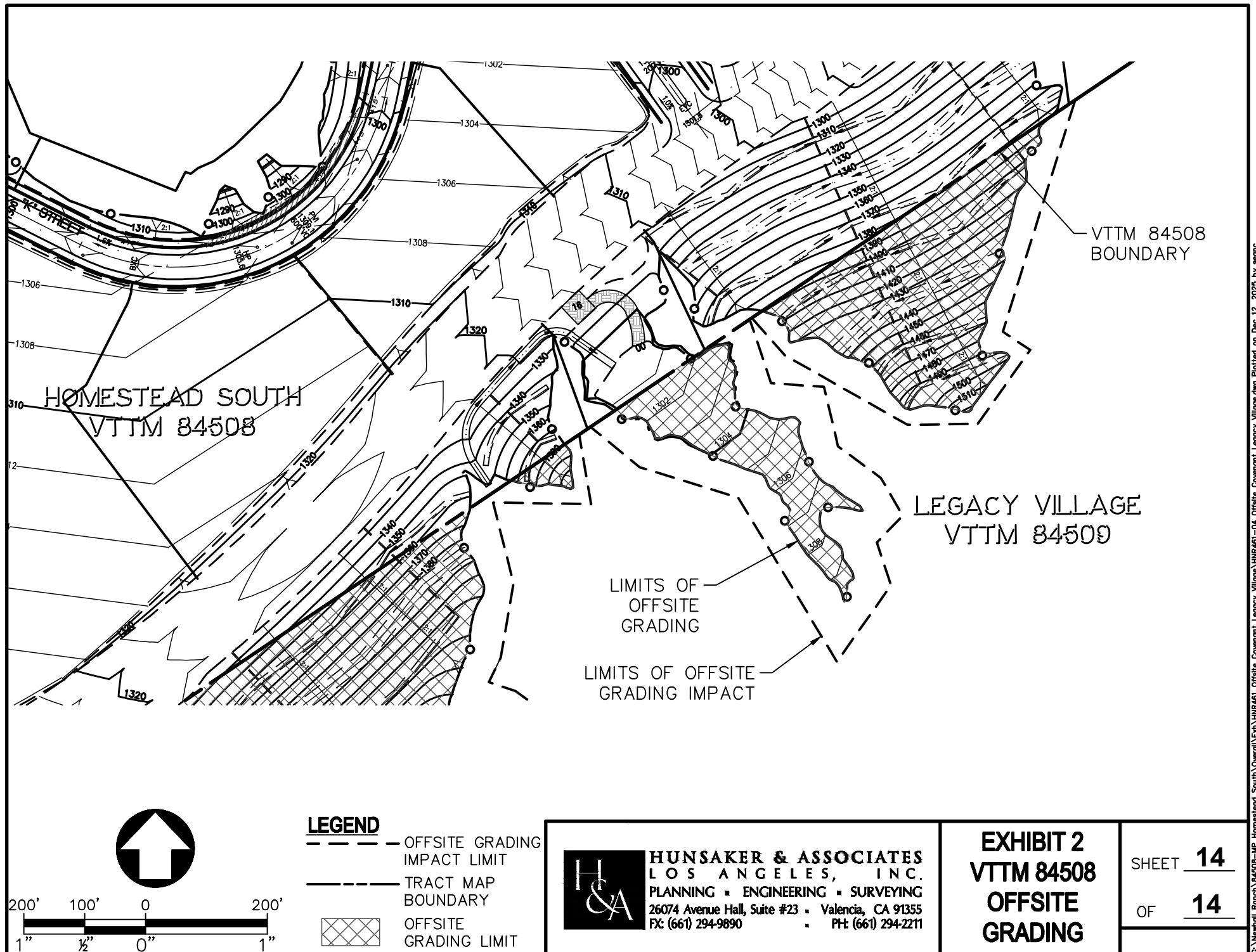
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- TRACT MAP BOUNDARY
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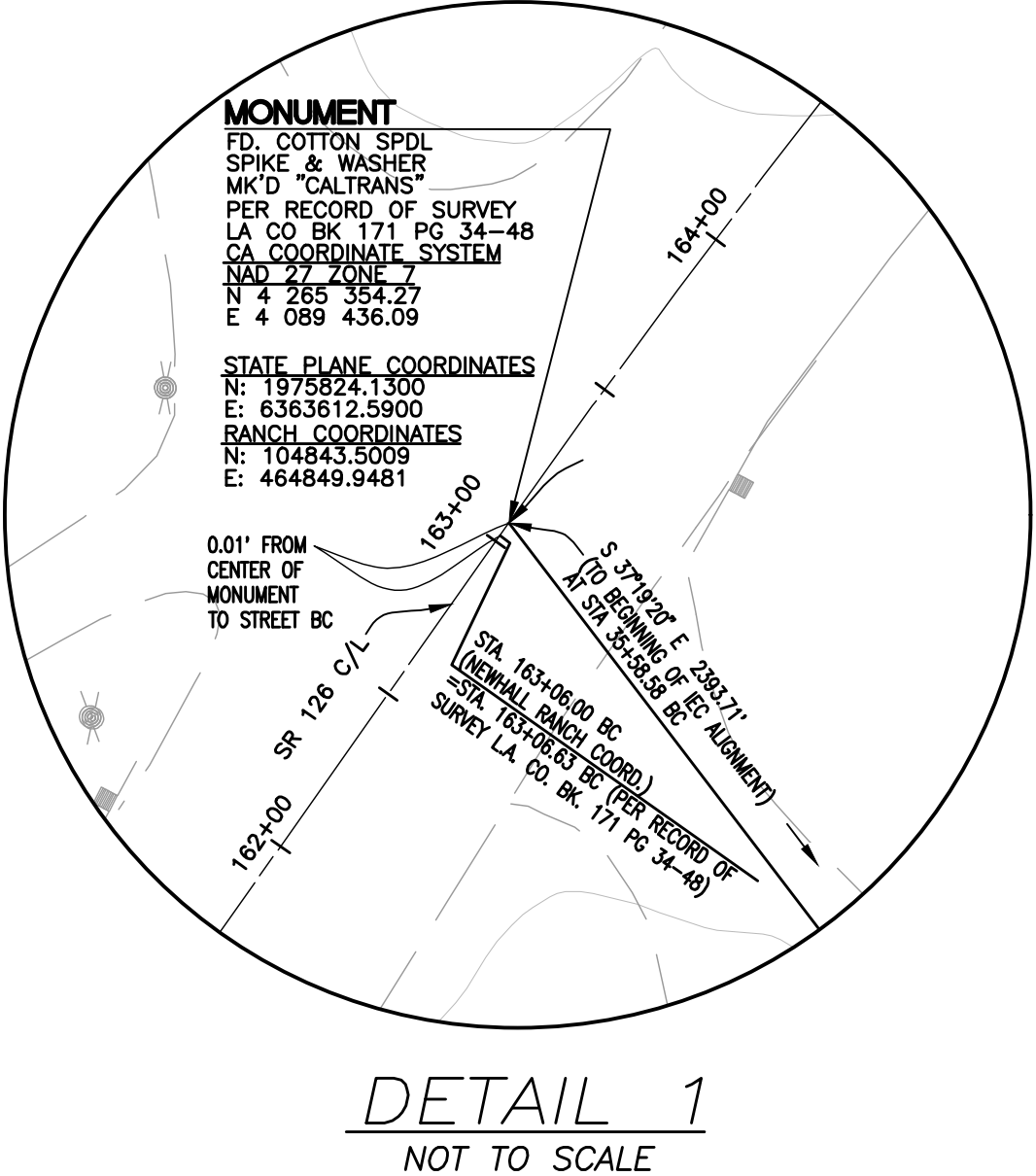
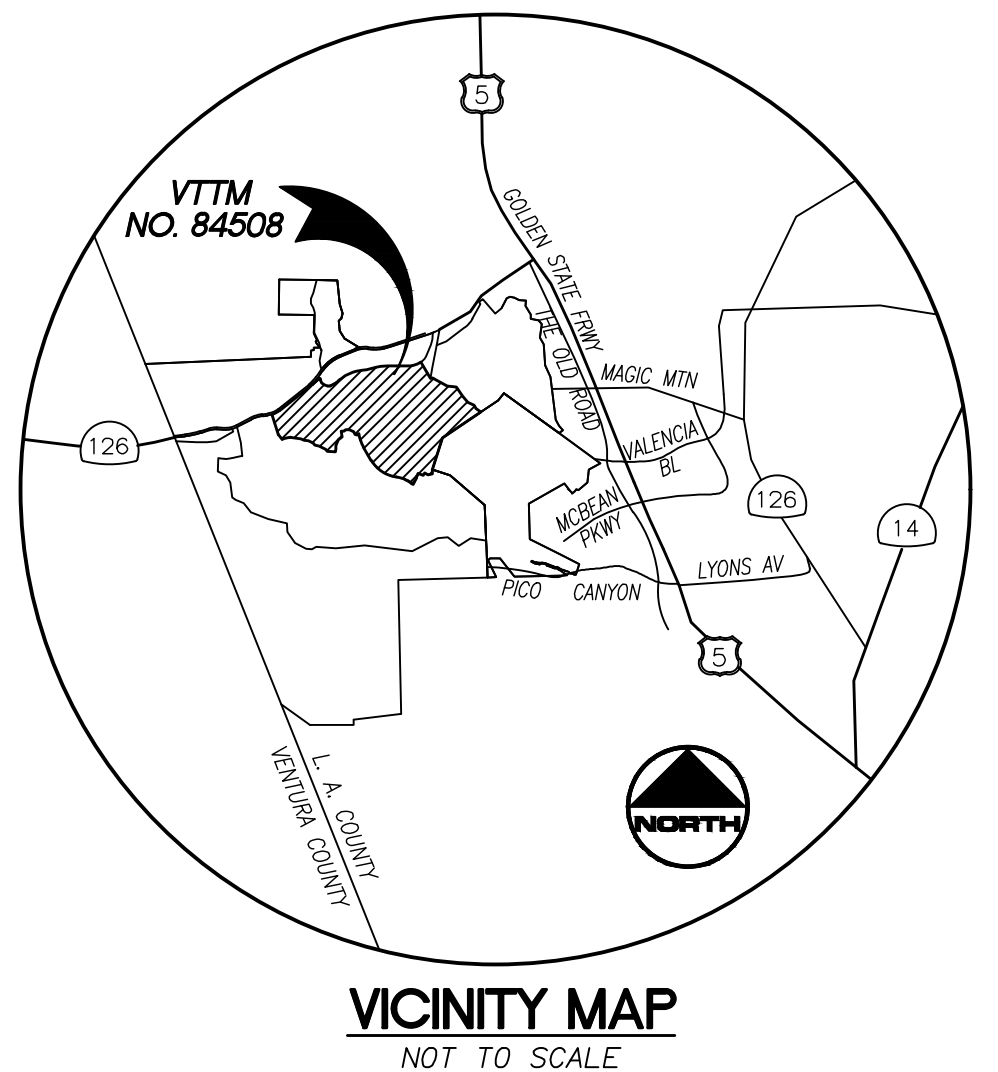
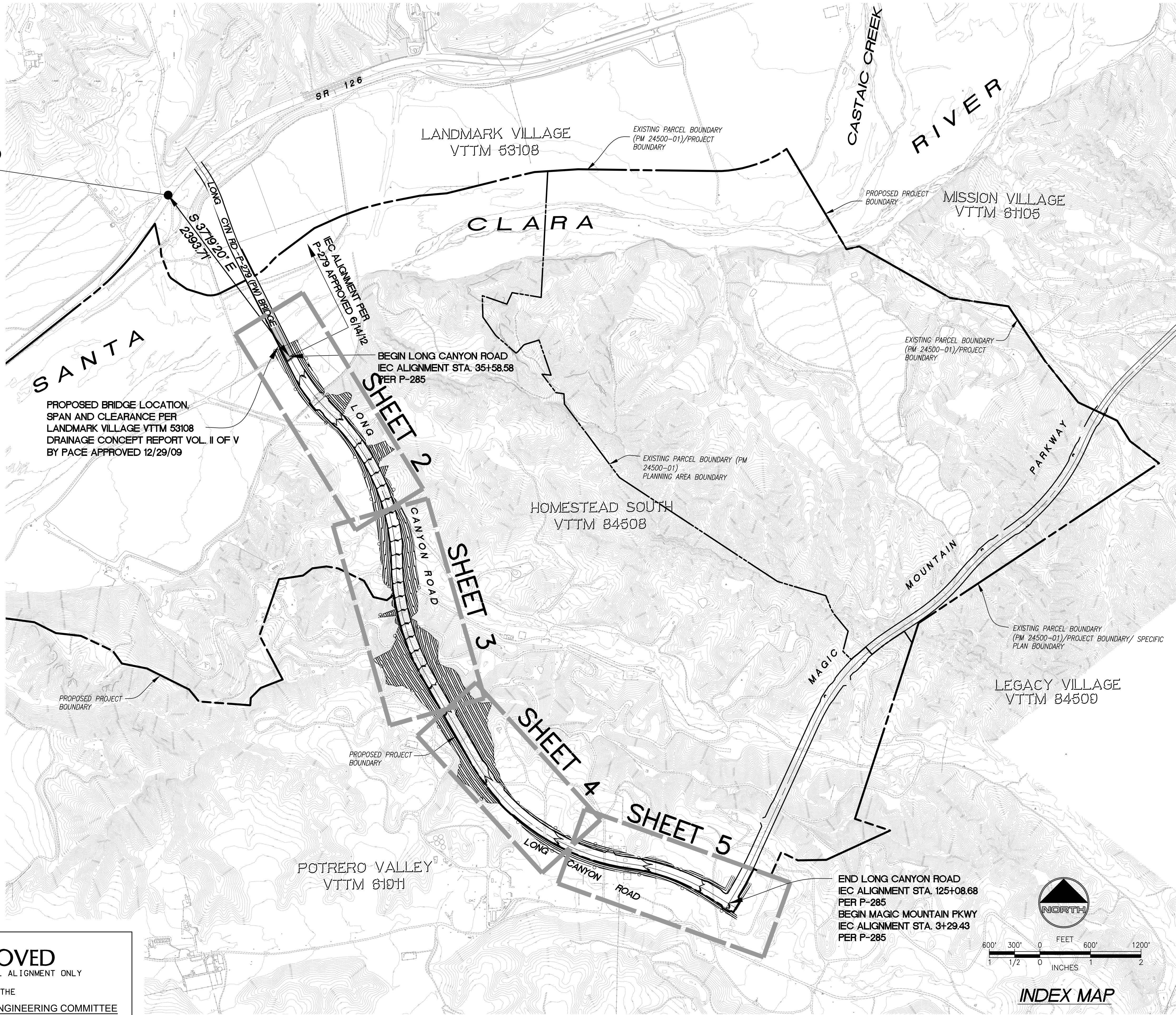
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EXHIBIT 2
VTTM 84508
OFFSITE
GRADING

SHEET **13**
OF **14**



(SEE DETAIL 1 HEREON)
MONUMENT
FD. COTTON SPDL
SPIKE & WASHER
MK'D "CALTRANS"
PER RECORD OF SURVEY
LA CO BK 171 PG 34-48
CA COORDINATE SYSTEM
NAD 27 ZONE 7
N 4 265 354.27
E 4 089 436.09
STATE PLANE COORDINATES
N: 1975824.1300
E: 6363612.5900
RANCH COORDINATES
N: 104843.5009
E: 464849.9481



BASIS OF BEARINGS
THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 21°58'19" W OF THE LOS ANGELES-VENTURA COUNTY LINE AS SHOWN ON MAP OF TRACT NO. 33870 FILED IN BOOK 112 PAGES 23 TO 41, INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY, AND SHOWN AS N 21°46'47" W ON PARCEL MAP NO. 24500-01 PER LA CO BK 293 PAGES 34 TO 67.

APPROVED FOR HORIZONTAL ALIGNMENT ONLY	
BY THE INTERDEPARTMENTAL ENGINEERING COMMITTEE	
IEC Chair Representative Los Angeles County Department of Regional Planning	DATE: 07/16/2026
REVIEWED BY: Traffic Safety and Mobility Los Angeles County Public Works	DATE: 6/22/26

HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890
James H. Hunsaker 05/27/2026

DESIGNED: AW	OWNER/DEVELOPER: FIVEPOINT. NEWHALL LAND 25124 SPRINGFIELD CT, SUITE 300 VALENCIA, CALIFORNIA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. ALEX HERRELL
DRAFTED: SC	
CHECKED: AW	

ARTERIAL ROAD ALIGNMENT LONG CANYON ROAD IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	
P- 285	
PROJECT NO. 0015-023-027	SHEET 1
OF 5	
HNR638-01.dwg	

1000

950

900

1000

950

900

STA. 57+50 - MATCHLINE
SEE SHEET 3

LONG CANYON ROAD - 60 MPH DESIGN SPEED

PROFILE SCALES

HORIZ.: 1" = 100'
VERT.: 1" = 20'

32+50

35+00

37+50

40+00

42+50

45+00

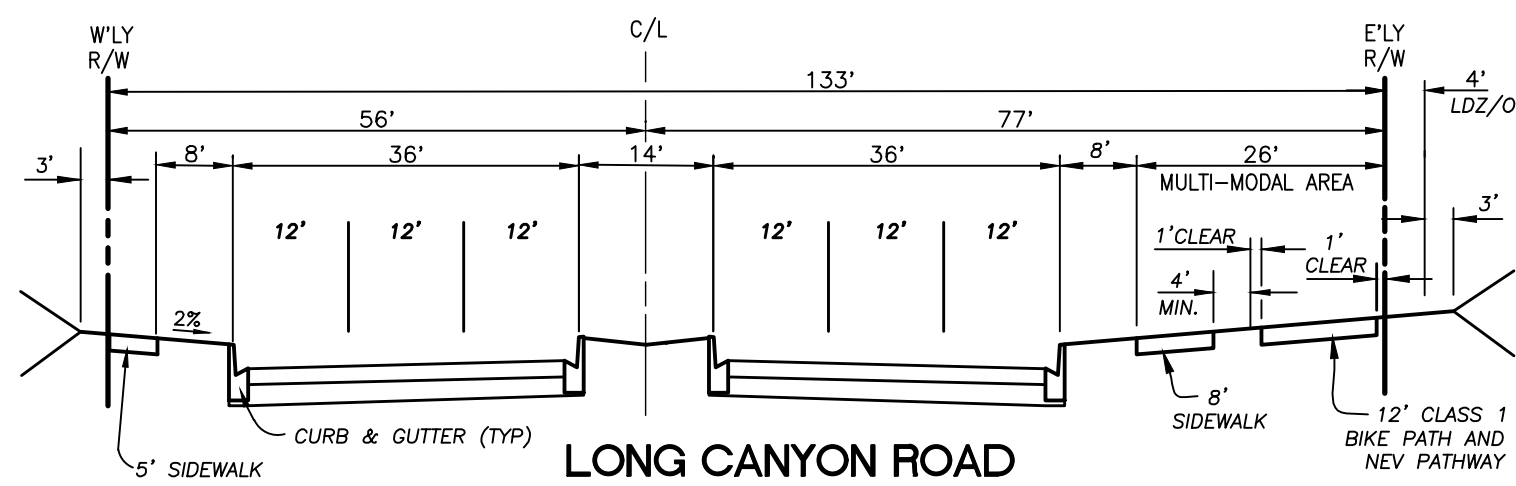
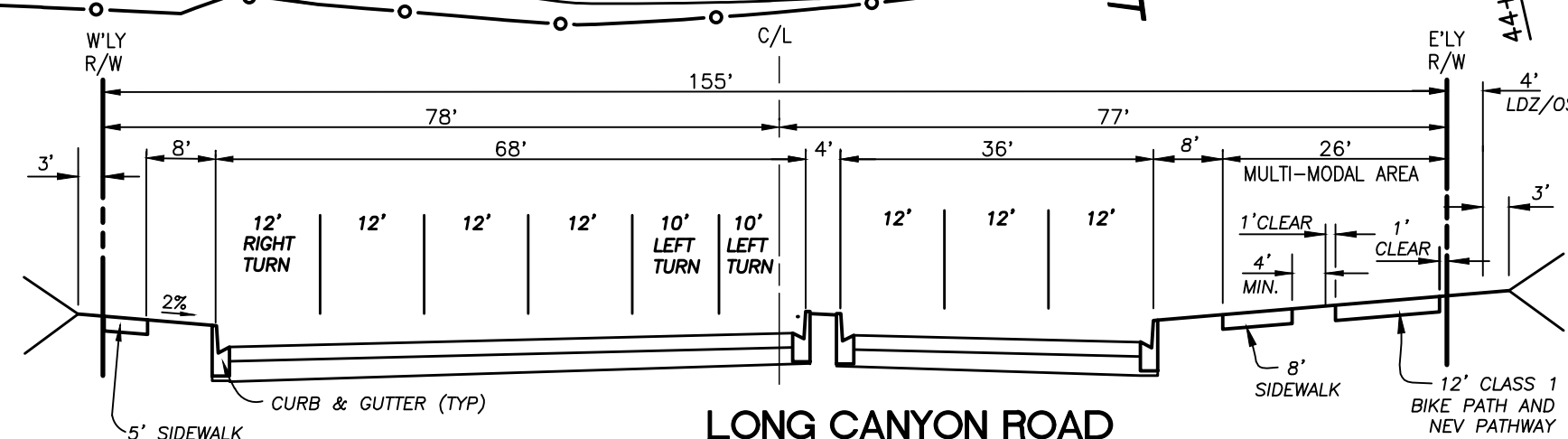
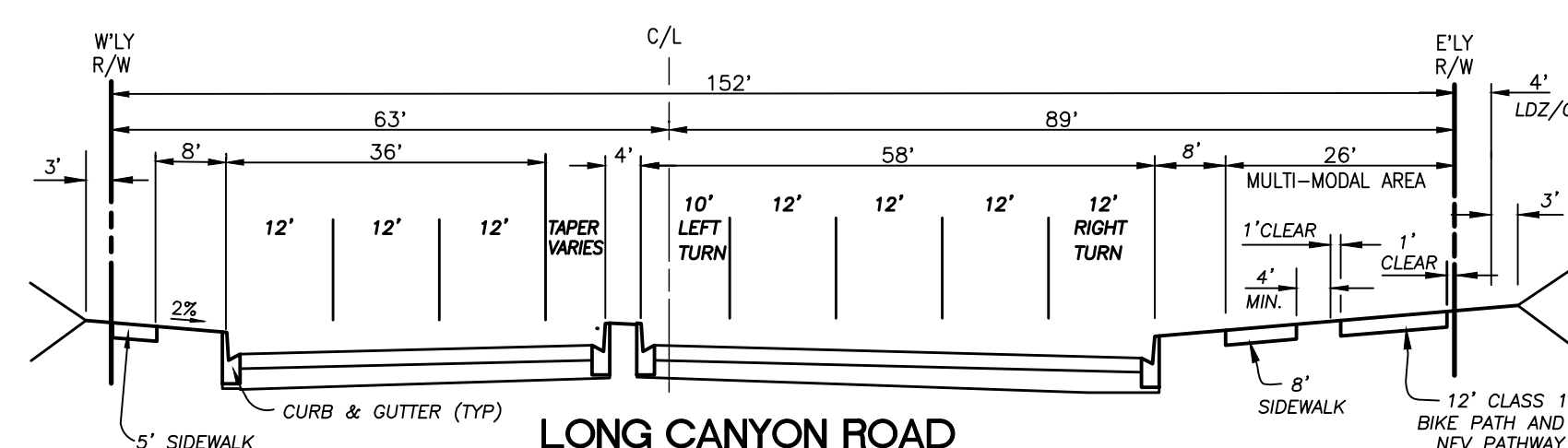
47+50

50+00

52+50

55+00

57+50

(SEE DETAIL 1
ON SHEET 1)
MONUMENTFD. COTTON SPDL
SPIKE & WASHER
MK'D "CALTRANS"
PER RECORD OF SURVEY
LA CO BK 171 PG 34-48
CA COORDINATE SYSTEM
NAD 27 ZONE 7
N 4 265 354.27
E 4 089 436.09STATE PLANE COORDINATES
N: 1975824.1300
E: 6363612.5900
RANCH COORDINATES
N: 104843.5009
E: 464849.9481PROPOSED BRIDGE LOCATION,
SPAN AND CLEARANCE PER
LANDMARK VILLAGE VTM 53108
DRAINAGE CONCEPT REPORT VOL. II OF V
BY PACE APPROVED 12/29/09IEC ALIGNMENT
PER P-279 (PW)
APPROVED 6/14/12HORIZONTAL CURVE R=2500'
CURRENT DESIGN SPEED: 60 MPH (NO SUPERELEVATION)R: 2500.00'
L: 838.20'
TAN: 423.07'
Δ: 19°12'36"NOTE: TIE FROM MONUMENT TO
BEGIN IEC ALIGNMENT NOT TO
SCALE ON THIS SHEETHORIZONTAL CURVE R=2500'
CURRENT DESIGN SPEED: 60 MPH (NO SUPERELEVATION)R: 2500.00'
L: 1964.37'
TAN: 1036.51'
Δ: 45°12'03"STA. 57+50 MATCHLINE
SEE SHEET 3LONG CANYON ROAD
MODIFIED SECONDARY HIGHWAY, CASE I, SECTION C
WITH CLASS 1 NEV TRAVELWAY, NO PARKING (R/W = 133')LONG CANYON ROAD
MODIFIED SECONDARY HIGHWAY, CASE I, SECTION C
WITH CLASS 1 NEV TRAVELWAY, NO PARKING (R/W 155')
WITH RIGHT TURN POCKET, DOUBLE LEFT POCKET
(NORTH OF JJ/KK STREET)LONG CANYON ROAD
MODIFIED SECONDARY HIGHWAY, CASE I, SECTION C
WITH CLASS 1 NEV TRAVELWAY, NO PARKING (R/W 155')
WITH RIGHT AND LEFT TURN POCKET, SINGLE LEFT POCKET
(SOUTH OF JJ/KK STREET)100 50 0 100 200
1 1/2 0 INCHES 1 2

P- 285

REV :
DATE: 05/26/2026

REVIEWED BY:

Traffic Safety and Mobility
Los Angeles County Public Works

DATE: 6/22/26

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June H. Hunsaker 05/27/2026



DESIGNED:

AW

DRAFTED:

SC

CHECKED:

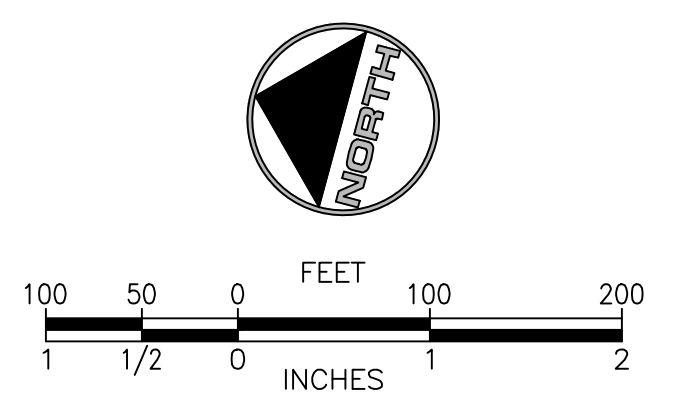
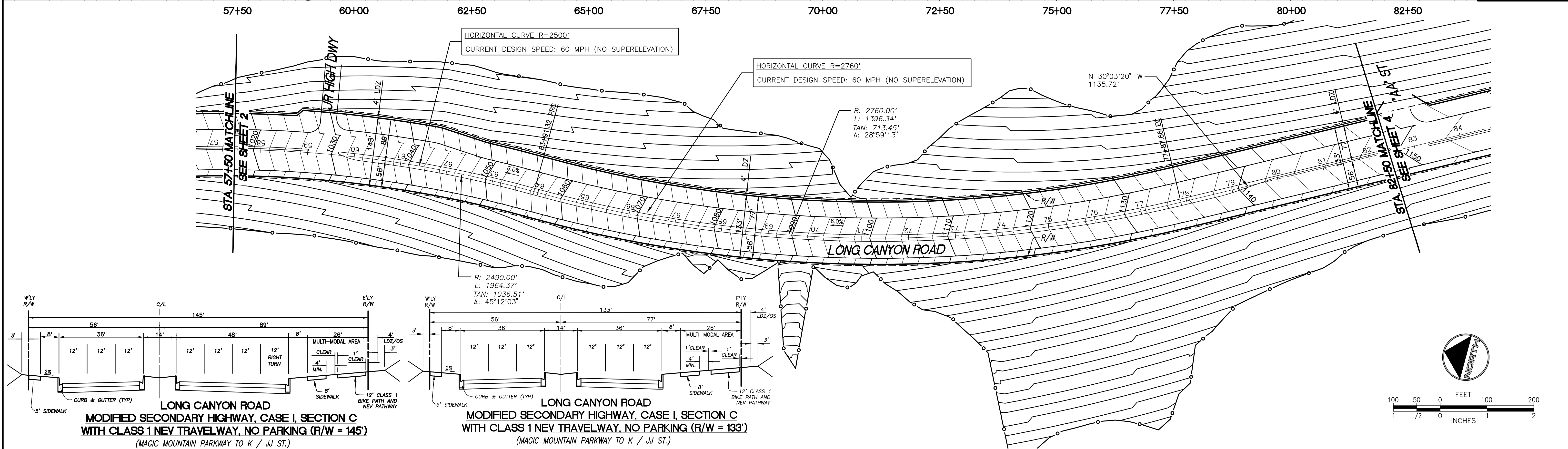
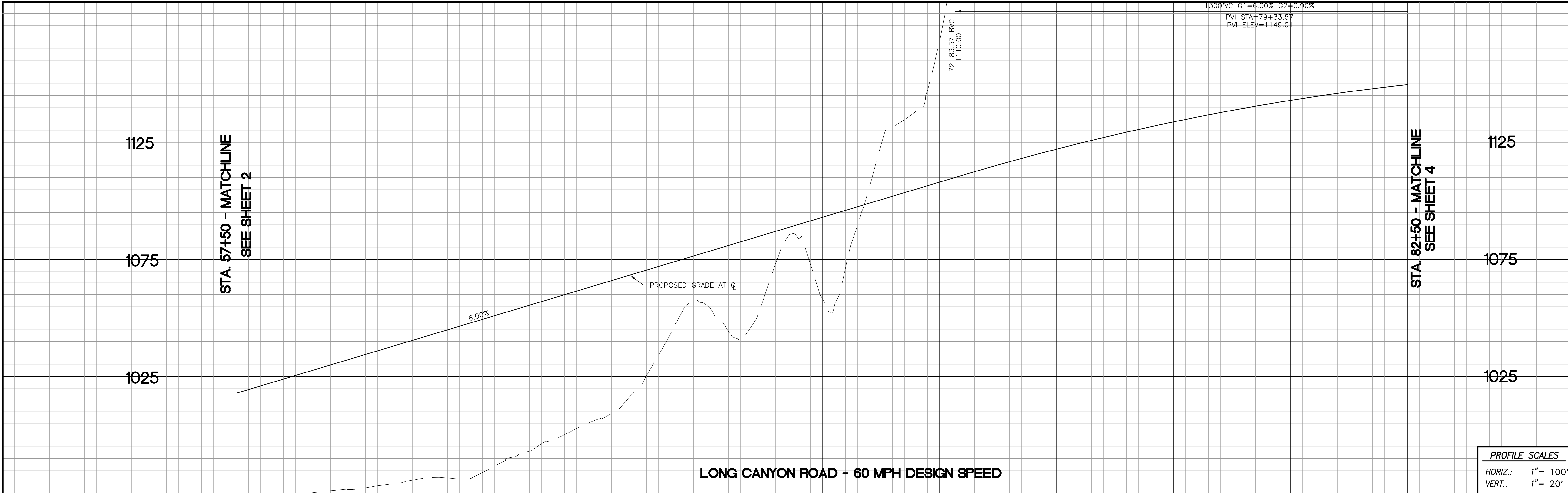
AW

OWNER/DEVELOPER:

FIVE POINT.
NEWHALL LAND25124 SPRINGFIELD CT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. ALEX HERRELLARTERIAL ROAD ALIGNMENT
LONG CANYON ROAD
SO BRIDGE ABUTMENT to STA 57+50
STA. 35+50 TO 57+50
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIAPROJECT NO.
0015-023-027SHEET 2
OF 5

HNR638-02.dwg

G:\Newhall Ranch\84508-MP Homestead South\Overall\Road\IEC\HNR638-02 HHS IEC LCR.dwg Plotted On May 27, 2026-10:32am by adamw



P- 285
REV :
DATE: 05/26/2026

REVIEWED BY:

DATE: 6/22/26

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John H. Johnston 05/27/2026



DESIGNED: AW
DRAFTED: SC
CHECKED: AW

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD CT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. ALEX HERRELL

ARTERIAL ROAD ALIGNMENT
LONG CANYON ROAD
STA. 57+50 TO STA 82+50
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO.
0015-023-027
SHEET **3**
OF **5**
HNR638-03.dwg

1225
1175
1125

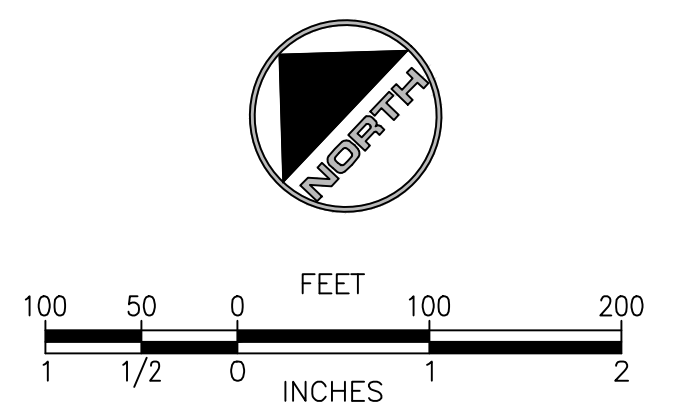
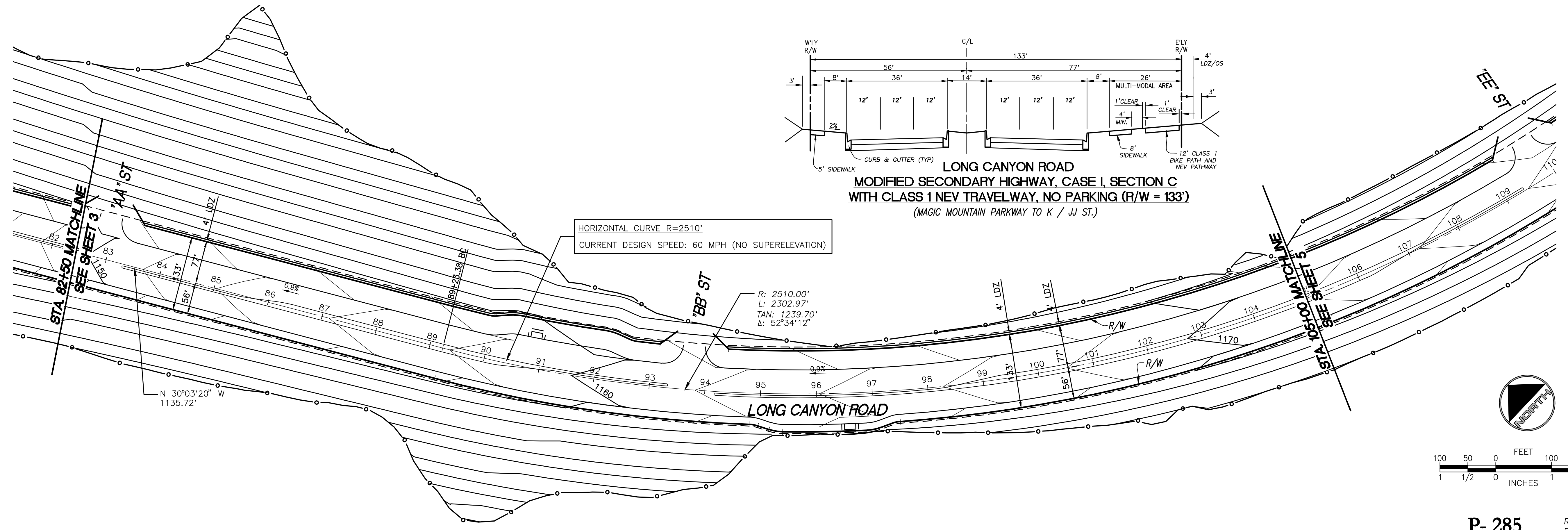
STA. 82+50 - MATCHLINE
SEE SHEET 3

1225
1175
1125
STA. 105+00 - MATCHLINE
SEE SHEET 5

LONG CANYON ROAD - 60 MPH DESIGN SPEED

PROFILE SCALES	
HORIZ.:	1" = 100'
VERT.:	1" = 20'

82+50 85+00 87+50 90+00 92+50 95+00 97+50 100+00 102+50 105+00 107+50



P- 285

REV :
DATE: 05/26/2026

REVIEWED BY:
[Signature]
DATE: 6/22/26
Traffic Safety and Mobility
Los Angeles County Public Works

HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890

Jason H. Fokimsky
05/27/2026

DESIGNED: AW
DRAFTED: SC
CHECKED: AW

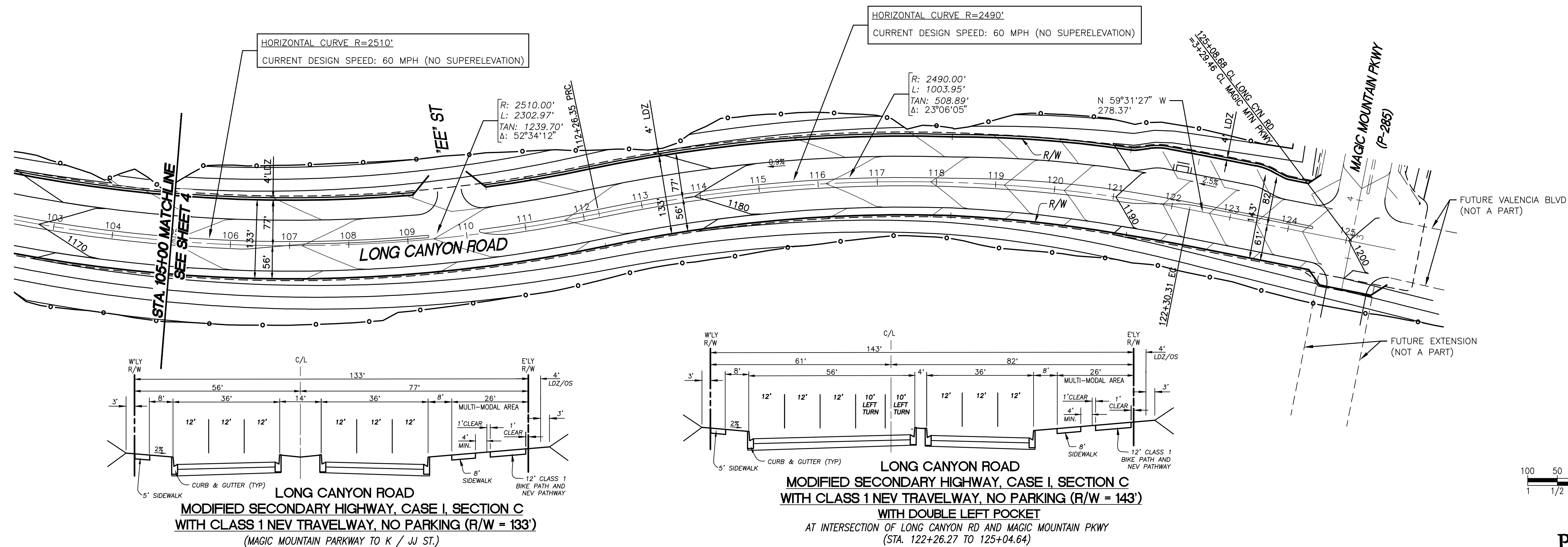
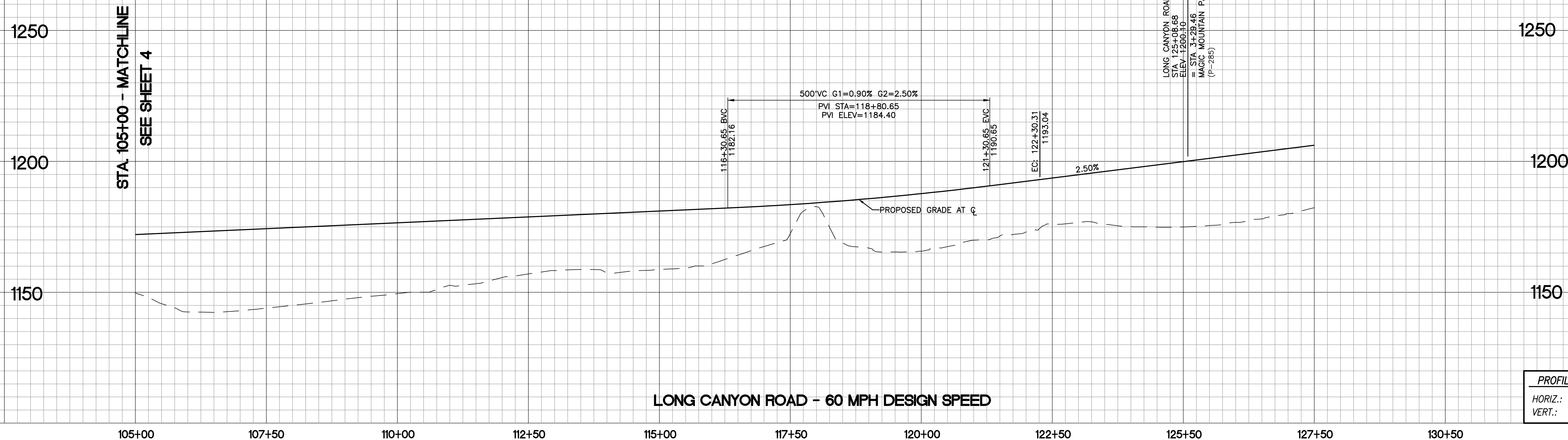
OWNER/DEVELOPER:
FIVE POINT.
NEWHALL LAND
25124 SPRINGFIELD CT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. ALEX HERRELL

ARTERIAL ROAD ALIGNMENT
LONG CANYON ROAD
STA. 82+50 TO STA 105+00

IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO.
0015-023-027
SHEET **4**
OF **5**
HNR638-04.dwg

G:\Newhall Ranch\84508-MP Homestead South\Overall\Road\EC\HNR638-04 HHS IEC LCR.dwg Plotted On May 27, 2026-10:31am by adamw

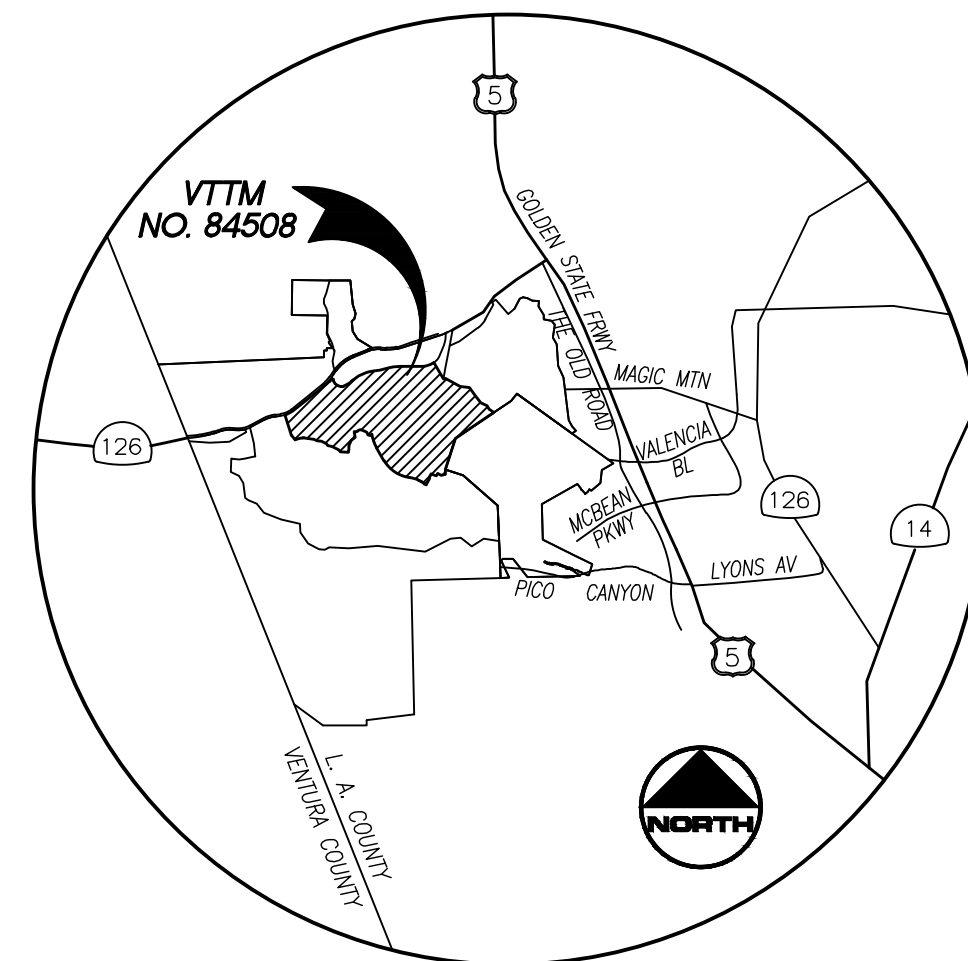
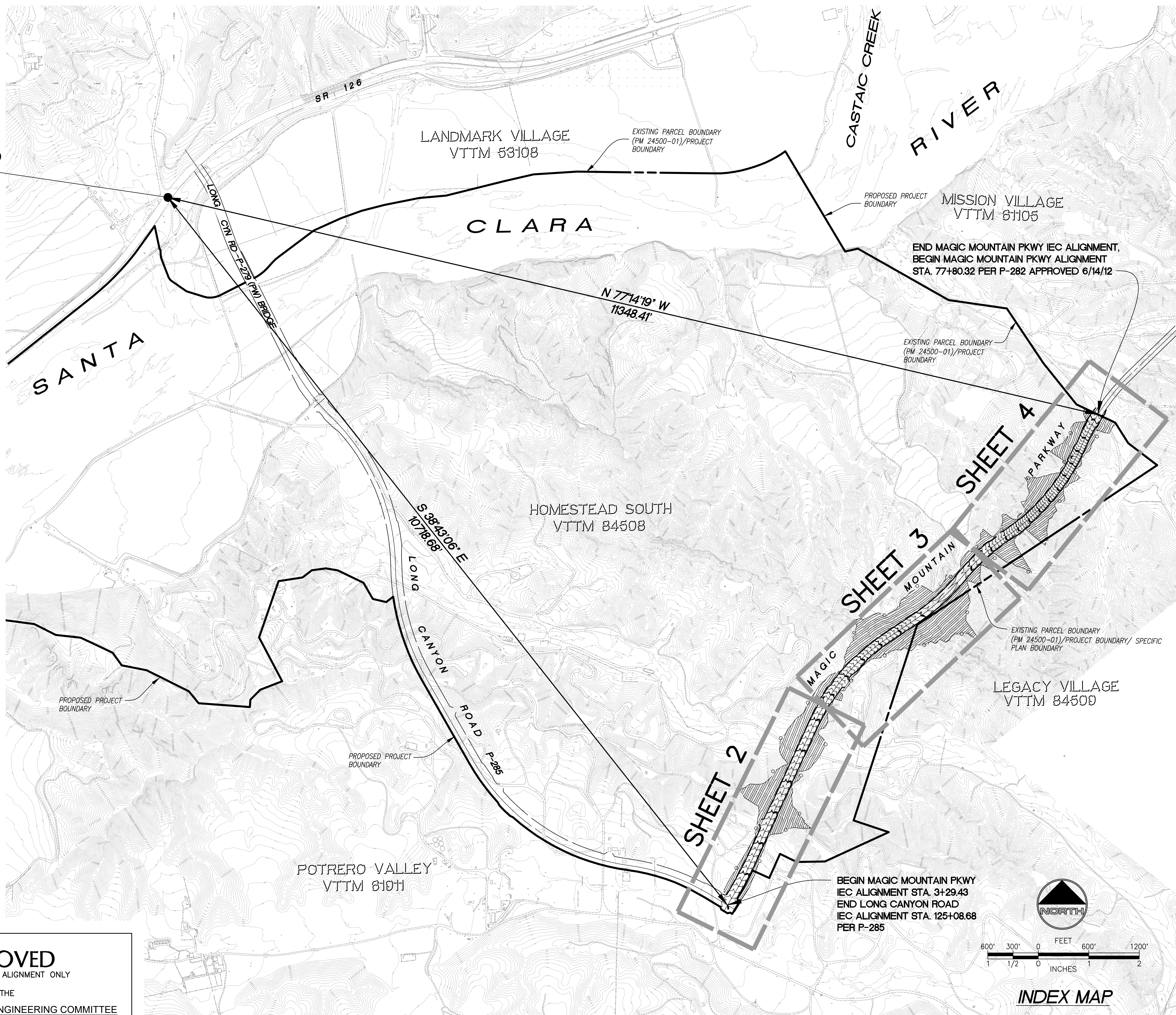


REVIEWED BY: DATE: 6/22/26	HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING ■ ENGINEERING ■ SURVEYING 26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890 <i>John H. Hunter</i> 05/27/2026	 DESIGNED: AW DRAFTED: SC CHECKED: AW	OWNER/DEVELOPER: FIVE POINT. NEWHALL LAND 25124 SPRINGFIELD CT, SUITE 300 VALENCIA, CALIFORNIA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. ALEX HERRELL	ARTERIAL ROAD ALIGNMENT LONG CANYON ROAD STA. 105+00 TO STA 125+00 IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	PROJECT NO. 0015-023-027 SHEET 5 OF 5 HNR638-05.dwg
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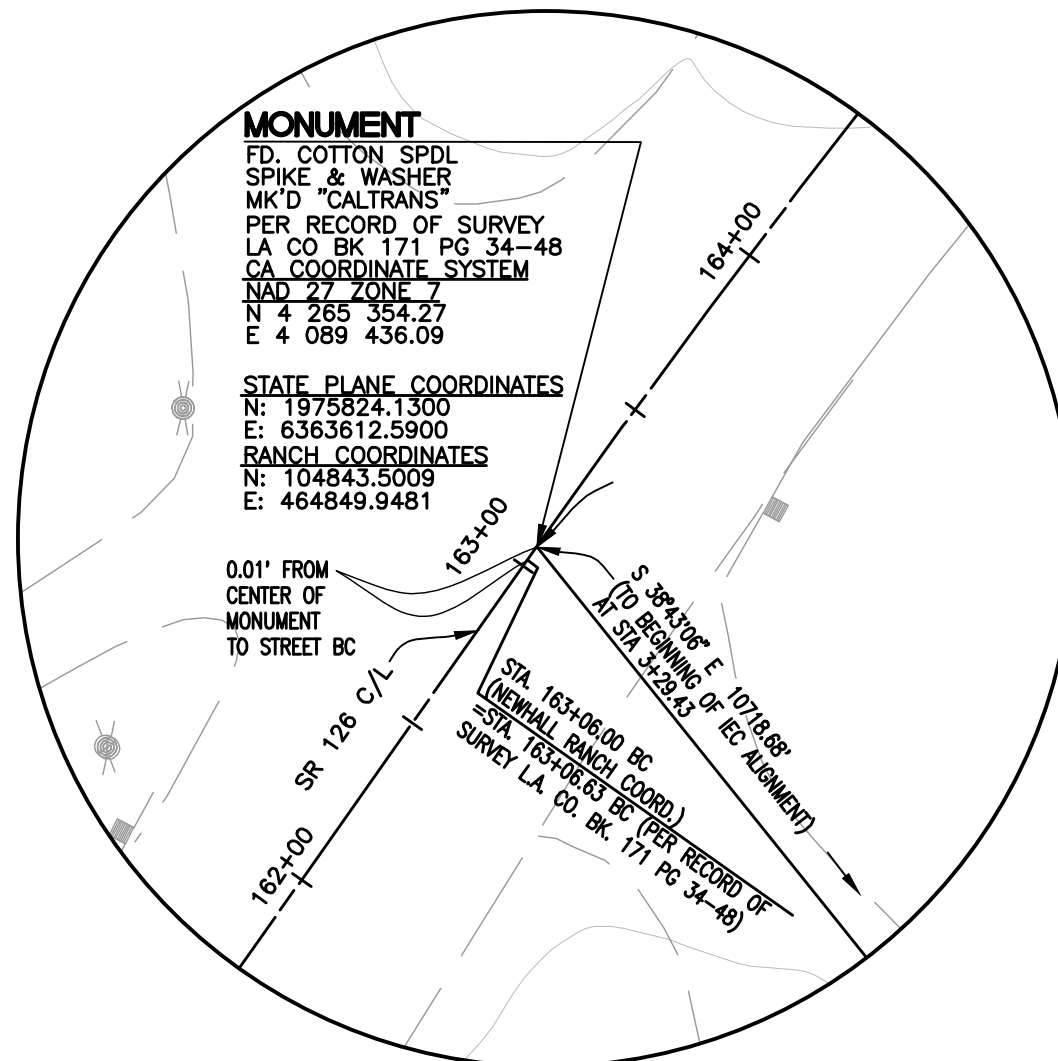
G:\Newhall Ranch\84508-MP Homestead South\Overall\Road\IEC\HNR638-05 HHS IEC LCR.dwg Plotted On May 27, 2026-10:30am by adamw

(SEE DETAIL 1 HEREON)
MONUMENT

FD. COTTON SPDL
SPIKE & WASHER
MK'D "CALTRANS"
PER RECORD OF SURVEY
LA CO BK 171 PG 34-48
CA COORDINATE SYSTEM
NAD 27 ZONE 7
N 4 265 354.27
E 4 089 436.09
STATE PLANE COORDINATES
N: 1975824.1300
E: 6363612.5900
RANCH COORDINATES
N: 104843.5009
E: 464849.9481



VICINITY MAP
NOT TO SCALE



DETAIL 1
NOT TO SCALE

BASIS OF BEARINGS

THE BEARINGS SHOWN HEREON ARE BASED ON THE BEARING N 21°58'19" W OF THE LOS ANGELES-VENTURA COUNTY LINE AS SHOWN ON MAP OF TRACT NO. 33870 FILED IN BOOK 112 PAGES 23 TO 41, INCLUSIVE, OF MAPS, RECORDS OF LOS ANGELES COUNTY, AND SHOWN AS N 21°46'47" W ON PARCEL MAP NO. 24500-01 PER LA CO BK 293 PAGES 34 TO 67.

P-285

REV :
DATE: 03/16/2026

APPROVED FOR HORIZONTAL ALIGNMENT ONLY	
BY THE INTERDEPARTMENTAL ENGINEERING COMMITTEE	
IEC Chair Representative Los Angeles County Department of Regional Planning	DATE: 07/16/2026
REVIEWED BY: Traffic Safety and Mobility Los Angeles County Public Works	DATE: 4/10/26

HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890
John H. Hunsaker 03/17/2026

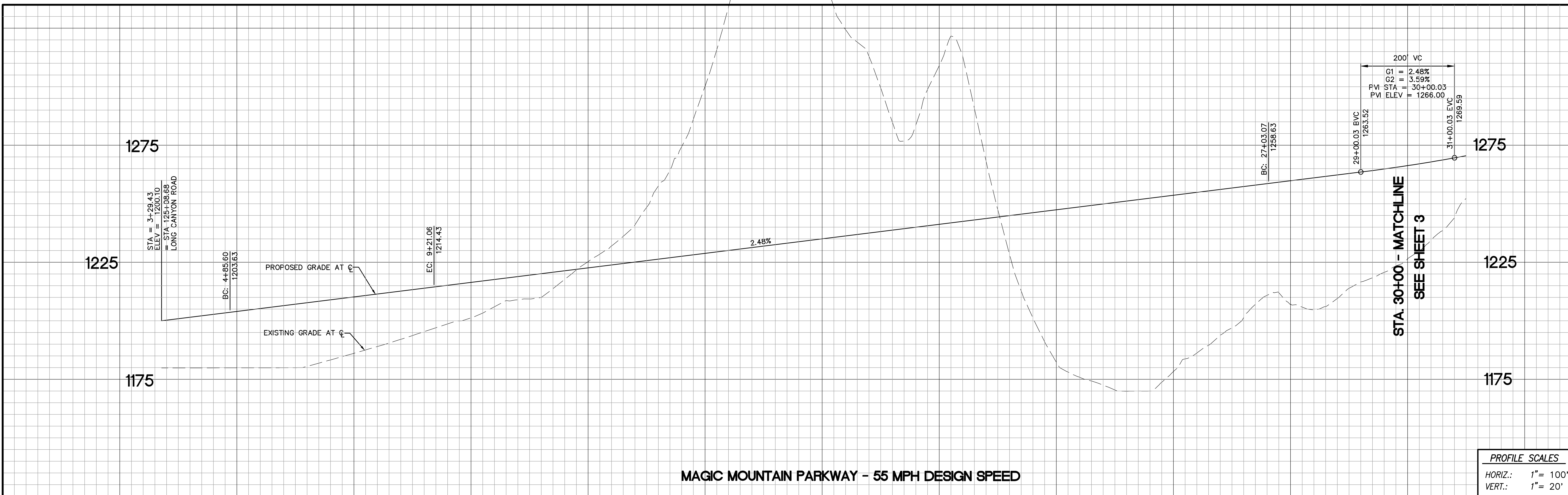
REGISTERED PROFESSIONAL ENGINEER
JASON H. FUKUMOTO
No. 40695
CIVIL
STATE OF CALIFORNIA

DESIGNED:	AW
DRAFTED:	SC
CHECKED:	AW

OWNER/DEVELOPER:
FIVEPOINT.
NEWHALL LAND
25124 SPRINGFIELD CT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : MR. ALEX HERRELL

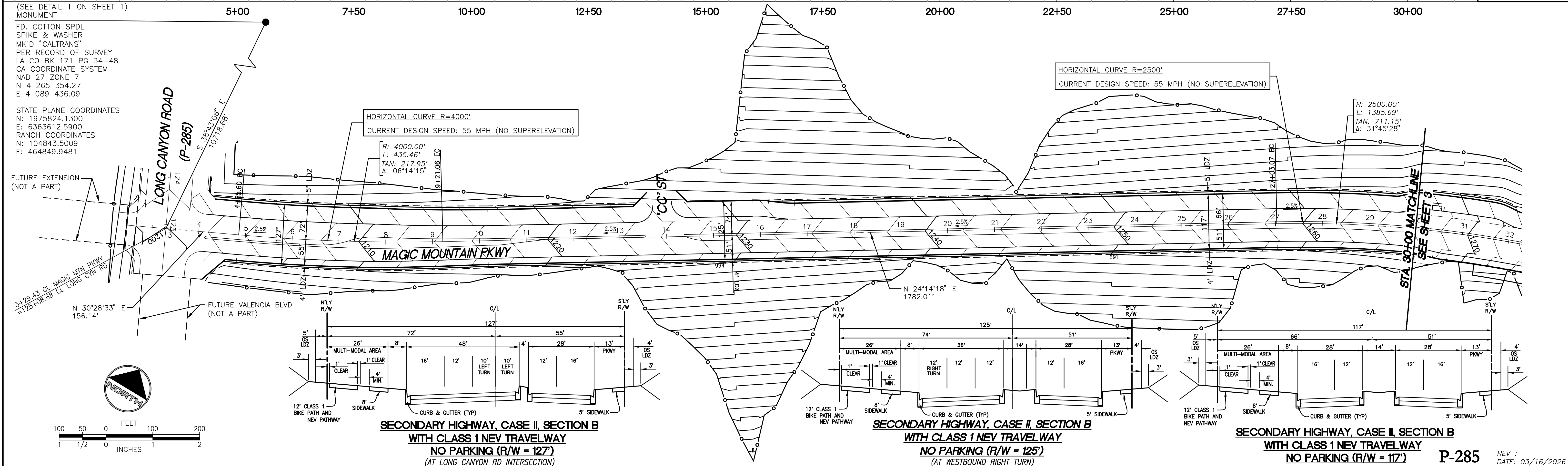
ARTERIAL ROAD ALIGNMENT
MAGIC MOUNTAIN PARKWAY
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO.	0015-023-027
SHEET	1
OF	4
HNR650-01.dwg	



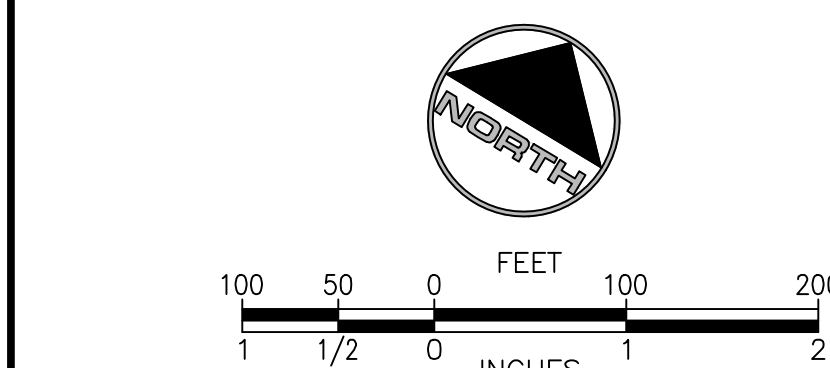
MAGIC MOUNTAIN PARKWAY - 55 MPH DESIGN SPEED

PROFILE SCALES	
HORIZ.:	1" = 100'
VERT.:	1" = 20'



(SEE DETAIL 1 ON SHEET 1)
MONUMENT
FD. COTTON SPDL
SPIKE & WASHER
MK'D "CALTRANS"
PER RECORD OF SURVEY
LA CO BK 171 PG 34-48
CA COORDINATE SYSTEM
NAD 27 ZONE 7
N 4 265 354.27
E 4 089 436.09
STATE PLANE COORDINATES
N: 1975824.1300
E: 6363612.5900
RANCH COORDINATES
N: 104843.5009
E: 464849.9481

FUTURE EXTENSION
(NOT A PART)
LONG CANYON ROAD
(P-285)
S 36°43'06" E
10718.68'
N 30°28'33" E
156.14'
3+29.43 CL MAGIC MTN PKWY
= 125+08.68 CL LONG CANYON RD



REVIEWED BY:
[Signature]
Traffic Safety and Mobility
Los Angeles County Public Works
DATE: 4/10/26

HUNSAKER & ASSOCIATES
LOS ANGELES, INC.
PLANNING ■ ENGINEERING ■ SURVEYING
26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890
Jason H. Hunsaker 03/17/2026

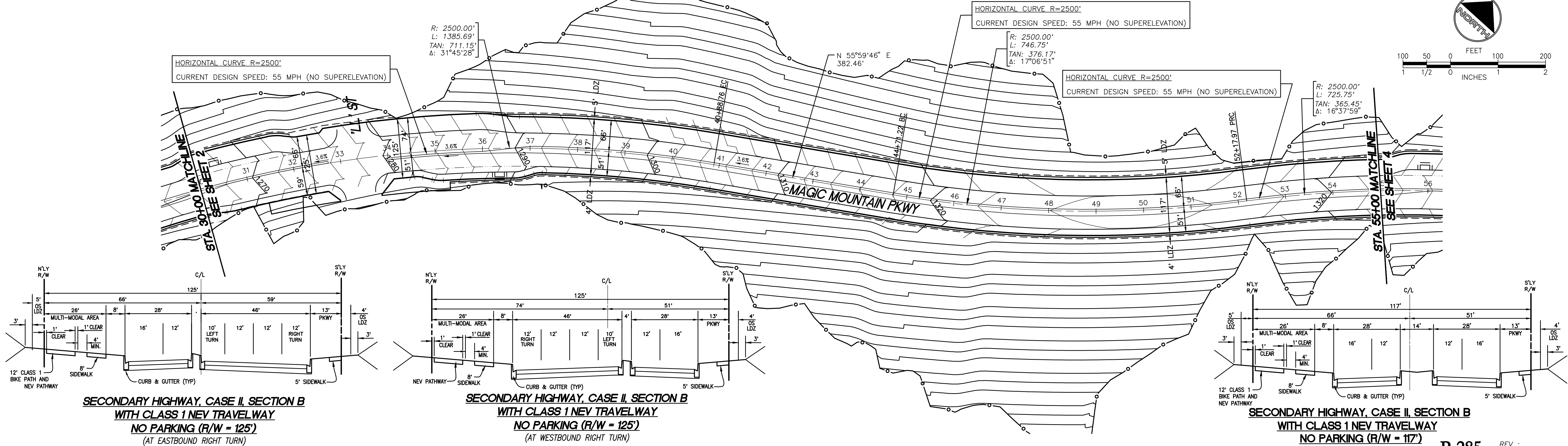
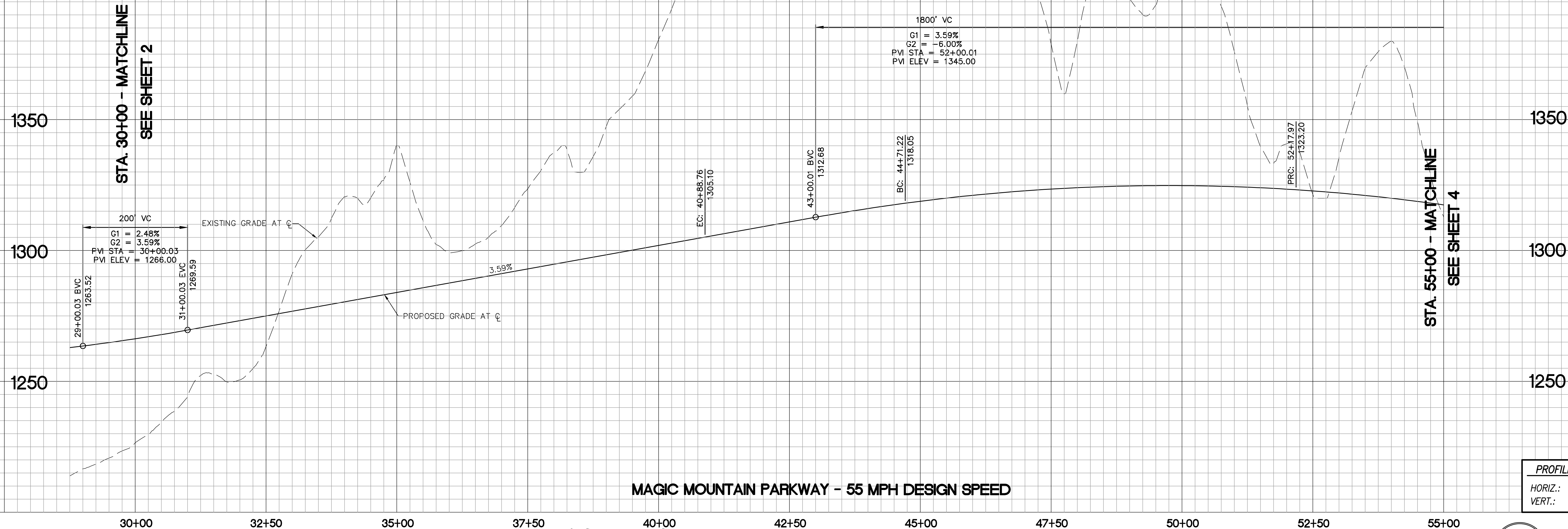


DESIGNED:
AW
DRAFTED:
SC
CHECKED:
AW

OWNER/DEVELOPER:
FIVE POINT.
NEWHALL LAND
25124 SPRINGFIELD CT, SUITE 300
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE: MR. ALEX HERRELL

ARTERIAL ROAD ALIGNMENT
MAGIC MOUNTAIN PARKWAY
STA. 3+39 TO STA 30+00
IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV :
DATE: 03/16/2026
PROJECT NO.
0015-023-027
SHEET **2**
OF **4**
HNR650-02.dwg

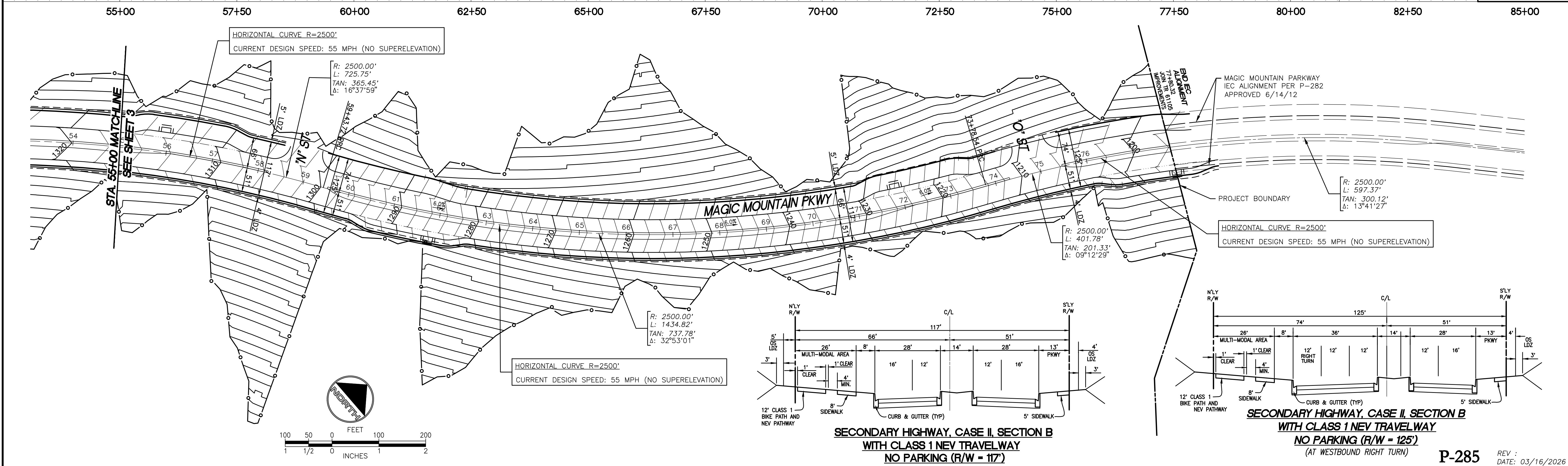
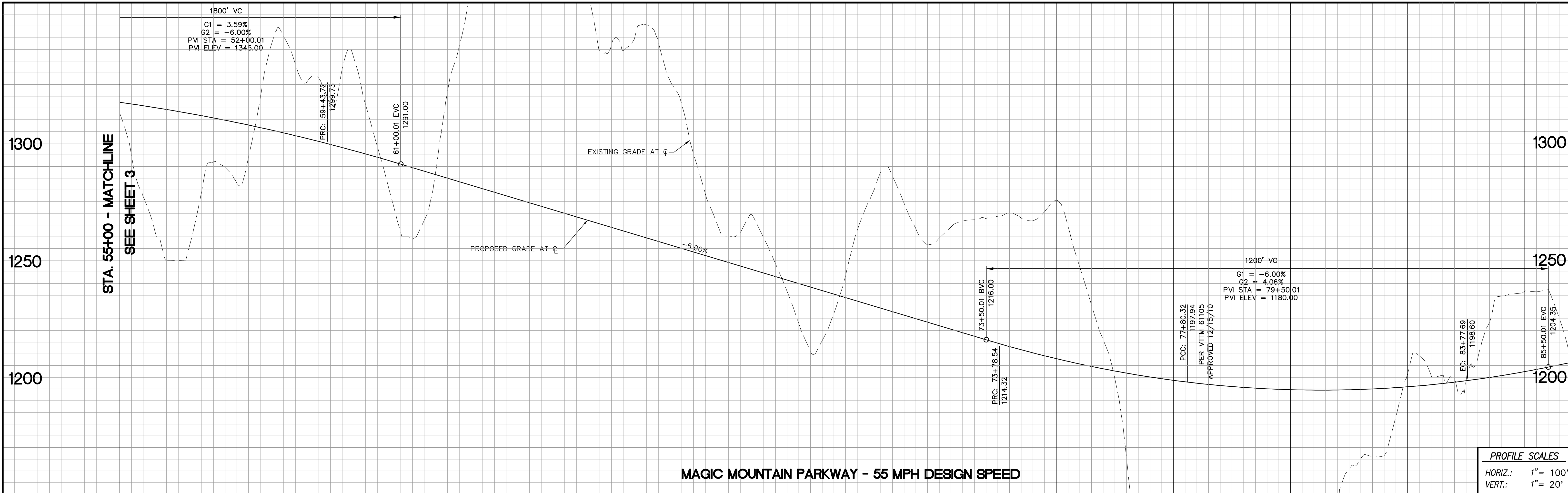


REVIEWED BY: DATE: 4/10/26	HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING ■ ENGINEERING ■ SURVEYING 26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890 <i>John H. Hunter</i> 03/17/2026	 DESIGNED: AW DRAFTED: SC CHECKED: AW	OWNER/DEVELOPER: FIVEPOINT. NEWHALL LAND 25124 SPRINGFIELD CT, SUITE 300 VALENCIA, CALIFORNIA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. ALEX HERRELL	ARTERIAL ROAD ALIGNMENT MAGIC MOUNTAIN PARKWAY STA. 30+00 TO STA 55+00 IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	PROJECT NO. 0015-023-027 SHEET 3 OF 4 HNR650-03.dwg
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REV :
DATE: 03/16/2026

P-285

G:\Newhall Ranch\84508-MP_Homestead_South\Overall\Road\EC\HNR650-03_HHS_IEC_MMP.dwg Plotted On Mar 17, 2026-8:51am by adamw



REVIEWED BY: 4/10/26	HUNSAKER & ASSOCIATES LOS ANGELES, INC. PLANNING ■ ENGINEERING ■ SURVEYING 26074 Avenue Hall, Suite #23 • Valencia, CA 91355 • PH: (661) 294-2211 • FX: (661) 294-9890	DESIGNED: AW DRAFTED: SC CHECKED: AW	OWNER/DEVELOPER: FIVE POINT. NEWHALL LAND 25124 SPRINGFIELD CT, SUITE 300 VALENCIA, CALIFORNIA 91355 TELEPHONE: (661) 255-4000 REPRESENTATIVE: MR. ALEX HERRELL	ARTERIAL ROAD ALIGNMENT MAGIC MOUNTAIN PARKWAY STA. 55+00 TO STA 77+80.32 IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA	PROJECT NO. 0015-023-027 SHEET 4 OF 4 HNR650-04.dwg
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ATTACHMENT 4 ([LINK](#))

Environmental Determination (Nos. 10, 11, 18-53)

1. [StaffAnalysis HomesteadSouth 7-16-26 st.pdf](#),
2. [Exhibit A Vesting Tentative Exhibit Maps HomesteadSouth 7-16-26.pdf](#),
3. [Exhibit B ProjectSummary HomesteadSouth 7-16-26.pdf](#),
4. [Exhibit C Draft Findings Title21 HomesteadSouth 7-16-26.pdf](#),
5. [Exhibit C Draft Findings Title22 HomesteadSouth 7-16-26.pdf](#),
6. [Exhibit D Draft Conditions Title21 Attachments HomesteadSouth 7-16-26.pdf](#),
7. [Exhibit D Draft Conditions Title22 HomesteadSouth 7-16-26.pdf](#),
8. [Exhibit D Draft Conditions Title21 7-16-26.pdf](#),
9. [Exhibit E Applicant BOPs HomesteadSouth 7-16-26.pdf](#),
10. [Exhibit F EnvDocumentation HomesteadSouth 7-16-26.pdf](#),
11. [Exhibit F EnvDocumentation no appendices attachment HomesteadSouth 7-16-26.pdf](#),
12. [Exhibit G Informational Maps HomesteadSouth 7-16-26.pdf](#),
13. [Exhibit H Photos HomesteadSouth 7-16-26.pdf](#),
14. [Exhibit I Oak Tree Report r1.pdf](#),
15. [Exhibit J Public Correspondence HomesteadSouth 7-16-26.pdf](#),
16. [Exhibit K Applicant Planning Notebook HomesteadSouth 7-16-26.pdf](#),
17. [Exhibit L Project Data Table HomesteadSouth 7-16-26.pdf](#),
18. [Apx A MMRP.pdf](#),
19. [Apx B SatisfiedNATable.pdf](#),
20. [Apx C OakTreeRpt r1.pdf](#),
21. [Apx C1 OakTreePermitLetter.pdf](#),
22. [Apx D AQ-GHG-EnergyAnalysis.pdf](#),
23. [Apx E PhaseI CulturalRpt.pdf](#),
24. [Apx F GeotechRpt.pdf](#),
25. [Apx G ESA.pdf](#),
26. [Apx F1 GeotechReviewSht.pdf](#),
27. [Apx F2 RTCCycle1.pdf](#),
28. [Apx F3 UpdatedGeotechReviewSht.pdf](#),
29. [Apx F4 RTC-Cycle2.pdf](#),
30. [Apx F5 GeotechReviewSht 111225.pdf](#),
31. [Apx F6 RTCCycle3.pdf](#),
32. [Apx F7 GeotechReviewShtUpdated 032526.pdf](#),
33. [Apx H HydrologyStudy.pdf](#),
34. [Apx I InfiltrationLID.pdf](#),
35. [Apx I1 GeoReviewShtLID.pdf](#),
36. [Apx I2 ResponseCountyComments.pdf](#),
37. [Apx I3 GeoReviewSht2LID.pdf](#),
38. [Apx J WaterQualityMemo.pdf](#),
39. [Apx K TrafficConsistencyMemo.pdf](#),
40. [Apx L TransplImpactAnalysis.pdf](#),

41. [Apex L1 RTC-LACounty.pdf](#),
42. [Apex M EvacuationFramework.pdf](#),
43. [Apex N WaterDemandFactors.pdf](#),
44. [Apex O WaterDemandProjs.pdf](#),
45. [Apex P WaterSupplyImpactEval.pdf](#),
46. [Apex Q WSA.pdf](#),
47. [Apex Q1 BoardResolution.pdf](#),
48. [Apex Q2 TransLetter.pdf](#),
49. [Apex R WastewaterGenEstimates.pdf](#),
50. [Apex R1 WillServeLetter.pdf](#),
51. [Apex S SewerAreaStudy.pdf](#),
52. [Apex T WildfireMemo.pdf](#),
53. [Apex U WildfireFuelModPlan.pdf](#),



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
richard@lozeaudrury.com

VIA EMAIL

June 29, 2026

Alejandrina Baldwin, Principal Planner
Environmental Planning and Sustainability Section
LA County Planning
County of Los Angeles
320 W. Temple Street
Los Angeles, CA 90012
ABaldwin@planning.lacounty.gov

Connie Chung, AICP, Deputy Director
Advance Planning
LA County Planning
County of Los Angeles
320 W. Temple Street
Los Angeles, CA 90012
ap@planning.lacounty.gov

Thuy Hua, AICP, Section Head
Environmental Planning and Sustainability Section
LA County Planning
County of Los Angeles
320 W. Temple Street
Los Angeles, CA 90012
thua@planning.lacounty.gov

Re: CEQA and Land Use Notice Request for the Homestead South Project (PRJ2024-003038, Vesting Tentative Tract Map No. 84508, CUP No. RPPL2024004564.)

Dear Ms. Baldwin, Ms. Chung, and Ms. Hua,

I am writing on behalf of Supporters Alliance for Environmental Responsibility (“SAFER”) regarding the project known as the Homestead South Project (PRJ2024-003038, Vesting Tentative Tract Map No. 84508, CUP No. RPPL2024004564), including all actions referring or related to the proposed development of 3,617 residential units on 1,725 gross acres located south of State route 126 and west of Interstate 5, (2826-002-022, 43 thru 47; 2826-122-005, -010, -014, -016; 2826-123-008) (“Project”).

We hereby request that the County of Los Angeles (“County”) send by electronic mail, if possible, or U.S. Mail to our firm at the address below notice of any and all actions or hearings related to activities undertaken, authorized, approved, permitted, licensed, or certified by the County and any of its subdivisions, and/or supported, in whole or in part, through contracts, grants, subsidies, loans or other forms of assistance from the County, including, but not limited to the following:

- Notice of any public hearing in connection with the Project as required by California Planning and Zoning Law pursuant to Government Code Section 65091.
- Any and all notices prepared for the Project pursuant to the California Environmental Quality Act (“CEQA”), including, but not limited to:
 - Notices of any public hearing held pursuant to CEQA.

June 29, 2026

Homestead South Project (PRJ2024-003038, Vesting Tentative Tract Map No. 84508, CUP No. RPPL2024004564)

Page 2 of 2

- Notices of determination that an Environmental Impact Report (“EIR”) is required for the Project, prepared pursuant to Public Resources Code Section 21080.4.
- Notices of any scoping meeting held pursuant to Public Resources Code Section 21083.9.
- Notices of preparation of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21092.
- Notices of availability of an EIR or a negative declaration for the Project, prepared pursuant to Public Resources Code Section 21152 and Section 15087 of Title 14 of the California Code of Regulations.
- Notices of approval and/or determination to carry out the Project, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of any addenda prepared to a previously certified or approved EIR.
- Notices of approval or certification of any EIR or negative declaration, prepared pursuant to Public Resources Code Section 21152 or any other provision of law.
- Notices of determination that the Project is exempt from CEQA, prepared pursuant to Public Resources Code section 21152 or any other provision of law.
- Notice of any Final EIR prepared pursuant to CEQA.
- Notice of determination, prepared pursuant to Public Resources Code Section 21108 or Section 21152.

Please note that we are requesting notices of CEQA actions and notices of any public hearings to be held under any provision of Title 7 of the California Government Code governing California Planning and Zoning Law. **This request is filed pursuant to Public Resources Code Sections 21092.2 and 21167(f), and Government Code Section 65092**, which requires agencies to mail such notices to any person who has filed a written request for them with the clerk of the agency’s governing body.

Please send notice by electronic mail, if possible, or U.S. Mail to:

Richard Drury
Chase Preciado
Hayley Uno
Emily Lipkind
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
(510) 836-4200
richard@lozeaudrury.com
chase@lozeaudrury.com
hayley@lozeaudrury.com
emy@lozeaudrury.com

Please call if you have any questions. Thank you for your attention to this matter.

Sincerely,



Emy Lipkind
Lozeau | Drury LLP

From: [SCOPE](#)
To: [Alejandrina Baldwin](#)
Subject: Project on July 29th agenda?
Date: Monday, July 13, 2026 10:42:46 AM

CAUTION: External Email. Proceed Responsibly.

Hi Alexandria - I am looking for the environmental documents for Project 84508 on July 29th agenda. I don't recall seeing this. No name and the numbers don't pull up anything in the search function. Would you send me a link?

Thanks

Lynne Plambeck



FOR REVIEW AND PLACEMENT IN APPLICATION FILE

Board of Supervisors
County of Los Angeles

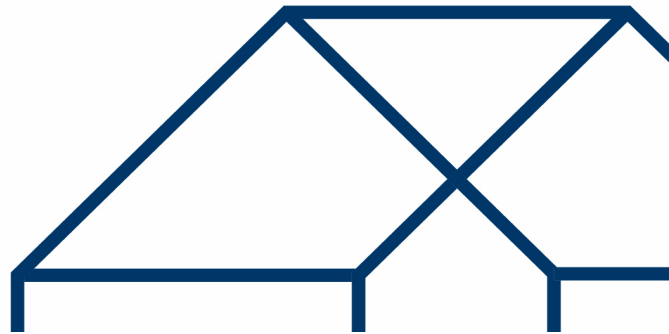
RE: South of State Route 126 and West of Interstate 5
Santa Clarita Valley Planning Area
Agenda Item 13., Project No. PRJ2024-003038-(5)

To the Board of Supervisors:

Californians for Homeownership is a 501(c)(3) organization devoted to using legal tools to address California's housing crisis. We request that the letter included below be considered in connection with an Application¹ that appears to be governed by the Housing Accountability Act, Government Code Section 65589.5. The address or application number associated with the Application is identified in the cover email or letter you received with this letter. For the purposes of Government Code Section 65589.5(k)(2), this letter constitutes our written comments on the application. We specifically request that you take the following actions with respect to this letter:

1. Place the letter in your agency's official file for the Application.
2. Provide the letter to any official, hearing officer, public body, or other public agency charged with reviewing or making any determination regarding the Application or the development to which it relates.
3. Publish the letter in the same manner you would publish other public correspondence received in advance of a public hearing regarding the Application or the development to which it relates.
4. Provide notice at notices@caforhomes.org regarding the Application or the development to which it relates, as required by Government Code section 65092.
5. Ensure that this letter is included in the administrative record in any litigation concerning the Application or the development to which it relates.

¹ All references to the "Application" in this letter include any subsequent formal application if the Application is a preliminary application, any subsequent, amended, or related application, and any application for an ancillary or related permit concerning the development to which the Application relates.



* * *

To the Reviewing Official, Hearing Officer, or Public Body:

We are writing regarding an application to develop a residential or mixed-use project that includes two or more residential units. Your approval of this project is governed by the Housing Accountability Act (HAA).

The HAA generally requires you to approve a housing development project unless the project fails to comply with “applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete.” Gov. Code § 65589.5(j)(1). To count as “objective,” a standard must “involve[e] no personal or subjective judgment by a public official and be[] uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” Gov. Code § 65589.5(h)(9). In making this determination, you must approve the project if the evidence “would allow a reasonable person to conclude” that the project met the relevant standard. Gov. Code § 65589.5(f)(4). Projects subject to modified standards pursuant to a density bonus are judged against the standards as modified. Gov. Code § 65589.5(j)(3). The courts interpret these provisions broadly to mandate approval. *California Renters Legal Advocacy & Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, 830.

A “disapproval” under the HAA includes not only the failure to approve an application or a necessary land use approval for the project, but also the failure to comply with specified time periods, the failure to comply with SB 330’s five hearing limit (Gov. Code § 65905.5), the failure to cease conduct “undertaken for an improper purpose” that “effectively disapproves” the project, and the failure to make a CEQA exemption determination or to adopt or approve a CEQA document. Gov. Code §§ 65589.5(h)(6), 65589.5.1, 65589.5.2. The inclusion of an improper item in an incompleteness determination under the Permit Streamlining Act also constitutes a denial. Gov. Code § 65589.5(h)(6)(G). And for most purposes, the HAA treats the imposition of a “condition that the project be developed at a lower density” or a condition that renders the project infeasible as the equivalent of a disapproval. Gov. Code §§ 65589.5(d), (j).

Your agency is subject to strict timing requirements under the HAA. If it desires to find that a project is inconsistent with any of its land use standards, it must issue written findings to that effect within 30 to 60 days after a legally complete application is *received* from the applicant; the ultimate date of your agency’s completeness determination is irrelevant. Gov. Code §§ 65589.5(j)(2)(A), (h)(1). If the applicant has not been timely notified of a purported inconsistency with a local standard, the project is deemed consistent with that standard, and you are permanently foreclosed from determining otherwise. Gov. Code § 65589.5(j)(2)(B).

If your agency has determined that a project is consistent with its objective standards, or the project is deemed consistent with such standards, but you nevertheless propose to reject it, you must make written findings, supported by a preponderance of the evidence, that the project would have a “specific, adverse impact upon the public health or safety,” meaning that the project would

have “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” Gov. Code § 65589.5(j)(1)(A); *see* Gov. Code § 65589.5(k)(1)(A)(i)(II). Once again, “objective” means “involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” Gov. Code § 65589.5(h)(9).

Even if you are able to identify legally sufficient health and safety concerns about a project, you may only reject the project if “[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact . . . other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.” Gov. Code § 65589.5(j)(1)(B). Thus, before rejecting a project, you must consider every conceivable, reasonable measure that could be used to mitigate the impact at issue. At a minimum, you must direct staff to prepare an exhaustive list of potential mitigations based on their professional expertise, and you must review each of these for feasibility. Because your agency must affirmatively prove that no feasible mitigation exists in order to lawfully reject a project, you may not reject a project merely because the applicant has failed to come forward an acceptable mitigation measure; that is your job, not theirs.

The HAA applies to the full range of housing types, including a project to build two or more single-family homes, a project to build a single-family home with an accessory dwelling unit, multifamily projects (both market-rate and income-limited), and mixed-use developments. Gov. Code § 65589.5(h)(2); *see Honchariw v. Cty. of Stanislaus*, 200 Cal. App. 4th 1066, 1074-76 (2011). And the Legislature has directed that the HAA be “interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” Gov. Code § 65589.5(a)(2)(L).

If your agency is out of compliance with the law governing general plan housing elements, it is subject to the “builder’s remedy” provisions in the HAA, which further restrict its ability to disapprove qualifying developments. Gov. Code § 65589.5(f)(6). Your agency may be subject to the builder’s remedy even if its compliance has been certified by the California Department of Housing and Community Development (HCD), if a court later determines that it was actually out of substantial compliance during the period it received a preliminary application or complete application for a qualifying project. For example, your agency may be out of compliance for failing to follow state law provisions restricting lower-income housing site zoning, notwithstanding certification by HCD. *New Commune DTLA LLC v. City of Redondo Beach* (2025) 115 Cal.App.5th 111, *review denied*.

When a locality rejects or downsizes a housing development without complying with the rules described above, the action may be challenged in a writ of mandate action. Gov. Code § 65589.5(m). The legislature has significantly reformed this process over the last decade in an effort to increase compliance. Today, a non-profit organization like Californians for Homeownership can sue without the consent of the project applicant, to protect the public’s interest

in the development of new housing. A local agency that is sued to enforce the HAA must prepare the administrative record itself, at its own expense, within 30 days after service of the petition. Gov. Code § 65589.5(m). And if an enforcement lawsuit brought by a non-profit organization is successful, the locality must pay the organization's attorneys' fees. Gov. Code § 65589.5(k)(2). In certain cases, the court will also impose fines that start at \$10,000 per proposed housing unit. Gov. Code § 65589.5(k)(1)(B). If a locality has previously been notified by the Attorney General or HCD that an action or inaction would violate a housing reform law, a court must impose at least the minimum fine amount, and if it is a repeating violation, the fine will be quintupled. Gov. Code § 65914.2. An applicant cannot be required to indemnify a locality for costs related to litigation under the HAA. Gov. Code § 65914.2(c)(1).

An action brought by an applicant challenging a denial is subject to an expedited judicial review process, with shorter time given to certify the administrative record, and calendar preference in both the trial court and on appeal. C.C.P. § 1094.9.

In recent years, there have been a number of successful lawsuits to enforce the HAA:

- In *Eden Housing, Inc. v. Town of Los Gatos*, Santa Clara County Superior Court Case No. 16CV300733, the court determined that Los Gatos had improperly denied a subdivision application based on subjective factors. The court found that the factors cited by the town, such as the quality of the site design, the unit mix, and the anticipated cost of the units, were not objective because they did not refer to specific, mandatory criteria to which the applicant could conform.
- *San Francisco Bay Area Renters Federation v. Berkeley City Council*, Alameda County Superior Court Case No. RG16834448, was the final in a series of cases relating to Berkeley's denial of an application to build three single family homes and its pretextual denial of a demolition permit to enable the project. The Court ordered the city to approve the project and to pay \$44,000 in attorneys' fees.
- In *40 Main Street Offices v. City of Los Altos*, Santa Clara County Superior Court Consolidated Case Nos. 19CV349845 & 19CV350422, the court determined that Los Altos violated the HAA, among other state housing laws, by failing to identify objective land use criteria to justify denying a mixed-use residential and commercial project. After the City was ordered to pay a \$7 million bond, it dropped its appeal in the case. The City was ultimately forced to pay approximately \$1 million in delay compensation and attorneys' fees.
- In *Ruegg & Ellsworth v. City of Berkeley*, Alameda County Superior Court Case No. RG18930003, after the Court of Appeal held that Berkeley had violated state law by denying a 135-unit mixed-use project, the trial court determined that the denial constituted a violation of the HAA. As a result of the HAA violation, the City was responsible for approximately \$4 in attorneys' fees and penalties.

- In *California Renters Legal Advocacy & Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, the Court of Appeal held that San Mateo had improperly applied subjective criteria in denying a housing development project. The City ultimately agreed to pay \$450,000 in the petitioner's attorneys' fees.
- In *Californians for Homeownership v. City of Huntington Beach*, Orange County Superior Court Case No. 30-2019-01107760-CU-WM-CJC, the court ruled that Huntington Beach violated the HAA when it rejected a 48-unit condominium project based on vague concerns about health and safety. Following the decision, the City agreed to pay a total of \$600,000 in attorneys' fees to our organization and two other plaintiffs.
- In *Yes In My Back Yard, et al. v. City of Los Angeles*, L.A.S.C. Case No. 21STCP03883, the court ruled that Los Angeles violated the HAA in denying a housing development, and ordered the city to pay approximately \$240,000 in attorneys' fees.
- In *Janet Jha v. City of Los Angeles*, L.A.S.C. Case No. 23STCP03499, the court held that Los Angeles violated the HAA by refusing to process a housing development application based on its erroneous interpretation of state law. After the Court ordered the city to pay a \$7.4 million bond, the city abandoned its appeal. The city was ordered to pay approximately \$120,000 in attorneys' fees.
- In a series of three cases against the City of Los Angeles, L.A.S.C. Case Nos. 24STCP00524, 24STCP00070, and 24STCP00385, three different trial court judges determined that Los Angeles had violated the HAA by refusing to comply with the terms of its own affordable housing streamlining policy. Between the three cases, the city was ordered to pay over \$350,000 in attorneys' fees.
- In *Yes in My Back Yard v. City of Los Angeles*, Los Angeles County Superior Court Case No. 24STCP00524, the court ruled that the City's finding that an application was incomplete constituted a disapproval under the HAA. The City was ordered to pay over \$90,000 in attorneys' fees.
- In *District Square LLC v. City of Los Angeles*, L.A.S.C. Case No. 20STCP00654, and *Cesar Chavez 888, LLC v. City of Los Angeles et al.*, L.A.S.C. Case No. 24STCP01880, the court determined that the city's purported "health and safety findings" for denying two housing development projects did not meet the requirements in the HAA, determined that the City had acted deliberately and in bad faith, and ordered the projects approved. In the *Cesar Chavez 888* matter, the court ordered the city to pay approximately \$170,000 in attorneys' fees.
- In *600 Foothill Owner, LP v. City of La Cañada Flintridge, et al.* and *California Housing Defense Fund v. City of La Cañada Flintridge, et al.*, Los Angeles

Superior Court Case Nos. 23STCP02575 and 23STCP02614, the trial court determined that the City of La Cañada Flintridge had unlawfully rejected a project subject to the HAA. After the City was ordered to pay a \$14 million bond, it abandoned its appeal and agreed to pay California Housing Defense Fund nearly \$1.3 million in attorneys' fees. A further fee settlement in the millions of dollars is expected with the applicant, and the city has paid its own attorneys over \$2 million to litigate the case.

We urge you to comply with the HAA as you review this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew Gelfand', with a stylized, flowing script.

Matthew Gelfand



Building Industry Association of Southern California, Inc.

June 15, 2026

Elvin W. Moon, Chair
County of Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South

Dear Chair Moon and Members of the Los Angeles County Regional Planning Commission:

The Building Industry Association of Southern California, Inc. (BIASC) extends our strong support for the proposed next phase of Valencia by FivePoint: Homestead South.

BIASC is the voice of the region's building industry, with six chapters offering localized services to building professionals from Ventura to the southern tip of Orange County. Throughout its more than 104-year history, the association has served its builder and associate members by anticipating, protecting, and promoting their common interests through its many programs, services, councils, and committees. Together, our members build nearly all new home communities throughout the region.

The Valencia by FivePoint community has achieved something extraordinary: proving that creating high-quality new housing at scale does not have to come at the expense of the environment. The community, which is planned to provide up to 20,500 homes at full buildout, is also one of the largest in the nation to commit to net-zero greenhouse gas emissions.

Our region continues to face an extreme shortfall in housing production. Too many Southern California families spend an unsustainable share of their income on housing, reducing their ability to save for education, healthcare, retirement, and other necessities.

Valencia by FivePoint is an important part of the solution. Homestead Village will provide more than 3,600 additional homes in a variety of housing types and price points while preserving more than 60% of open space. The plans also include new parks, recreation amenities, and trails.

Valencia by FivePoint has been thoughtfully planned for years and is already home to thousands of residents. Advancing Homestead South will further support the County's housing goals, strengthen the regional economy, and expand opportunities for homeownership throughout Los Angeles County.

BIASC strongly supports the requested approvals and respectfully urges the Commission to advance these important projects.

Respectfully,

A handwritten signature in dark ink, appearing to read 'Jeff Montejano', is written over a light blue horizontal line.

Jeff Montejano
Chief Executive Officer
BIASC

Cc: Los Angeles County Board of Supervisors

July 10, 2026

Los Angeles Regional Planning Commission
320 W. Temple St.
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Commissioners:

On behalf of the Los Angeles County Business Federation (BizFed), a grassroots alliance of 240 business organizations representing 420,000 employers with 5 million employees throughout Southern California, we write to share our strong support for the Valencia by FivePoint community and its proposed next phases: Homestead South.

BizFed is dedicated to fostering the long-term economic health and prosperity of Los Angeles County. Our mission is to advocate for policies and projects that strengthen our regional economy. The next phase of Valencia by FivePoint will continue the community's successful track record of creating housing, jobs, and economic opportunity for Southern Californians.

As you are aware, Los Angeles County is facing a severe and worsening housing crisis that harms our competitiveness and stifles our economy. This community will help address this challenge by creating approximately 3,600 new homes at a variety of price points, helping Los Angeles County better meet its housing needs while supporting a healthier balance between jobs and housing.

Homestead South will also include two public parks, affordable housing, and more than 1,000 acres of open space.

Valencia by FivePoint is committed to sustainable development, including net-zero greenhouse gas emissions, extensive mobility programs, and the permanent preservation of approximately 10,000 acres of open space. These investments, combined with the community's economic and housing benefits, have earned our support, and we hope they will earn yours as well.

If you have any questions, please don't hesitate to contact our BizFed Director of Advocacy, Chris Wilson at (562) 201-6034 or chris.wilson@bizfed.org.

Sincerely,


Mitchell Vieyra

BizFed Executive Vice President


Trini Jimenez

2026 Board Chair
Watson Land Company


David Fleming

BizFed Founding Chair

BizFed Association Members

Action Apartment Association
Advanced Medical Technology Association
Alhambra Chamber
American Beverage Association
Antelope Valley Chamber formerly Lancaster Chamber of Commerce
Apartment Association of Greater Los Angeles
Apartment Association of Orange County
Apartment Association, CA Southern Cities, Inc .
Apartment Association of California
Arcadia Association of Realtors
AREAA North Los Angeles SFV SCV
Armenian American Business Association
Armenian Trade & Labor Association
Arts District Los Angeles
ASCM Inland Empire Chapter
Associated Builders & Contractors SoCal (ABC SoCal)
Associated General Contractors
Association of Independent Commercial Producers
AV Edge California
Azusa Chamber
Bell Chamber
Beverly Hills Chamber
BioCom
Black Business Association
Black Professional Network
Boyle Heights Chamber of Commerce
Bridge Compton Org
Building Industry Association - LA/Ventura Counties
Building Industry Association of Southern California
Building Industry Association- Baldyview
Building Owners & Managers Association of Greater Los Angeles
Burbank Association of Realtors
Burbank Chamber of Commerce
Business and Industry Council for Emergency Planning and Preparedness
Business Resource Group
CalAsian Chamber
CalChamber
California African American Chamber of Commerce
California Apartment Association- Los Angeles
California Asphalt Pavement Association
California Bankers Association
California Black Chamber of Commerce
California Business Properties
California Business Roundtable
California Cleaners Association
California Contract Cities Association
California Council for Environmental & Economic Balance (CCEEB)
California Fuels & Convenience Alliance- Formerly California Independent Oil Marketers Association (CIOMA)
California Gaming Association
California Grocers Association
California Hispanic Chamber
California Hotel & Lodging Association
California Independent Petroleum Association
California Infrastructure Delivery Coalition
California Life Sciences Association
California Manufacturers & Technology Association
California Metals Coalition
California Natural Gas Producers Association
California Restaurant Association
California Retailers Association
California Self Storage Association
California Small Business Alliance
California Travel Association (CalTravel)
California Trucking Association
Californians For Smarter Sustainability
Carson Chamber of Commerce
Carson Dominguez Employers Alliance
Central City Association
Century City Chamber of Commerce
Chatsworth Porter Ranch Chamber of Commerce
Citrus Valley Association of Realtors
Civil Justice Association of California CJAC
Claremont Chamber of Commerce
Commerce Business Council formerly Commercial Industrial Council/Chamber of Commerce
Compton Chamber of Commerce
Compton Community Development Corporation
Compton Entertainment Chamber of Commerce
Construction Industry Air Quality Coalition
Construction Industry Coalition on Water Quality
Council of Infill Builders
Crenshaw Chamber of Commerce
Culver City Chamber of Commerce
Downey Chamber of Commerce

Downtown Alliance
Downtown Long Beach Alliance
DTLA Chamber of Commerce
El Monte/South El Monte Chamber
El Salvador Corridor Association
El Segundo Chamber of Commerce
Employers Group
Energy Independence Now EIN
Engineering Contractor's Association
EXP The Opportunity Engine
FastLink DTLA
Filipino American Chamber of Commerce
Friends of Hollywood Central Park
FuturePorts
Gardena Valley Chamber
Gateway to LA
Glendale Association of Realtors
Glendale Chamber
Glendora Chamber
Greater Antelope Valley AOR
Greater Bakersfield Chamber of Commerce
Greater Coachella Valley Chamber of Commerce
Greater Downey Association of REALTORS
Greater Lakewood Chamber of Commerce
Greater Leimert Park Crenshaw Corridor BID
Greater Los Angeles African American Chamber
Greater Los Angeles Association of Realtors
Greater Los Angeles New Car Dealers Association
Greater San Fernando Valley Chamber
Harbor Association of Industry and Commerce
Harbor Trucking Association
Historic Core BID of Downtown Los Angeles
Hollywood Chamber
Hospital Association of Southern California
Hotel Association of Los Angeles
ICBWA- International Cannabis Women Business Association
Independent Cities Association
Independent Hospitality Coalition
Industrial Environmental Association
Industry Business Council
Inglewood Board of Realtors
Inland Empire Economic Partnership
Irwindale Chamber of Commerce
Kombucha Brewers International
La Cañada Flintridge Chamber
LA County Medical Association
LA Fashion District BID
LA South Chamber of Commerce
Larchmont Boulevard Association
Latin Business Association
Latino Food Industry Association
Latino Golfers Association
Latino Restaurant Association
LAX Coastal Area Chamber
Licensed Adult Residential Care Association- LARCA
Long Beach Area Chamber
Long Beach Economic Partnership
Long Beach Major Arts Consortium
Los Angeles Area Chamber
Los Angeles Economic Development Center
Los Angeles Gateway Chamber of Commerce
Los Angeles Latino Chamber
Los Angeles LGBTQ Chamber of Commerce
Los Angeles Parking Association
Los Angeles Regional Food Bank
MADIA Tech Launch
Malibu Chamber of Commerce
Manhattan Beach Chamber of Commerce
Manhattan Beach Downtown Business & Professional Association
Marina Del Rey Lessees Association
Marketplace Industry Association
Monrovia Chamber
Motion Picture Association of America, Inc.
MoveLA
MultiCultural Business Alliance
NAIOP Southern California Chapter
NAREIT
National Association of Minority Contractors
National Association of Theatre Owners
CA/Nevada
National Association of Women Business Owners
National Association of Women Business Owners - LA
National Association of Women Business Owners- California
National Federation of Independent Business Owners California
National Hookah
National Latina Business Women's Association
Norwegian American Chamber of Commerce
Ofiso Community Foundation

Orange County Business Council
Orange County Hispanic Chamber of Commerce
Pacific Merchant Shipping Association
Panorama City Chamber of Commerce
Paramount Chamber of Commerce
Pasadena Chamber
Pasadena Foothills Association of Realtors
PGA
Pharmaceutical Care Management Association
PhRMA
Pico Rivera Chamber of Commerce
Pomona Chamber
Rancho Southeast REALTORS
ReadyNation California
Recording Industry Association of America
Regional CAL Black Chamber, SVF
Regional Hispanic Chambers
San Gabriel Valley Economic Partnership
San Pedro Peninsula Chamber of Commerce
Santa Clarita Valley Chamber
Santa Clarita Valley Economic Development Corp.
Santa Monica Chamber of Commerce
Secure Water Alliance
Sherman Oaks Chamber
Signal Hill Chamber
South Bay Association of Chambers
South Bay Association of Realtors
South Gate Chamber of Commerce
Southern California Contractors Association
Southern California Golf Association
Southern California Grantmakers
Southern California KFC Franchise
Southern California Leadership Council
Southern California Minority Suppliers Development Council Inc.
Southern California Water Coalition
Southland Regional Association of Realtors
Specialty Equipment Market Association
Structural Engineers Association of Southern California
Sunland/Tujunga Chamber
Sunset Strip Business Improvement District
Swiss American Chamber of Commerce
Thai American Chamber of Commerce
The Bridge Network
The LA Coalition for the Economy & Jobs
The Los Angeles Taxpayers Association
The Two Hundred for Homeownership
Torrance Area Chamber
Tri-Counties Association of Realtors
United Chambers – San Fernando Valley & Region
United Contractors
United States-Mexico Chamber
Unmanned Autonomous Vehicle Systems Association
Urban Business Council
US Green Building Council
US Resiliency Council
Valley Economic Alliance, The
Valley Industry & Commerce Association
Venice Chamber of Commerce
Vermont Slauson Economic Development Corporation
Veterans in Business
Vietnamese American Chamber
Village of Sherman Oaks BID
Warner Center Association
West Covina Chamber
West Hollywood Chamber
West Hollywood Design District
West Los Angeles Chamber
West San Gabriel Valley Association of Realtors
West Valley/Warner Center Chamber
Westchester BID
Western Electrical Contractors Association
Western Manufactured Housing Association
Western Propane Gas Association
Western States Petroleum Association
Westside Council of Chambers
Westwood Community Council
Whittier Chamber of Commerce
Wilmington Chamber
World Trade Center
Yes in My Backyard
7-Eleven Franchise Owners Association of Southern California



Landscape Development, Inc.

July 14, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of LiUNA! Local Union 300 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.



Landscape Development, Inc.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

A handwritten signature in blue ink, appearing to read "V. Germann".

Vince Germann
Senior Vice President



13691 W. Vaughn St.
San Fernando, CA 91340
C. 858.945.2606
Vince.Germann@brightview.com
www.brightview.com

Cc: L.A. County of Board of Supervisors

C. A. RASMUSSEN, INC.

GENERAL ENGINEERING CONTRACTORS

LICENSE NO. 254681A

7/13/26

Los Angeles County Regional Planning Commission

Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of Local Union 12, 300, 600 and 209 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

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In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AR', is positioned above the printed name.

Adam Rasmussen

President

C. A. RASMUSSEN, Inc

Cc: L.A. County of Board of Supervisors



California Institute of the Arts
24700 McBean Parkway
Valencia, California 91355-2340
calarts.edu

Office of the President
Phone 661 253-7820
president@calarts.edu

June 23, 2026

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract Map 84508), Project No.: PRJ2024-003038

Dear Los Angeles County Regional Planning Commission,

The California Institute of the Arts (CalArts), a Disney endowed, internationally recognized arts college welcomed its first class in 1970, and has been serving the Santa Clarita Valley and beyond ever since. We offer comprehensive degree programs in visual, performing, media and literary arts from our campus in Valencia, where students have access to local experts and extensive community resources.

FivePoint and its subsidiary, the Newhall Land & Farming Company (who helped facilitate the initial opening our campus), have been longstanding members of the community and bring expansive benefits to the region. The first phase of Valencia by FivePoint, now home to several thousand residents, has been a well-recognized success for the Santa Clarita Valley. The proposed next phase – Homestead South.

Importantly, the new community will deliver more much needed high-quality, price-attainable homes that can serve our faculty, staff, students, and alumni; dedicate open space and enhance our valley's trail system.

At CalArts, environmental stewardship is one of our guiding principles. It is a priority we share with FivePoint. At full buildout, Valencia by FivePoint community will be one of the largest in the nation to commit to achieving net zero greenhouse gas emissions, thanks to a variety of on-site and off-site investments. In addition, FivePoint has committed to permanently protect up to 10,000 acres of the vast open space we enjoy in the Santa Clarita region, and its energetic conservation work has protected a variety of native wildlife habitats and animal species.

A rising tide lifts all ships, and the health of CalArts depends on the health of our broader region. The next phase of Valencia by FivePoint will bring meaningful benefits to this community, as well as our school and our environment. We urge you to give this project your full support.

Sincerely,

A handwritten signature in black ink, appearing to read 'KJB', followed by a horizontal line extending to the right.

Kiara Brown, Chief of Staff

cc: Los Angeles County Board of Supervisors



CALIFORNIA BUSINESS PROPERTIES ASSOCIATION

1121 L Street, Suite 501 • Sacramento, CA 95814 • Phone (916) 443-4676 • www.cbpa.com

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CBPA California Business Properties Association (CBPA) is the recognized voice of all aspects of the commercial – office, retail, and industrial – real estate industry in California, representing the largest commercial real estate consortium with over 10,000 members.

July 21, 2026

County of Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: *SUPPORT for Homestead South (Tract 84508)*

Dear Los Angeles County Planning Commissioners:

California Business Properties Association strongly supports FivePoint's proposed Homestead South development and respectfully urges its approval. The project will continue the development of Valencia by FivePoint and provide needed housing and public amenities in the Santa Clarita Valley.

CBPA has represented California's commercial real estate industry for more than 50 years. We represent more than 10,000 members across the office, retail, and industrial sectors and support responsible development throughout the state.

Homestead South will provide more than 3,600 new homes, including price-attainable workforce housing, helping address the shortage of housing available to workers and families. Locating new housing near major employment centers also gives more residents the opportunity to live closer to where they work.

The project also includes two new parks, recreational amenities, and substantial open-space preservation.

Valencia by FivePoint has already provided housing, jobs, and economic activity in Los Angeles County. Homestead South will continue that progress and help meet the needs of the growing Santa Clarita Valley.

CBPA respectfully urges the Commission to approve Homestead South.

Respectfully,

Matthew Hargrove
President & CEO

cc: Los Angeles County Board of Supervisors



26455 Rockwell Canyon Road, Santa Clarita, CA 91355 • (661) 259-7800 • www.canyons.edu

June 9, 2026

County of Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Homestead South (Tract Map 84508)

Dear Los Angeles County Planning Commission:

College of the Canyons has proudly served the Santa Clarita Valley for nearly 60 years. From our campuses in Valencia and Canyon Country, we provide high-quality education to more than 40,000 students annually. Today, we offer more than 300 associate degrees and certificates, and — beginning this year — our first bachelor's degree program.

FivePoint, and its predecessor the Newhall Land & Farming Company, have been invaluable partners since our founding. We acquired more than 150 acres in Valencia from the company — which generously returned 10% of the purchase price as a gift to the College.

That spirit of partnership has continued ever since. FivePoint generously donated 53 electric vehicle chargers for our Valencia parking structure — a gift that promotes cleaner transportation and helps reduce climate pollution right here at home. In addition, both the College and FivePoint serve together on the Santa Clarita Valley Economic Development Corporation Board of Directors, working to enhance the continued growth and development of the Santa Clarita Valley.

Economic projections show that Valencia by FivePoint will produce more than \$1 billion of annual tax revenue and support thousands of jobs when fully built out. As the Santa Clarita Valley's leading higher education provider, College of the Canyons stands ready to meet the demands of Valencia's growing workforce and deliver the training and programs that will ensure employees and companies remain competitive in their various industries.

With Valencia's expected growth, we look forward to continuing our partnership with FivePoint and expanding and enhancing our capabilities to meet the emerging needs of the community's new residents, neighborhoods, and businesses.

Thank you for the opportunity to share our perspective on this important project.

Sincerely,

Dr. Jasmine Ruys
Superintendent/President

SANTA CLARITA COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES

Edel Alonso • Fred K. Arnold • Carlos R. Guerrero • Sharlene R. Johnson • Darlene Trevino



**Greater Los Angeles African
American Chamber of Commerce**

June 7, 2026

501(C) 6

Board Members

Gene Hale, *Chairman*
DuVon Davis, *Vice-Chairman*
Angela Gibson, *President*
Lisa Stevens, *Vice President*
Ronald A. Lowe, *Secretary*
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County of Los Angeles Regional Planning Commission

Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

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Yvette Gilliam-McCullough
McKenzie Neely-Wright
Delphine Pruitt
Diana Simmons
Breana Weaver

RE: SUPPORT Homestead South (Tract 84508)

Dear L.A. Regional Planning Commission Members,

The Greater Los Angeles African American Chamber of Commerce (GLAAACC) was established in 1991 to advocate for African-American owned businesses an increase their participation in the L.A. regional economy. Our mission includes fostering job creation, promoting entrepreneurship, and expanding access to economic opportunity for all.

We strongly support the next phase of the Valencia by FivePoint community – Homestead South. The proposed projects will add more than 3,600 new homes as well as two public parks, and 1,000 acres of open space.

FivePoint fuels the business climate of the Santa Clarita Valley. The projects will create significant numbers of new construction and service-sector jobs, new contract opportunities for diverse businesses, and critical housing for our regional workforce. The positive impact for our members, and all Angelenos, will be significant and long-lasting.

FivePoint has received the prestigious designation of Builder of the Year from GLAAACC twice, in 2024 and 2022, demonstrating their commitment to our mission and enhancing our local economy. We encourage you to support this proposal without delay.

Sincerely,

A handwritten signature in black ink that reads "Angela Gibson-Shaw".

Angela Gibson Shaw
President, GLAAACC

June 22, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of Operating Engineers Local 12, and Laborers Locals 585 and 300 that have worked on the community development to date at **Valencia by FivePoint's Mission Village** project. We are pleased to support the next phase of the Valencia by FivePoint community, **Homestead South Project**.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

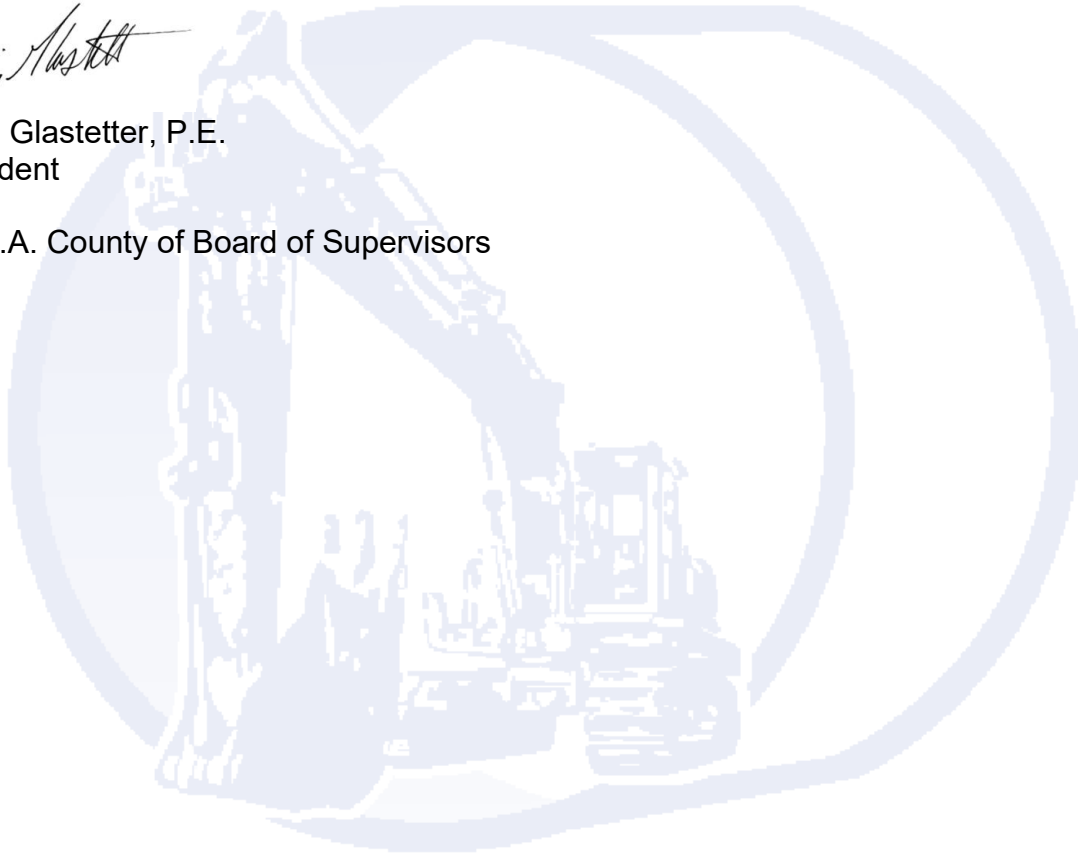
In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

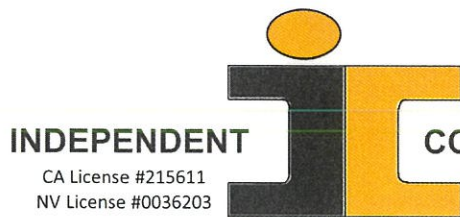
Sincerely,



Craig Glastetter, P.E.
President

Cc: L.A. County of Board of Supervisors





INDEPENDENT

CA License #215611
NV License #0036203

CONSTRUCTION CO.

3911 Laura Alice Way • CONCORD, CALIFORNIA 94520
(925) 686-1780 • FAX: (925) 686-1499 • INDYCC.COM

GRADING — PAVING



June 16, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of International Union of Operating Engineers Local 12 and Southern California District Council of Laborers that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

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features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

A handwritten signature in blue ink, appearing to read "B.C. McCosker", followed by a long horizontal flourish.

Brian McCosker
President

Cc: L.A. County of Board of Supervisors



LOS ANGELES AREA
CHAMBER OF COMMERCE

July 15, 2026

County of Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Valencia by FivePoint Homestead South (Tract 84508) Support

Dear Los Angeles County Regional Planning Commission,

On behalf of the Los Angeles Area Chamber of Commerce ("The Chamber"), the largest business organization in the Los Angeles region, I am writing to express our strong support for the next phase of Valencia by FivePoint: Legacy Village.

Valencia by FivePoint is a community of regionwide economic significance, creating workforce opportunities and meaningful tax revenue that benefits the Los Angeles region. The Chamber believes these proposed neighborhoods will amplify those benefits, most notably by helping address the region's severe housing shortage.

Homestead South is planned to deliver approximately 3,600 new homes at a variety of price points, located near existing and future employment opportunities. These communities will allow more Angelenos to live closer to where they work, reducing commute times and improving quality of life. In addition, the community will have two public parks totaling over 10,000 acres along with recreational facilities.

The Chamber supports projects that address the housing crisis, strengthen local economies, and create vibrant communities where residents can live, work, and thrive. The Valencia by FivePoint community continues to exemplify these goals.

Valencia by FivePoint is also a national model for sustainable community development. The community is committed to net-zero greenhouse gas emissions and the preservation of approximately 10,000 acres of open space, while investing in mobility programs and other sustainability initiatives. The Chamber believes FivePoint's vision for advancing housing production, economic growth, and sustainability is commendable, and we urge the County to support these important projects.

Sincerely,

Carlos A. Singer
Chief Policy Officer

cc: Los Angeles County Board of Supervisors



LOS ANGELES COUNTY
ECONOMIC DEVELOPMENT CORPORATION

Collaboratively Advancing Growth and Prosperity for All

June 17, 2026

County of Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Support for Homestead South (Tract 84508)

Dear Members of the Los Angeles County Regional Planning Commission:

On behalf of the Los Angeles County Economic Development Corporation (LAEDC), I am pleased to express our support for Homestead South, the next phase of the Valencia by FivePoint community currently under consideration by Los Angeles County.

LAEDC is a nonprofit organization dedicated to advancing inclusive economic growth, strengthening key industries, supporting workforce development, and fostering a competitive business environment throughout Los Angeles County. We recognize that addressing the region's housing shortage is essential to sustaining economic opportunity, attracting talent, and maintaining the long-term competitiveness of our communities.

Valencia by FivePoint has demonstrated a thoughtful approach to community planning by integrating housing, economic development, sustainability, and open space preservation. The proposed Homestead South neighborhood builds upon this foundation and represents a significant investment in the future of the Santa Clarita Valley and Los Angeles County.

The project proposes more than 3,600 new homes, including 360 affordable housing units, helping to address the region's ongoing housing supply challenges. In addition, the community includes over 1,000 acres of open space, two public parks, a new fire station, and sites for future schools that will support the needs of current and future residents.

As Los Angeles County continues to face housing affordability and workforce challenges, projects such as Homestead South play an important role in creating opportunities for residents to live closer to employment centers while strengthening the region's jobs-housing balance. The project's commitment to sustainability, mobility investments, and community amenities further supports the County's broader goals for responsible growth and environmental stewardship.

We believe Homestead South represents a meaningful opportunity to expand housing options, enhance quality of life, and support long-term economic vitality within Los Angeles County.

Thank you for your consideration of this important project.

Sincerely,

Stephen Cheung

President & CEO

Los Angeles County Economic Development Corporation (LAEDC)
213.236.4845 | Stephen.Cheung@laedc.org

633 West 5th Street, Suite 3300, Los Angeles, California 90071
www.laedc.org • info@laedc.org • (213) 622-4300



June 24, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of Union Operating Engineers Local Union 12 and Laborer Union Local 300 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.



Miller Equipment Company, Inc.

Cont. Lic. A83168;

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,
Miller Equipment Company, Inc.



John A. Baron, Vice President

Cc: L.A. County of Board of Supervisors

(661)945-2525 • FAX (661) 945-1183
Post Office Box 2956 • Lancaster, CA 93539-2956



Board of Directors

Samantha Ortega,
Chair
(Guachichile)

R. Tolteka Cuauhtin,
Vice Chair
(Nahua Xicanx)

Lauren van
Schilfgaarde,
Secretary
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Leon Worden
Treasurer

Cathy Salas
(Fernandeño Tataviam)

Mary Acuna
(Fernandeño Tataviam)

Matthew Vasquez
(Fernandeño Tataviam)

Administration

Pamela Villaseñor,
Executive Director
(Fernandeño Tataviam)

Tribally Founded



July 6, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Los Angeles County Regional Planning Commission,

Thank you for the opportunity for Pukúu Cultural Community Services (Pukúu) to comment on the next chapter of Valencia by FivePoint, Homestead South. Pukúu was founded by the Fernandeño Tataviam Band of Mission Indians in 1971. Our mission is to bridge and expand opportunities for FTBMI Citizens and Native Americans across Los Angeles County. Through Tribal innovation, we provide direct support to individuals and families via emergency services, youth and child development, cultural enrichment, harm reduction, and more.

FivePoint has been a deeply engaged and trusted partner, consistently demonstrating a commitment to our community. This partnership is especially meaningful given Pukúu's stewardship of the Haramokngna American Indian Cultural Center, the only Native American visitors center in the Angeles National Forest. As long-time caretakers of this vital site, we value partners who honor Indigenous heritage through sustained action.

FivePoint has been a responsible steward of Santa Clarita Valley land for decades, investing in substantial and significant conservation and preservation work, including the permanent protection of about 10,000 acres of open space, equal to two-thirds of their total land.

FivePoint's contributions go beyond land preservation and native plant restoration. In 2016, they partnered with Pukúu to establish the Cultural Defender Caitlin Gulley Memorial Scholarship, supporting students pursuing higher education in cultural and environmental preservation. This is not symbolic; it's a lasting, tangible investment in future leaders.

In recognition of FivePoint's dedication, Pukúu proudly honored the company with our Leadership in Cultural Preservation Award, reserved for those who go above and beyond in protecting Native heritage.

FivePoint's efforts have been intentional, sustained, and carried out in direct collaboration with our Native community, reflecting shared values and deep respect for our cultural legacy. For the reasons listed above, Pukúu respectfully encourages the Commission to support Valencia by FivePoint and the significant cultural and environmental conservation efforts it represents.

Respectfully,

A handwritten signature in black ink, appearing to read 'P. Villaseñor', enclosed within a large, stylized oval loop.

Pamela Villaseñor
Executive Director

15 July, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: **SUPPORT Homestead South (Tract 84508)**

Dear Regional Planning Commissioners,

The Rebuild SoCal Partnership consists of 2,750 contractors that represent more than 60,000 union workers in all twelve Southern California counties. We are dedicated to working with elected officials and educating the public in Southern California on the continued need for essential infrastructure funding, including airports, bridges, ports, rail, roads, and water projects. Building a clean energy future and supporting smart, sustainable growth are among our organization's top priorities, and that is why we are pleased to support Homestead South, the next chapter of Valencia by FivePoint.

Homestead South represents the next phase of the long-planned Valencia community, and its approval will generate significant prevailing-wage work hours for our members. More broadly, it is a critical part of the solution to Los Angeles County's severe housing shortage — delivering more than 3,600 new homes and helping to house the workforce that powers our regional economy.

Aligning with our organization's objectives, Valencia by FivePoint advances California's climate leadership. The project includes extensive open space preservation, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, and off-site sustainability improvements in underserved communities. Long-term, Valencia by FivePoint will be one of the largest master-planned communities to achieve net-zero greenhouse gas emissions.

Furthermore, Rebuild SoCal welcomes the important transportation infrastructure enhancements that Valencia by FivePoint will deliver. FivePoint has committed substantial financial support to help improve the Old Road, a major regional artery. FivePoint is also investing in traffic mitigation and transportation improvements locally and regionally, including road widening, new signals, and other upgrades at key intersections and along major interchanges.

For these reasons, the Rebuild SoCal Partnership strongly encourages the Regional Planning Commission to approve the Homestead South project.

Sincerely,



Jon Switalski, Executive Director

LiUNA! SOUTHERN CALIFORNIA
DISTRICT COUNCIL
OF LABORERS
Feel the Power



SCCA
SOUTHERN CALIFORNIA
CONTRACTORS
ASSOCIATION

UNITED
CONTRACTORS

Southern California District Council of Laborers (SCDCL) | The Operating Engineers (IUOE Local 12)

The Building Industry Association of Southern California (BIASC) | Associated General Contractors of California – AGC California

The Associated General Contractors of America – AGC San Diego Chapter | Southern California Contractors Association (SCCA) | United Contractors (UCON)



June 23, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of the International Union of Operating Engineers Local 12 and the Southern California District Council of Laborers Local 585 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

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Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

SAM HILL & SONS, INC. GENERAL ENGINEERING CONTRACTOR
P.O. Box 5670 Ventura, CA 93005

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

Ronald L. Hill

Ronald L. Hill
President
Sam Hill & Sons, Inc.

Cc: L.A. County of Board of Supervisors

June 11, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of Local Union 12, Operating Engineers and Local 300 Laborers Union that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

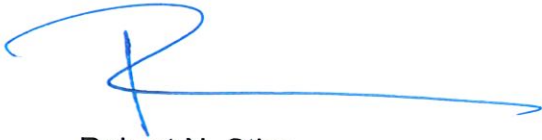
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In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

A handwritten signature in blue ink, appearing to be 'R. Stice', with a long horizontal flourish extending to the right.

Robert N. Stice

President

Stice Company, Inc.

Lic #515997 Exp 4/30/28

Cc: L.A. County of Board of Supervisors



6.25.26

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and is signatory to the Operating Engineers, Laborers International, and Teamsters Unions. Ward Corporation has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

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Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

Michael Ward

Michael Ward

Vice President

Ward Corporation

Cc: L.A. County of Board of Supervisors



06/15/26

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of IBEW Local 11 and Laborer's local 300 Union that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

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Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

Taft Electric Company

Dave Norwine

VP of Traffic Operations

Cc: L.A. County of Board of Supervisors



July 01, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Homestead South (Tract 84508) — SUPPORT

Dear Members of the Regional Planning Commission,

The Valley Industry and Commerce Association (VICA) supports the Homestead South, project proposed by FivePoint. This development is critical to addressing Los Angeles County's housing and economic development needs.

The projects will deliver over 3,600 additional homes across a range of styles and price points and preserve more than 1,000 additional acres of open space through high country dedication. They will also deliver new parks and community service amenities.

This project also illustrates sustainable planning, with net-zero energy and zero-net greenhouse gas goals that align with state and regional environmental priorities. FivePoint has continued the legacy of responsible development established by the Newhall Land & Farming Company, and this next phase builds on that commitment.

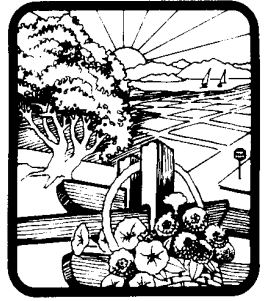
For these reasons, VICA urges your support of Homestead South.

Sincerely,

James Theiring
VICA Chairman
Mission Community Hospital

Stuart Waldman
VICA President

SCOPE
Santa Clarita Organization for Planning and the Environment
TO PROMOTE, PROTECT AND PRESERVE THE ENVIRONMENT, ECOLOGY
AND QUALITY OF LIFE IN THE SANTA CLARITA VALLEY
POST OFFICE BOX 1182, SANTA CLARITA, CA 91386
www.scope.org



Friends of the Santa Clara River
PO Box 7713 Ventura, California 90006 (805) 320-2265
fscr.org

7-29-26

Attn: Los Angeles County Planning Commission
And Staff, Alejandrina Baldwin, Los Angeles Dept of Regional Planning
320 W. Temple St.
Los Angeles, CA 90012

Sent via email to: abaldwin@planning.lacounty.gov

**Re: Comments for Homestead South, Project No. PRJ2024-003038-(5) Vesting
Tentative Tract Map No. 84508 (RPPL2024004505) Specific Plan Substantial
Conformance Review, and all associated permits**

SCOPE, Friends of the Santa Clara River and their respective members have commented extensively on Fivepoint's westside projects, including the Newhall Ranch Specific Plan, the Resource Management Plan and the previous NOP for the Homestead South EIR released On March 28, 2014. (We include this document, available on the County website, by reference¹) These current comments are timely filed via email on July 27, 2026

An EIR is Required

In 2014 the County found that an EIR was required. (see page 11 of the 2014 NOP) Now, 12 years later and many changed circumstances, somehow an EIR is no longer needed in spite of many changed circumstances and increased development projects far beyond what the 2012 General Plan anticipated due to state-mandated densification.

According to this 2014 NOP:

"A project EIR will be prepared for the Homestead South project that tiers from the Specific Plan Program EIR and, thereby, focuses on those potential impacts not previously addressed in the Specific Plan EIR." (Page 3, NOP)

Among the items that were not previously addressed and must be addressed in an EIR for this project are:

¹ <https://case.planning.lacounty.gov/case/view/tr060678>

1. New findings and evacuation requirements when building in a Very High Severity Fire Hazard Zone
2. The Chiquita Canyon Landfill underground fire which has now spread to 90 acres and is affecting the health and air quality in the vicinity of the project. The Homestead tract is located directly across the Santa Clara River from this burning landfill. See more information on this issue at the Joint Agency Task Force website.²
3. Revised discussion of solid waste generated by this project, since the Chiquita Canyon Landfill is now closed
4. A Climate change/impact section, since this discussion is now required under CEQA and was not required in the 2003 Specific Plan EIR. Although Climate may have been discussed in the State level EIR, that document did not provide an opportunity for the County to require their own enforceable mitigation requirements to address this.
5. New cumulative impacts to utilities including water, sewage and energy.
6. New species listings on the CA Endangered Species list.

EIR Process Issues

No Recent Scoping Meeting - Although the County held a Scoping Meeting to hear public concerns, no such meeting or Revised NOP was conducted (to our knowledge) for the proposal before you. This prevented the Commission and the public from hearing concerns that are relevant to your decision-making and might have been addressed before the project reached the Commission.

The Homestead South area was included as part of the Newhall Ranch Specific Plan approved in 2003 and the River Management Plan for Newhall Ranch, a joint State and Federal document focused on river management approved in 2011. The later document was required due to the size of the area affected; this all impacts were required to be reviewed in order to comply with Clean Water Act requirements. While we agree that this vast overview analysis serves well to address cumulative impacts for the massive amount of development proposed, it does not serve at all as an adequate disclosure of project level impacts or as a means of determining and requiring County mitigation requirements.

Tiering on the Resource Management Plan-We believe that reliance on the 15-year-old Resource Management Plan for information on climate change/GHG emissions, aesthetics, traffic and any other omitted area is inappropriate. The Resource Management Plan was an overview document produced for a federal and state river alteration approval, and should not be substituted for the detailed project level study that provides public disclosure and ensures the development of mitigation measures that will be enforced by the County. According to CEQA, **mitigation measures must be “fully enforceable through permit conditions, agreements, or other measures” so “that feasible mitigation measures will actually be implemented as a condition of development.”** (*Federation of Hillside & Canyon Ass'ns v. City of Los Angeles* (2000) 83 Cal.App.4th 1252, 1261 ((quoting Pub. Res. Code § 21081.6(b)).)

The FEIR/EIS for the River Management Plan on which these project-tiering requests are made, was completed in 2010, 16 years ago, and those documents relied on data that was even older than that. An additional focused state/federal document was prepared and circulated and approved in 2017 to address the direction of CA Supreme Court which set the EIR/EIS aside for its failure to follow CA law and to address and mitigate for the GH Gas emissions and climate heating. Since that time many changes have occurred that were not

² <https://www.epa.gov/ca/chiquita-canyon-landfill> Documents included by reference.

previously predicted. These included year after year of record-breaking temperature³ increases, reduced rainfall for groundwater recharge-water supply and massive wildfires caused by drought and dried vegetation. While we appreciate the additional detailed information provided in this EIR, we still assert that the County must be able to enforce all mitigation measures in all CEQA review areas, and provide additional mitigation to address these new facts. Accurate up to date data must be provided which cannot be accomplished by tiering on an old document.

Failure to include a Plan Amendment - to amend the County's Plan of Highways to reclassify the designation of Long Canyon Road.

Utilities - Sewer

The Specific Plan included the building of a new water treatment facility on the first phase of this project. An undisclosed agreement made at that time (2002) with the Sanitation District, (Exhibit 1) diverted effluent from the first 6000 units to the existing Valencia Treatment Plant. It also required the developer to pay for the installation of reverse osmosis facilities to ensure that the previously approved water permit limit of 100 mcl level chloride would continue to be required. The 6000-unit limit has already been met with the approval of the Landmark and Mission Village tracts. An EIR should address this issue, including how the treatment plant will be built and funded to provide for effluent from this tract and disclosing any off-site Improvements that will be required.

Condition 4.11-8 required Newhall to pay for the cost of water expansion and treating the wastewater effluent. A financial feasibility analysis should be required in order to comply with this condition of approval. We request that your Commission be provided with this information. Approval of this tract should not occur, nor building permits be issued until this sanitation plant can be built and funded by the developer as required by the DMS and the Specific Plan.

Utilities - Water Supply

We understand that a new Water Supply Assessment (WSA) has been prepared for this project. However, we believe that there are many inaccuracies in that document. While the WSA does disclose the water supply agreement between Newhall Land/Five Points and Santa Clarita Water and clarifies that additional water for their developments would not be made available from Newhall's Nickel Water Acquisition (currently stored in Kern County) until the last tract map of Newhall Ranch has been approved and all litigation settled. (see page 3-24 WSA). It does not make It clear to the decision makers that this water Is not legally available to serve Homestead at this time. The WSA suggests use of the "C Wells that are subject to contamination by the landfill fire and have not been confirm to meet the water quality stands required in the 200 Specific Plan Settlement Agreement between Friends of the Santa Clara River, SCOPE and Newhall.

Further, Newhall, now FivePoint agreed that farming acreage would be retired in order to supply Newhall Ranch's first two tracts, Landmark and Mission Village. (see water section of the Specific Plan, 2003). While many homes In Mission Village have

³ **Climate Change: Global Temperature**

By Rebecca Lindsey AND LuAnn Dahlman Reviewed By Jessica Blunden Published January 18, 2024
Earth's temperature has risen by an average of 0.11° Fahrenheit (0.06° Celsius) per decade since 1850, or about 2° F in total. The rate of warming since 1982 is more than three times as fast: 0.36° F (0.20° C) per decade. 2023 was the warmest year since global records began in 1850 by a wide margin. It was 2.12 °F (1.18 °C) above the 20th-century average of 57.0°F (13.9°C).It was 2.43 °F (1.35 °C) above the pre-industrial average (1850-1900). The 10 warmest years in the historical record have all occurred in the past decade (2014-2023).

been built, occupied and are now receiving water, no farmland seems to have been retired per the requirements of the Newhall Ranch Specific Plan⁴. Because of these anomalies and to ensure adequate water supply for existing and future residents. At any rate, this Ag water Is not available to Homestead. In any agreement.

“But the Groundwater Management Plan, Santa Clara River Valley Groundwater Basin, East Subbasin, Los Angeles County, California (Basin Operating Plan) described in Section 6 contemplates groundwater levels lower than historical levels during dry years, to accommodate future buildout, conjunctive use operating strategies, and climate change (LSCE, 2003). (emphasis added) (p. 8-4)

.....groundwater pumping may temporarily cause groundwater level declines of up to 150 feet in the future. (page 9-15)

As one of the plaintiff's in the litigation over the original 1999 Newhall Ranch Specific Plan, we have not forgotten that a major reason that document was set aside by the Court in 2000 was that it predicted a 10-foot drop in ground water levels, meaning downstream users and environmental needs would be receiving substantially less water. Now the Ground Water Sustainability plan predicts an even greater water level drop to accommodate future development. This was not disclosed or contemplated in the Resource Management Plan nor this WSA. This is obviously changed information and must be addressed in a new EIR.

Also, many Santa Carita Valley Water Agency wells have been impacted with a new pollutant, PFAS, causing the water agency to remove from service around 45% of its wells⁵ to ensure public health until such time that expensive well head treatment facilities can be funded and built. In a 2004 2nd appellate Decision, the Court found that polluted water cannot be relied upon as a supply.⁶ It is therefore imperative that a Water Supply Assessment be provided for these two projects along with the requisite will-serve letters.

Saugus Formation Well Contamination and Well Production - Inaccurate representation in Water Supply Drought Scenario Tables and Appendix O

Ammonium Perchlorate and PFAS contamination - The Water Quality section, located in Section 6.1.4.6, makes no mention of the number of non-producing wells, the reduction or loss of ground water production due to contamination, or when those wells will be returned to service. As stated on the Agency's website, on the PFAS fact sheet “Under the current response levels set in 2020, 28 of the 45 active agency wells were removed from service. This accounted for approximately 45% of the Agency's groundwater supply and 31% of the total water used in our service area in 2022. Since 2020, four wells are back in service with treatment systems to remove PFAS. These wells

⁴ included by reference and in County files

⁵ <https://yourscvwater.com/sites/default/files/SCVWA/your-water/pfas/SCV-Water-PFAS-Fact-Sheet-May-2024.pdf> “Under the current response levels set in 2020, 28 of the 45 active agency wells were removed from service. This accounted for approximately 45% of the Agency's groundwater supply and 31% of the total water used in our service area in 2022. Since 2020, four wells are back in service with treatment systems to remove PFAS. These wells restored approximately 11% of the supply and additional groundwater treatment facilities are scheduled to be back online at the rate of one per year for the next 5-7 years.”

⁶ *Friends of the Santa Clara River v. Castaic Lake Water Agency* 123 Cal.App.4th 1 (Cal. Ct. App. 2004) 9 Cal. Rptr. 3d 625

restored approximately 11% of the supply and additional groundwater treatment facilities are scheduled to be back online at the rate of one per year for the next 5-7 years.”⁷

DWR Urban Water Management Plan Guidelines require consistent representation of Units of Measure and understandable disclosure.

However, Appendix O not only confuses the public by inexplicably switching to gallons per minute, but also only displays well capacity instead of actual production capability. This makes a huge difference in supply availability. First, this is due to the fact that, simply, if the water isn't there to be

pumped, it doesn't matter how large the pump capacity is, the production won't be at capacity. This phenomenon can be viewed on the well production reports where several wells show no production or severely reduced production. These well production reports are posted on the Agency website. We include by reference the latest monthly well report.

Second, wellhead treatment facilities reduce the well production capacity due to the treatment process. Again, this phenomenon can be viewed in the well level reports, but is not reflected in the figures in Appendix O.

The WSA depends on the capability of Saugus aquifer production to get us through State Water drought cutbacks. However, there is no engineering study to show that this water will be available.

According to the WSA Saugus pumping ranges between 7,500 and 15,000 AFY. Planned dry-year pumping from the Saugus Formation ranges between 15,000 and 25,000 AFY during a drought year and can increase to between 21,000 and 35,000 AF. These amounts are entirely hypothetical. The agency is well aware that at the moment, several Saugus wells are closed due to ammonium perchlorate treatment and other wells have reduced production due to constraints of the well head treatment system. There is insufficient well capacity now (and will be for several years into the future) and no engineering study on aquifer pumping that indicates 35,000 AFY can be withdrawn from the Saugus aquifer in a drought or water emergency, nor are there wells drilled that can supply this amount of water, therefore 35,000 AF seems to be an amount pulled out of thin air. There is only modeling. Modeling has been wrong in the past. In this case, an error would affect the health and well-being of the entire community.

SCOPE joined the Friends of the Santa Clara River (FSCR) in litigating the approval of the 2000 CLWA UWMP over the failure to disclose the unavailability of this water. The published appellate court decision finding against the Castaic Lake Water Agency (CLWA), SCV Water Agency's legacy agency, required that the Agency show a timeline of when the water would be available.⁸ We therefore ask that SCVWA abide by the outcome of that decision for this plan. All tables in this plan should show the reduction in available supplies due to closed wells and the timeline to get them back in production.

The WSA gives no clear picture of the number of wells (both Saugus and Alluvial wells) which are currently not producing due to contamination or the reduction in water production. There is also no chart showing time lines of when and how much production will be returned or when new added wells would reach the production capability of the

⁷ Santa Clarita Valley Water Agency PFAS Fact Sheet

<https://yourscvwater.com/sites/default/files/SCVWA/your-water/pfas/SCV-Water-PFAS-Fact-Sheet-May-2024.pdf>

⁸ F043273, (Cal. App. 5th Dist., 09/22/2004)

reported drought production protection (35,000AF for the Saugus aquifer and 40,000AF from the alluvium)

Also, the alluvial and Saugus aquifers are interconnected as indicated by the Ground Water Sustainability Plan. Over pumping the Saugus aquifer to this extent would affect the alluvial aquifer and thus, negatively affect the water dependent eco-systems it contains, contrary to SIGMA law. There is no discussion of this limiting factor.

Droughts are the limiting factor to water supply. Capacity to weather a drought while still providing basic indoor needs to residents is imperative. This WSA fails to provide accurate information about the capabilities of our local ground water to provide supply in a near term drought. That is a disservice to the public and our decisionmakers.

Obligation to Address the Public Trust - Since the Ground Water Sustainability Plan predicts a major drop in ground water levels due in part to future demands from huge projects such as this as well as climate change, we believe the County and the developer are obligated to consider and disclose how such projects will affect the public trust resources, including navigable surface waters and fisheries. Groundwater hydrologically connected to surface waters is also subject to the Public Trust Doctrine to the extent that groundwater extractions or diversions affect or may affect public trust uses (*Environmental Law Foundation v. State Water Resources Control Board* (2018), 26 Cal. App. 5th 844; *National Audubon Society v. Superior Court* (1983), 33 Cal. 3d 419).

Evaluation of water supply impacts should consider potential impacts to and appropriate protections for interconnected surface waters and their tributaries, and interconnected surface waters that support fisheries, including the level of groundwater contribution to those waters. Public Trust Doctrine considerations should carefully evaluate and protect environmental beneficial uses and users of groundwater, including fish and wildlife and their habitats, groundwater dependent ecosystems, and interconnected surface waters.

In a 2008 appellate ruling *CA Water Impact Network v. Newhall County Water District*, the Court found that Water Supply Assessments (and in this case, a lack thereof) cannot be litigated separately, but only as a part of a CEQA challenge.⁹

Inclusion of GHG/Climate Change Analysis

A new GHG analysis, should have been prepared instead relying on the Resource Management Plan. We believe that the impacts to climate change from auto-oriented projects such as Homestead South and the proposed commercial additions have substantially changed since the previous EIR, including increased emissions, occurrences of wildfire and reduced precipitation. While this document updates the traffic study and air quality sections which relate to GHG, it fails to update or even provide a GHG section. Air pollution including GHG such as NOX and other pollutants from new sources such as delivery truck traffic that have become a substantial source of emissions, should be analyzed and mitigated.

An EIR should calculate the impact of the loss of oak trees on greenhouse gas emissions. It is a scientific fact that oaks absorb a significant amount of CO₂ from the atmosphere and re-process it into oxygen. An EIR should make these calculations and disclose the impacts. Mitigation for this loss should be replacement of the same capacity of trees needed for an equal amount of CO₂ absorption.

⁹ 161 Cal.App.4th 1464 (Cal. Ct. App. 2008)75 Cal. Rptr. 3d 393

As part of the GHG section, an EIR should include an analysis and inclusion of the mitigation report describing the outcomes for the existing GHG mitigation requirements for the approved Mission tract. This information is necessary so that the public and the decision makers may evaluate whether the proposed mitigation from this previously approved project is in actuality producing reduced climate emissions. Base line assumptions such as the assumption that only 27% of residents will commute out of the Valley for work, and the percentage of EV use, may need to be reevaluated regarding air pollution and GHG emissions to comply with new attainment goals.

A new EIR must be prepared for review and comment whenever significant new information becomes known to the lead agency. Under such circumstances the lead agency is specifically required to re-notice the environmental review document to the public and all responsible agencies, and is required to obtain comments from the same, before certifying the document's impacts, its alternatives analyses, and any mitigation measures. (*See id.*; *see also*, Cal Pub. Res. Code § 21153.) A lead agency's decision not to include a required section of an EIR must be supported by substantial evidence. (CEQA Guidelines § 15088.5(e).)

"Significant new information" includes any information regarding changes in the environmental setting of the project under review. (CEQA Guidelines § 15088.5(a).) It also includes information or data that has been added to the EIR and is considered "significant" because it deviates from that which was presented in the document on which it is being tiered, depriving the public from a meaningful opportunity to comment upon a significant environmental effect of the project, or a feasible way to mitigate or avoid such an effect at the time of circulation of the draft. (*Id.*)

Some examples of when a lead agency may not rely on tiering an EIR:

- (1) When the new information shows a new, substantial environmental impact resulting either from the project or from a mitigation measure;
- (2) When the new information shows a substantial increase in the severity of an environmental impact
- (3) When the new information shows a feasible alternative or mitigation measure that clearly would lessen the environmental impacts of a project and the project proponent declines to adopt the mitigation measure;

Utilities – Waste Service

A section must be provided that includes information regarding the availability of landfill space at Chiquita Canyon Landfill, which was closed by the operator on January 1st 2025. FivePoint is aware of the ongoing heating event, and release of leachate into the air and water¹⁰ and Regional Water Quality Control Board's denial of the landfill's expansion into Cell B which occurred well before the release of the of these documents.¹¹



¹⁰ <https://calepa.ca.gov/chiquita-canyon-response/>

¹¹ **Denial of request:** On Sept. 25, 2024, to protect groundwater under the landfill in Castaic, the Los Angeles Regional Water Quality Control Board reaffirmed its June decision denying Chiquita Canyon LLC's request to place waste in Cell 8B. The board determined that information

Solid waste has now become an emergency in the Santa Clarita Valley with Antelope Valley and Sunshine Canyon landfills stating they cannot take in more waste. This problem and mitigation to address it must be disclosed in an EIR.

The heating/burning event at the landfill has now been going on for three years. Nearby residents in Val Verde and Castaic are suffering major health issues from this event which has caused the release of increased odors and irritating pollutants. They have suffered from asthma and an increased rate of cancer. This information should have been disclosed in an EIR and a study conducted as to whether residents in the Homestead area will be exposed to noxious fumes from the landfill.

Oaks

The 2014 NOP found the impact to oaks and the oak woodlands on the project to be a significant impact, though it is hard to know since as previously stated, it is not clear how many oaks are being removed. The proponent proposed to bring this significant impact to a less than significant level by providing a new, enhanced, and/or restored valley oak/grass area(s) that seems to be located off site, although it is unclear whether that is still the plan.

That is the performance criteria established in the Oak Resource Management Plan. It cites examples of successful completion of each woodland creation or enhancement site as 1) it must not involve any irrigation, planting, or re-seeding for a minimum of three years; 2) oak trees must be within 5 percent of the plan target density for surviving, healthy oak trees; 3) and non-native grass cover must not exceed the target amount of woodland non-native grass cover. While this may be sufficient mitigation for a

submitted by the landfill operator was inadequate to address impacts from the ongoing development of individual cells within the landfill.

Notice of Violation: On June 27, 2024, the board issued a Notice of Violation to the landfill operator for alleged violations of the investigative order issued on March 20, 2024, including the failure to submit certain technical reports and monitoring and reporting data. The notice directs the landfill to submit the late and missing information to establish compliance.

Notice of Violation: On April 9, 2024, the Los Angeles Regional Water Quality Control Board issued a Notice of Violation to the landfill operator after investigating multiple complaints from citizens. The notice documents violations of the company's industrial stormwater permit, including unauthorized discharges. Videos and pictures from citizen complaints show water being pumped from the south detention basin into a local waterway that flows into the Santa Clara River. Violations for failing to fully complete the Stormwater Pollution Prevention Plan were also cited. The notice directs the landfill operators to cease the unauthorized discharges, undertake corrective measures and, by May 9, 2024, submit a written response identifying those actions.

Notice of Violation: On March 28, 2024, the board issued a Notice of Violation to the landfill operator for failing to comply with its industrial stormwater permit. The notice documents violations observed by staff during Jan. 29 and Feb. 20 inspections, along with those identified through sampling data submitted by the landfill. The notice directs the landfill operator to take immediate action to correct the alleged permit noncompliance, including the installation of additional best management practices.

Investigative Order: On March 20, 2024, the Los Angeles board issued an investigative order requiring the landfill operator to submit technical reports and additional monitoring and reporting. The order also required the landfill operator to install additional groundwater monitoring wells and conduct sampling of all discharges into the sedimentation basin.

significant impact, one cannot know that because no such plan has been completed, nor have any specific sites been identified. This precludes the public from reviewing and commenting on the adequacy of such a plan. I therefore urge the County not to approve this project without a completed Oak Resource Plan included in an EIR that the public has had the opportunity to review. We remind the County of recent proposed projects that would have severely impacted another Valley Oak resource area, SEA 64, had not strong requirements, including dedicated open space, been put in place at the time of the project approval.

Also, the previous 2014 NOP stated that the plan shall be subject to the requirements of County of Los Angeles Oak Tree Ordinance (“CLAOTO”) and shall address impacts to oak resources, including oak trees of the sizes regulated under CLAOTO. Because loss of oaks on this project was determined to be significant by the NOP, merely following the replacement requirements of the ordinance would not be sufficient mitigation. The oak ordinance also requires that the applicant provide the burden of proof as to why he must cut the oaks. That burden of proof was not disclosed and has not been met here, as an alternative providing avoidance was not included in these documents.

In fact, California state law requires additional mitigation for loss of the oak woodlands in this project. Section 21083.4. of the CA Resources Code states that:

“ (b) As part of the determination made pursuant to Section 21080.1, a county shall determine whether a project within its jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment. If a county determines that there may be a significant effect to oak woodlands, the county shall require one or more of the following oak woodlands mitigation alternatives to mitigate the significant effect of the conversion of oak woodlands:

- (1) Conserve oak woodlands, through the use of conservation easements.
- (2) (A) Plant an appropriate number of trees, including maintaining plantings and replacing dead or diseased trees.
- (B) The requirement to maintain trees pursuant to this paragraph terminates seven years after the trees are planted...etc.”

Since the 2014 NOP determined that this project would have a significant impact to oak woodlands, this similar project must also have a significant impact. A deferred oak resource plan, if that is what is proposed, is not adequate mitigation to meet state law.

Biological Resources

Since the release of the NOP in 2014, the Southern California mountain lion and the Southwestern Pond Turtle have both been listed under the CA Endangered Species Act due to the increasing loss of the numbers and diminishing habitat. This constitutes a significant change since the Specific Plan EIR and River Management Plan were released. Mitigation for impacts to these species in the River Management Plan are not sufficient to address this new status. A current EIR is needed to discuss these impacts.

In 2017, a settlement agreement was reached between some of the Parties that litigated the River Management Plan EIR. (Settlement attached as Exhibit 2) This settlement included additions and firm conservation areas for the endangered San Fernando Valley Spineflower. An EIR is needed to ensure their inclusion in the tract map planning.

Conclusion

We believe that the 2003 Specific Plan EIR and Resource Plan, are not current enough or sufficient to address project level impacts for the above stated reasons, i.e. it is based on outdated or inapplicable studies and data. Significant new information will substantially change the analyses of the Project's impacts, alternatives and required mitigation, so these areas must be covered in a new document. (*Laurel Heights Improvement Assn. v. Regents of Univ. of Cal.* (1993) 6 Cal.4th 1112, 1132 (*Laurel Heights*).)

Further, this collection of documents is confusing and does not meet the CEQA informational requirements. As in *San Joaquin Raptor Rescue Center v. County of Merced* (2007) [149 Cal.App.4th 645, 659](#), "[t]he decision makers and general public should not be forced to sift through obscure minutiae or appendices in order to ferret out the fundamental baseline assumptions that are being used for purposes of the environmental analysis."

We believe a new EIR should include updated studies on CO2 emissions and other GHG gases and water supply that include an evaluation of a significant ground water level drop, and other safety hazards (such as a study regarding the safety of building on or near existing oil wells with a disclosure of County requirements and how they will be monitored and enforced) should have been included in this new document in order for it to be informative and impacts properly mitigated.

We do not concur that the Climate/GHG chapter may be excluded.

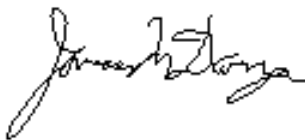
The outcome of this proposal is very important to the community because of its many impacts on the Santa Clara River, schools, the increased wildfire danger, traffic and Green House Gases and water capacity, not to mention the loss of native oaks. These issues all make it a serious concern to residents in the SCV and River Corridor.

Thank you in advance for your consideration of these concerns and thank you for your time.

Sincerely,



President, SCOPE



James M. Danza, MS, AICP
Chair, Friends of the Santa Clara River

SETTLEMENT AGREEMENT

Dated September 22, 2017

By and Between

Center for Biological Diversity, the Wishtoyo Foundation, the Wishtoyo Foundation's Ventura Coastkeeper Program, the California Native Plant Society, and the Santa Ynez Band of Chumash Indians, on the one hand,

and

The Newhall Land and Farming Company, a California limited partnership, and Stevenson Ranch Venture, LLC, on the other hand.

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Table of Defined Terms

As used in this Settlement Agreement, the following terms have the meanings specified below.

“**Alternative Dispute Resolution**” or “**ADR**” means a binding arbitration to resolve issues in dispute between the Petitioners and Newhall that are subject to such arbitration under this Settlement Agreement.

“**Area of Potential Effects**” means the Area of Potential Effects for the federal undertaking consisting of the ACOE’s issuance of the Newhall Section 404 Permit, as defined in the Programmatic Agreement.

“**ACOE**” means the U.S. Army Corps of Engineers.

“**CBD**” means the Center for Biological Diversity.

“**CNPS**” means the California Native Plant Society.

“**CDFW**” means the California Department of Fish and Wildlife.

“**CEQA**” means the California Environmental Quality Act, Cal. Pub. Res. Code sections 21000, et seq.

“**Claims**” is defined in Section 4(a) herein.

“**Consult**” or “**Consultation**” means to make additional, meaningful efforts beyond that which is offered to the public to involve the Santa Ynez Band and the Tataviam Band in certain decision-making processes specified in this Settlement Agreement such that their requests may be incorporated and/or addressed.

“**County**” means the County of Los Angeles.

“**Cultural Facility**” is defined in Section 1(f)(xi) herein.

“**Cultural Facility Agreement**” means that certain Cultural Facility Agreement by and between Newhall and Wishtoyo referenced in Section 1(f)(xi) herein and dated as of the Effective Date.

“**Effective Date**” means September 22, 2017.

“**EIR**” means an environmental impact report pursuant to CEQA.

“**EIS**” means an environmental impact statement pursuant to NEPA.

“**Final AEA**” means the Final Additional Environmental Analysis for the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan EIR, published by CDFW (State Clearinghouse No. 2000011025).

“Friends” means the Friends of the Santa Clara River.

“Future Project Approvals” means any and all permits, approvals, entitlements and/or allowances of any sort whatsoever, including any and all environmental clearances pursuant to CEQA and NEPA, together with any required mitigation measures or the implementation thereof, issued after the Effective Date by any and all Governmental Authorities for any and all portions of the Property, the Villages, and related areas that, in addition to the Previously Issued Project Approvals and the Pending Project Approvals, are or may be necessary, useful, or convenient for the development of any portion(s) of the Property, the Villages, and related areas to the extent such permits, approvals, entitlements and/or allowances are in effect at any time relevant to the performance of the Parties’ rights and obligations in this Settlement Agreement and as they may be amended or reissued, as more fully described in Exhibit H. Without limiting the foregoing, Future Project Approvals includes Material Changes to the Previously Issued Project Approvals. References within this Settlement Agreement to Future Project Approvals include all such Future Project Approvals as they are ultimately approved.

“GHG” means greenhouse gas.

“GHG Locational Performance Standards” means the geographic locational requirements applied to all GHG reductions used by Newhall to implement Mitigation Measures 2-10 and 2-13 in the Final AEA to reduce the overall RMDP/SCP project emissions, as set forth in the Final AEA, as identified in Section X(A) of the GHG Reduction Plan. These GHG Locational Performance Standards apply only at the RMDP/SCP project level and do not apply to any individual Village-level project.

“GHG Reduction Performance Standards” means the performance standards, including without limitation additionality, quantification, transparency, and verification, as applied to all GHG reductions used by Newhall to implement Mitigation Measures 2-10 and 2-13 as part of the RMDP/SCP Net Zero Plan, Mitigation Measures 4.23-10/2-10 and 4.23-13/2-13 as part of the Mission Village Net Zero Plan, and Mitigation Measures 4.23-10/2-10 and 4.23-13/2-13 as part of the Landmark Village Net Zero Plan, and comparable mitigation measures associated with the Village-level projects, as set forth in the Final AEA, the Mission Village Final Recirculated EIR Portions, and the Landmark Village Final Recirculated EIR Portions, respectively, as identified in Section IX of the GHG Reduction Plan.

“GHG Reduction Plan” means the GHG Reduction Plan as set forth in Appendix 6 of the Final AEA (Newhall Ranch Greenhouse Gas Plan, Revised Appendix F of Draft AEA Appendix 1, June 1, 2017) and the comparable GHG Reduction Plan as set forth in the Mission Village Final Recirculated EIR Portions and the Landmark Village Final Recirculated EIR Portions, including any amendments thereto approved by CDFW and/or the County, respectively.

“Governmental Authority” means any federal, state, regional, local or other governmental entity, body, branch, bureau, official, special district, department, court or other tribunal, or any other governmental or quasi-governmental authority, exercising or entitled to exercise any administrative, executive, judicial, legislative, police, regulatory, or land use

authority or power over Newhall, the Property, the Villages, the Previously Issued Project Approvals, the Pending Project Approvals, or the Future Project Approvals.

“Historic Properties Treatment Plan” means the Research Design And Treatment Plan For Archaeological Sites CA-LAN-962H, CA-LAN-2133, and CA-LAN-2233 for the Newhall Ranch Resource Management and Development Plan, Los Angeles County, California, prepared for the ACOE and dated April 30, 2010, including any amendments thereto.

“Key Persons” means, individually or collectively, any person who is or was on the board of directors, and/or is or was an officer of Petitioners and/or Petitioner Parties, including without limitation the president, vice president, general counsel and/or executive director level positions, as of any one or more of the following dates:

- (i) one year prior to the Effective Date, except that such person shall cease to be deemed a Key Person under this clause (i) three (3) years after the Effective Date;
- (ii) the Effective Date, except that such person shall cease to be deemed a Key Person under this clause (ii) three (3) years after the such person ceases to be such a member of the board of directors and/or an officer of Petitioners and/or Petitioner Parties; and/or
- (iii) the date(s) when an act of Opposition occurs.

A person who would otherwise qualify as a Key Person shall not be deemed a Key Person if he or she is an elected public official at the time he or she takes any action in his or her official capacity relevant to this Settlement Agreement.

“Landmark Village Final Recirculated EIR Portions” means the Final Recirculated Portions of the Landmark Village Environmental Impact Report published by the County of Los Angeles (State Clearinghouse No. 2004021002).

“Landmark Village Net Zero Plan” means the requirement for Newhall to implement and comply with Mitigation Measures LV 4.23-1/2-1 through LV 4.23-13/2-13 to reduce GHG emissions related to the Landmark Village project, as set forth in the Landmark Village Final Recirculated EIR Portions, as such GHG emissions are quantified in the Landmark Village Final Recirculated EIR Portions.

“Landmark Village UTS Protection Plan” means the requirement for Newhall to implement and comply with Mitigation Measures LV 4.4-67/BIO-3-1a through LV 4.4-86/BIO-3-3f for modified design and construction methods for bridges and bank stabilization in or near the Santa Clara River, as set forth in the Landmark Village Final Recirculated EIR Portions, to ensure that there are no significant impacts to, and no take of, unarmored threespine stickleback caused by the Landmark Village project.

“LARWQCB” means the Los Angeles Regional Water Quality Control Board.

“Material Change” means:

(i) an exceedance of the total number of residential units or total commercial square footage identified in Exhibit S for the RMDP/SCP and each Village (other than as described below); or

(ii) for Villages that have natural open space or habitat conservation areas designated in the Previously Issued Project Approvals in effect as of the Effective Date, a proposed discretionary change to such Previously Issued Project Approvals by a Governmental Authority that:

(a) significantly reduces the size of such natural open space or habitat conservation areas; or

(b) amends the SCP’s edge effect conditions for Spineflower Preserves such that the amendment significantly reduces protections of the Spineflower Preserves.

A Material Change does not result from any other changes to the RMDP/SCP or any Village, nor from a transfer of dwelling units or commercial development between Villages in accordance with the development transfer rights in Section 3.5 of the Newhall Ranch Specific Plan, nor from the implementation of the Previously Issued Project Approvals in effect as of the Effective Date.

“Mission Village Final Recirculated EIR Portions” means the Final Recirculated Portions of the Mission Village Environmental Impact Report published by the County of Los Angeles (State Clearinghouse No. 2005051143).

“Mission Village Net Zero Plan” means the requirement for Newhall to implement and comply with Mitigation Measures MV 4.23-1/2-1 through MV 4.23-13/2-13, as set forth in the Mission Village Final Recirculated EIR Portions, to reduce GHG emissions related to the Mission Village project, as such GHG emissions are quantified in the Mission Village Final Recirculated EIR Portions.

“Mission Village UTS Protection Plan” means the requirement for Newhall to implement and comply with Mitigation Measures MV 4.3-93/BIO-3-1a through MV 4.3-109/BIO-3-3f for modified design and construction methods for bridges and bank stabilization in or near the Santa Clara River, as set forth in the Mission Village Final Recirculated EIR Portions, to ensure that there are no significant impacts to, and no take of, unarmored threespine stickleback caused by the Mission Village project.

“NEPA” means the National Environmental Policy Act., 42 U.S.C. sections 4321, et seq., as amended, and any implementing regulations by the Council of Environmental Quality or a relevant lead agency.

“Newhall” means The Newhall Land and Farming Company, a California limited partnership, and Stevenson Ranch Venture, LLC, as applicable to the ownership of any portion of the Property in question.

“Newhall Ranch Specific Plan EIR” means the Newhall Ranch Specific Plan Environmental Impact Report published by the County of Los Angeles (State Clearinghouse No. 95011015).

“Newhall Released Claims” is defined in Section 4(b) herein.

“Newhall Released Parties” is defined in Section 4(a) herein.

“Newhall Section 404 Permit” means the Clean Water Act section 404 permit No. 2003-1264-AOA (eff. October 19, 2012) issued by the ACOE to Newhall for the RMDP.

“NHPA” means the National Historic Preservation Act, 16 U.S.C. sections 470, et seq.

“NRSP Area” means the area of the Property covered by the Newhall Ranch Specific Plan, as depicted on Exhibit C.

“Oppose” or **“Opposing”** or **“Opposition”** means any activity objecting to, interfering with, impeding implementation, challenging, appealing, or litigating, in any fashion or manner, through an administrative, legislative or judicial process or otherwise, directly or indirectly, or assisting, funding or encouraging anyone else to take any action to oppose, interfere with, challenge, or litigate, in any fashion or manner, through an administrative, legislative or judicial process, a Previously Issued Project Approval, a Pending Project Approval, or a Future Project Approval, as the context may require.

“Parties” means the Petitioners and Newhall, cumulatively.

“Party” means any one of the Petitioners or Newhall.

“Pending Project Approvals” means any and all permits, approvals, entitlements and/or allowances of any sort whatsoever, including any and all environmental clearances pursuant to CEQA and NEPA, together with any required mitigation measures or the implementation thereof, from any Governmental Authorities that Newhall is seeking and/or may obtain for Entrada South and/or Valencia Commerce Center, as more fully described in Exhibit G. References within this Settlement Agreement to Pending Project Approvals include all such Pending Project Approvals as they are ultimately approved.

“Petitioners” means Center for Biological Diversity, the Wishtoyo Foundation, the Wishtoyo Foundation’s Ventura Coastkeeper Program, the California Native Plant Society, and the Santa Ynez Band of Chumash Indians, individually and collectively.

“Petitioner Parties” means, individually and collectively, the (i) Petitioners, (ii) any entity controlled by or under common control with Petitioners, and (iii) any permitted successors and assigns of Petitioners.

“Petitioner Parties Released Claims” is defined in Section 4(a) herein.

“Petitioner Parties Released Parties” is defined in Section 4(b) herein.

“Previously Issued Project Approvals” means any and all permits, approvals, entitlements and/or allowances of any sort whatsoever, including any and all environmental clearances pursuant to CEQA and NEPA, together with any required mitigation measures or the implementation thereof, issued on or before the Effective Date by any and all Governmental Authorities for any and all portions of the Property, the Villages, and related areas that are or may be necessary, useful, or convenient for the development of any portion(s) of the Property, the Villages, and related areas to the extent such permits, approvals, entitlements and/or allowances are in effect at any time relevant to the performance of the Parties’ rights and obligations in this Settlement Agreement and as they may be amended or reissued without a Material Change, as more fully described in Exhibit E.

“Programmatic Agreement” means the Programmatic Agreement between the ACOE’s Los Angeles District and the California State Historic Preservation Officer, dated September 28, 2010, regarding the Newhall Ranch Resource Management and Development Plan Project, Los Angeles County, California, including any amendments thereto.

“Project Approval” means a Previously Issued Project Approval, a Pending Project Approval, or a Future Project Approval, individually or collectively.

“Property” means Newhall’s approximately 16,730 acres of land in the unincorporated portion of the Santa Clarita Valley in northern Los Angeles County and in Ventura County, as described more fully on Exhibit A.

“RMDP” means the Newhall Ranch Resource Management and Development Plan.

“RMDP/SCP” means the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan approved by CDFW and ACOE.

“RMDP/SCP Area” means the area of the Property covered by the RMDP/SCP, as depicted on Exhibit D.

“RMDP/SCP Net Zero Plan” means the requirement for Newhall to implement and comply with Mitigation Measures 2-1 through 2-13 in the Final AEA to reduce GHG emissions related to the RMDP/SCP project, as such GHG emissions are quantified in the Final AEA.

“RMDP/SCP UTS Protection Plan” means the requirement for Newhall to implement and comply with Mitigation Measures 3-1 through 3-3 in the Final AEA for modified design and construction methods for bridges and bank stabilization in or near the Santa Clara River, as set forth in the Final AEA, to ensure that there are no significant impacts to, and no take of, unarmored threespine stickleback caused by the RMDP/SCP project.

“Santa Ynez Band” means the Santa Ynez Band of Chumash Indians, a federally recognized Native American tribe and sovereign nation.

“SCOPE” means the Santa Clarita Organization for Planning and the Environment.

“SCP” means the Newhall Ranch Spineflower Conservation Plan.

“**Settlement Agreement**” means this Settlement Agreement executed as of the Effective Date, as may be amended from time to time as provided for herein.

“**Spineflower**” means the San Fernando Valley spineflower, *Chorizanthe parryi* var. *fernandina*.

“**Spineflower Introduction Program**” is defined in Section 1(g)(ii) herein.

“**SWRCB**” means the State Water Resources Control Board.

“**Tataviam Band**” means the Fernandño Tataviam Band of Mission Indians.

“**Tribe**” means either the Santa Ynez Band or the Tataviam Band, as the context may require.

“**USFWS**” means the U.S. Fish and Wildlife Service.

“**Ventura Coastkeeper**” is and means a program of the Wishtoyo Foundation.

“**Ventura High Country Property**” means that certain land, comprising approximately 9,100 acres within Ventura County, owned by Newhall (and affiliates), as more particularly described on Exhibit T.

“**Villages**” means the nine components of the Property consisting of the portions of the Property currently known as Landmark Village, Mission Village, Homestead South, Homestead North, Potrero Valley, Valencia Commerce Center (TPM 18108), Entrada South, Entrada North, and Legacy Village, as described more fully and depicted on Exhibit B, together with the utility corridor and wastewater reclamation plant as depicted on Exhibit L. A “**Village**” refers to one of the Villages. Village names may change over time and the boundaries of the Village may be subject to adjustments and any such name changes and/or adjustments to boundaries shall have no impact on the Parties’ rights and obligations under this Settlement Agreement. The currently designated Village names are used solely for convenience in identifying the portions of the Property to which they refer.

“**Wishtoyo**” means the Wishtoyo Foundation.

Table of Exhibits

- Exhibit A: Depiction of Property
- Exhibit B: Depiction of Villages
- Exhibit C: Depiction of NRSP Area
- Exhibit D: Depiction of RMDP/SCP Area
- Exhibit E: Previously Issued Project Approvals
- Exhibit F: Litigation Challenging Certain Previously Issued Project Approvals
- Exhibit G: Pending Project Approvals
- Exhibit H: Future Project Approvals
- Exhibit I: Development Footprint Reduction – South Side of Potrero Valley
- Exhibit J: Development Footprint Reduction – Homestead South
- Exhibit J-1: Development Footprint Reduction – Homestead South – Depiction of Flood Control Facilities, Roadway Improvements, and Stormwater Outlets
- Exhibit K: Development Footprint Reduction – Entrada North
- Exhibit K-1: Development Footprint Reduction – Entrada North – Depiction of Flood Control Facilities, Roadway Improvements, and Stormwater Outlets
- Exhibit L: Development Footprint Confirmation – Corridor Between Highway 126 and Santa Clara River
- Exhibit M: INTENTIONALLY LEFT BLANK
- Exhibit N: Parties’ Designees To Receive Notices
- Exhibit O: Additional Spineflower Conservation Areas
- Exhibit P: Middle Canyon Spring Area
- Exhibit Q: Template of Petitioner Parties’ Non-Opposition Letters
- Exhibit R: INTENTIONALLY LEFT BLANK
- Exhibit S: Description of Village Development Parameters
- Exhibit T: Ventura High Country Property
- Exhibit U: Attorneys’ Fees/Costs Payment Allocation

SETTLEMENT AGREEMENT

This Settlement Agreement is made and entered into as of the Effective Date by and between the Petitioners, on the one hand, and Newhall, on the other hand.

RECITALS

- A. Newhall is the owner of the Property depicted and described on Exhibit A, which it expects to develop with up to 26,000 residential dwelling units, up to 13.5 million square feet of commercial space, approximately 10,000 acres of open space, and infrastructure and other development including without limitation, parks, schools, fire stations, a library, and other facilities through a series of Villages depicted on Exhibit B.
- B. On May 27, 2003, the County adopted the Newhall Ranch Specific Plan covering the NRSP Area depicted on Exhibit C.
- C. Subsequent to the approval of the Newhall Ranch Specific Plan, Newhall sought and obtained certain permits and approvals from ACOE, USFWS, CDFW, the County, and the LARWQCB for the Property and portions of the Property, including without limitation approvals for the Mission Village and the Landmark Village portions of the Property and for the RMDP/SCP Area depicted on Exhibit D. The Previously Issued Project Approvals are described in Exhibit E.
- D. Petitioners, SCOPE, and Friends have filed various lawsuits challenging certain of the Previously Issued Project Approvals, and such lawsuits involving Petitioners are identified in Exhibit F.
- E. In November 2015, the California Supreme Court issued an opinion holding that (i) CDFW lacked substantial evidence to conclude that the greenhouse gas emissions at issue would not result in a cumulatively significant environmental impact under CEQA, and (ii) Mitigation Measures BIO-44 and BIO-46 in the EIR at issue would not avoid a take of the unarmored threespine stickleback under California Fish and Game Code section 5515. The California Supreme Court remanded the litigation over the EIR at issue to the California Court of Appeal, Second District, for disposition in accordance with its opinion.
- F. The California Supreme Court also remanded the pending litigation over the Mission Village and Landmark Village EIRs to the California Court of Appeal, Second District, for disposition regarding their greenhouse gas emissions analyses consistent with the California Supreme Court's decision in the RMDP/SCP litigation.
- G. The California Court of Appeal, Second District, remitted each case to the Los Angeles County Superior Court with instructions to issue judgments and writs of mandate ordering the lead agency in each case to take further action in accordance with CEQA, the California Fish and Game Code, and the Supreme Court's decision and the Court of Appeal's opinion on remand. The Los Angeles County Superior Court subsequently issued judgments and writs of mandate in each case. The Petitioners who are parties therein, SCOPE, and Friends subsequently appealed from those judgments, which appeals are currently pending.

- H.** In response to the California Supreme Court’s decision, Newhall sought Project Approvals from CDFW for the RMDP/SCP Area and from the County for the Mission Village and Landmark Village portions of the Property, which were approved as summarized in the following recitals and as more fully described in Exhibit E.
- I.** In response to the California Supreme Court’s decision, and in connection with the negotiations that led to this Settlement Agreement, Newhall has committed to the Net Zero Plan. Among other things, the Net Zero Plan is currently anticipated at full buildout to result in more than approximately 10,000 solar installations producing approximately 250 million kWh of renewable electricity every year. The Net Zero Plan also is currently anticipated at full buildout to result in installation of approximately 25,000 electric vehicle chargers within the development and across Los Angeles County, as well as approximately \$14 million in subsidies toward the purchase of electric vehicles; these measures are currently anticipated to reduce vehicle miles traveled by internal combustion engine cars and trucks by up to approximately 250 million miles per year.
- J.** In November 2016, CDFW issued the Draft AEA for the RMDP/SCP and the County issued the Mission Village Draft Recirculated EIR Portions and the Landmark Village Draft Recirculated EIR Portions.
- K.** On June 14, 2017, CDFW approved a revised RMDP/SCP, approved related actions, certified the Final AEA, and filed a Notice of Determination.
- L.** The Final AEA provides for the RMDP/SCP Net Zero Plan and the RMDP/SCP UTS Protection Plan.
- M.** On July 18, 2017, the County approved revised Mission Village entitlements, certified the Mission Village Final Recirculated EIR Portions, and filed a Notice of Determination.
- N.** The Mission Village Final Recirculated EIR Portions provide for the Mission Village Net Zero Plan and the Mission Village UTS Protection Plan.
- O.** On July 18, 2017, the County approved revised Landmark Village entitlements, certified the Landmark Village Final Recirculated EIR Portions, and filed a Notice of Determination.
- P.** The Landmark Village Final Recirculated EIR Portions provide for the Landmark Village Net Zero Plan and the Landmark Village UTS Protection Plan.
- Q.** Notwithstanding Petitioners’ preference that there be no new development of the Villages, the Parties have agreed that it is in the public interest and their respective interests (i) to resolve the Petitioners’ concerns through cooperation and settlement, (ii) to end the litigation challenging certain of the Previously Issued Project Approvals, and (iii) to avoid future disputes and litigation regarding the Villages.

AGREEMENT

NOW, THEREFORE, in consideration of the mutual covenants, promises and undertakings set forth herein, and other consideration, the receipt and adequacy of which the Parties hereby acknowledge, the Parties agree to the following terms and conditions.

1. Newhall's Obligations.

a. *Cessation of Litigation.* Newhall shall take all actions required of it in Section 3 below.

b. *Development Requirements.* Newhall may develop the Property and the Villages, and related areas, in substantial conformance with the Project Approvals; provided, however, that such development shall be in substantial conformance with this Section 1 and with the other requirements of this Settlement Agreement and must materially comply with all development restrictions and limitations and all CEQA and other environmental mitigation measures imposed by the Project Approvals. Newhall is free to seek amendments to any Project Approvals and such development restrictions and limitations and any CEQA and other environmental mitigation measures but, if Newhall does so, Petitioner Parties may Oppose such amendments except to the extent prohibited by this Settlement Agreement. If Newhall seeks (i) an amendment to a Previously Issued Project Approval that requires a public hearing or (ii) an addendum to an EIR for a Previously Issued Project Approval, Newhall shall ensure that notice is sent to Petitioners of such proposed addendum.

c. *Greenhouse Gas Emissions Reduction Program.*

i. Newhall shall implement the RMDP/SCP Net Zero Plan, the Mission Village Net Zero Plan, and the Landmark Village Net Zero Plan in substantial conformance with the Final AEA, the Mission Village Final Recirculated EIR Portions, and Landmark Village Final Recirculated EIR Portions, respectively, including without limitation:

1. the applicable GHG Reduction Performance Standards, as identified in Section IX of the GHG Reduction Plan, as well as the following additional Performance Standard: Carbon Offsets also shall be subject to the same Additionality Performance Standards as GHG Mitigation Credits, as set forth in Section IX.A.2 of the GHG Reduction Plan; Newhall shall request any Approved Registry, as defined in the GHG Reduction Plan, to include in any attestation issued in accordance with Section VIII of the GHG Reduction Plan a statement (in a form satisfactory to the Approved Registry) that the Carbon Offsets retired by Newhall substantially conform with the Additionality Performance Standards set forth in Section IX.A.2 of the GHG Reduction Plan regarding satisfying a Legal Requirement Test and Performance Test; Newhall shall provide Petitioners with a copy of such attestation upon reasonable request;

2. the applicable GHG Locational Performance Standards for the RMDP/SCP project, as identified in Section X(A) of the GHG Reduction Plan;
 3. the increased electric vehicle subsidy, as identified in the revised Mitigation Measure 2-4 in the Final AEA and Mitigation Measure 4.23-4/2-4 in the Mission Village Final Recirculated EIR Portions and Landmark Village Final Recirculated EIR Portions;
 4. the additional electric vehicle charging stations, as provided in the Project Applicant-Proposed Supplemental Commitment in the Final AEA and in the Mission Village Final Recirculated EIR Portions and Landmark Village Final Recirculated EIR Portions; and
 5. the revised zero net energy Mitigation Measures, as identified in the revised Mitigation Measures 2-1 and 2-2 in the Final AEA and Mitigation Measures 4.23-1/2-1 and 4.23-2-2/2-2 in the Mission Village Final Recirculated EIR Portions and Landmark Village Final Recirculated EIR Portions.
- ii. Newhall shall implement one or more plans to reduce, mitigate, and offset 100 percent of the GHG emissions for all remaining Villages, as such GHG emissions will be quantified in applicable Village-level CEQA documentation, in substantial conformance with the RMDP/SCP Net Zero Plan, the Mission Village Net Zero Plan, and the Landmark Village Net Zero Plan, with refinements as needed for Village-level development and land use characteristics.
 - iii. Newhall shall, prior to the issuance of the initial building permit for a residential or commercial building in the first Village to be developed, purchase and retire 289,043 metric tonnes of additional GHG offset credits that: (a) shall meet the GHG Reduction Performance Standards; and (b) shall not be counted for purposes of complying with the GHG Locational Performance Standards.
 - iv. The foregoing notwithstanding, in the event that an alternative zero GHG emission vehicle becomes commercially available (e.g., hydrogen), Newhall shall have the right to implement such alternative vehicle systems provided that such system provides comparable GHG benefits.
 - v. Amendments to the GHG Reduction Plan shall be treated as follows:
 1. In the event that Newhall, CDFW, or the County proposes any amendment to the GHG Reduction Plan, Newhall shall provide the CBD with reasonable notice and an opportunity to review and comment on any such proposed amendments.

2. In the event that such proposed amendment would reduce or eliminate any of Newhall's obligations under the GHG Reduction Plan, including but not limited to any GHG Reduction Performance Standard or GHG Locational Performance Standard, CBD may Oppose and challenge such proposed amendments if its comments are not addressed to its reasonable satisfaction; provided, however, that CBD must first meet and confer with Newhall and work in good faith to resolve any issues in dispute; and provided further that if, after meeting and conferring, Newhall and the Center for Biological Diversity remain in disagreement over whether a proposed amendment reduces or eliminates any of Newhall's obligations under the GHG Reduction Plan, the disagreement shall be submitted to ADR in accordance with the procedures set forth in Section 5(g).
- d. *Unarmored Threespine Stickleback Take Avoidance Measures.* For the further protection of the unarmored threespine stickleback, Newhall shall implement the RMDP/SCP UTS Protection Plan, the Mission Village UTS Protection Plan, and the Landmark Village UTS Protection Plan in substantial conformance with the Final AEA, the Mission Village Final Recirculated EIR Portions, and Landmark Village Final Recirculated EIR Portions, respectively.
 - e. *Development Footprint Reductions.* Newhall shall limit the development of the Property and Villages in accordance with the following requirements.
 - i. Newhall shall further facilitate habitat connectivity within the Sierra Madre/Santa Monica wildlife habitat/movement corridor by not developing planned ridgetop home site estates on the south side of Potrero Valley, within the area depicted on Exhibit I.
 - ii. Newhall shall further reduce development in the 100-year floodplain area of the Santa Clara River by not (a) developing any structures, hardscape, or buildings or (b) constructing any energy generation facilities or energy or water storage facilities, on the approximately forty-four (44) acres in the Onion Field area of Homestead South, as depicted on Exhibit J, and the approximately eleven (11) acres of Entrada North, depicted on Exhibit K as "DEVELOPMENT REDUCTION IN THE 100-YEAR FLOODPLAIN," except for structures or facilities related to: maintaining or replacing in kind existing agricultural activities; maintaining or replacing in kind existing water wells and water infrastructure; flood control facilities; maintaining or replacing in kind existing farm roads; roadway improvements expected to be in the area generally depicted in Exhibit J-1 and Exhibit K-1; utilities; trails (including, without limitation, associated landscaping and other enhancements); fencing; landscaping; directional signage; and river and/or habitat enhancement/mitigation measures or programs; provided, however, that with respect to the areas designated in Section 1(e)(ii) and Section 1(e)(iii), below, planned flood

control facilities (including without limitation bank armoring and rip-rap), roadway improvements, and stormwater outlets are expected to be located substantially within the areas depicted in Exhibit J-1 and Exhibit K-1 unless otherwise required by a Governmental Authority.

- iii. Newhall shall further protect the Santa Clara River area by not (a) developing any structures, hardscape, or buildings or (b) constructing any energy generation facilities or energy or water storage facilities, on the approximately four and a half (4.5) acres in the upland area of Entrada North adjacent to the Santa Clara River, as depicted in Exhibit K as “DEVELOPMENT REDUCTION IN UPLAND AREA,” except for structures or facilities related to: maintaining or replacing in kind existing agricultural activities; maintaining or replacing in kind existing water wells and water infrastructure; flood control facilities; maintaining or replacing in kind existing farm roads; roadway improvements expected to be in the area generally depicted in Exhibit K-1; utilities; trails (including, without limitation, associated landscaping and other enhancements); fencing; landscaping; directional signage; and river and/or habitat enhancement/mitigation measures or programs; provided, however, that with respect to the areas designated in Section 1(e)(ii) and Section 1(e)(iii), below, planned flood control facilities (including without limitation bank armoring and rip-rap), roadway improvements, and stormwater outlets are expected to be located substantially within the areas depicted in Exhibit K-1 unless otherwise required by a Governmental Authority.
- iv. Newhall shall ensure that there shall be no residential or commercial buildings constructed within the corridor between Highway 126 and the Santa Clara River between the westerly boundary of Landmark Village and the easterly boundary of the portion of the Property for the planned Newhall Ranch wastewater reclamation plant, as depicted in Exhibit L.

With respect to the areas designated in Section 1(e)(ii) and Section 1(e)(iii) above, Newhall may continue agricultural activities after development and installation of related improvements in such areas provided that (i) if agricultural activities in any portion of those areas cease for three (3) years or more, Newhall may not restart agricultural activities in such portion(s) of those areas, (ii) Newhall may convert any such areas for active or passive habitat restoration or mitigation purposes, including, without limitation, to passive or active riparian habitat areas, (iii) if any portion of those areas is eroded by the Santa Clara River, Newhall shall not reclaim for agricultural use such eroded portion(s) of those areas, and (iv) if any portion of those areas is excavated as a soil borrow site by five (5) feet or more, Newhall shall not reclaim for agricultural use such excavated portion(s) of those areas.

- f. *Native American Cultural Resources Protections Enhancement.*

- i. Newhall, as landowner of the Property, will support a request by the Santa Ynez Band to the Native American Heritage Commission to designate the Santa Ynez Band as a Most Likely Descendant with respect to potential Chumash remains that may be discovered on the Property. Santa Ynez Band will undertake commercially reasonable and good faith efforts to secure such designation in a timely manner from the Native American Heritage Commission.
 1. It is understood that while the Tataviam Band is not a party to this Settlement Agreement, and does not have any rights under this Section 1(f), it is Newhall's intent to Consult with the Tataviam Band as described in this Section 1(f) and to continue to abide by any and all legal obligations Newhall may have relative to the Tataviam Band.
- ii. Newhall has selected John Minch and Associates, Inc., an archeological firm, to work with Newhall on additional cultural resources surveys as provided for in this Section 1. Newhall agrees to Consult with the Santa Ynez Band and the Tataviam Band if Newhall decides to retain another archeological consulting firm to undertake cultural resources surveys as provided for in this Section 1. If either the Santa Ynez Band or the Tataviam Band objects to an archeological firm, other than John Minch and Associates, Inc., Newhall agrees to Consult with such objecting Tribe to identify an alternative archeological firm.
- iii. Newhall shall ensure that Chumash monitors designated by the Santa Ynez Band are provided the opportunity to participate in the cultural resource surveys and construction monitoring program(s) for the Villages. The Santa Ynez Band understands and acknowledges that the Tataviam Band shall also have the right to have monitors present during survey activities and grading. Newhall shall pay such monitors directly or shall reimburse the Tribe for reasonable costs of such monitors. All monitors shall be of Native American descent and may not be otherwise compensated by Newhall. Newhall shall provide final drafts of survey reports to the Santa Ynez Band and Tataviam Band for review prior to finalizing the report. The Santa Ynez Band shall have thirty (30) days to review and comment on the final draft of the survey reports and Newhall shall, in good faith, incorporate and/or address such comments in finalizing the report.
- iv. Newhall, as landowner of the Property, agrees that, in connection with the discovery of Native American remains, the preference for the handling of such remains shall be in the following order of preference: avoidance, preservation in place, and relocation and mitigation, as provided for by Section 1(f)(v) below.

- v. In the event that Native American human remains are discovered on the Property, Newhall shall, in addition to conferring with any Most Likely Descendant(s) identified by the State of California, Consult with the Santa Ynez Band and the Tataviam Band, regarding the disposition of the remains and any associated grave goods and funerary objects. Such Consultation shall conclude within 10 days after Newhall has informed the band(s) in writing of the need to Consult. As provided for in Section 1(f)(iv) above, the first preference shall be avoidance and preservation in place. If after Consultation with the Santa Ynez Band and Tataviam Band, Newhall reasonably determines that the remains and associated grave goods and funerary objects must be moved, the remains and associated grave goods and funerary objects shall be reinterred by Newhall at a site or sites as close as reasonably possible to their original location after further Consultation with the Santa Ynez Band and the Tataviam Band. The site(s) must be secured against looting and vandalism and satisfy all relevant legal protections, and Newhall shall pay all costs associated with removal and reburial.
- vi. Newhall agrees not to undertake invasive/destructive testing of Native American remains unless testing is required by law (e.g., the coroner requires such testing) or such testing is specifically requested by the Santa Ynez Band and the Tataviam Band taking into consideration the recommendation of the Most Likely Descendant(s) to the extent required by law.
- vii. In connection with the discovery of other Native American resources, Newhall agrees that artifacts that need to be relocated shall be offered to a facility agreed upon by the Santa Ynez Band and the Tataviam Band, such as, for example, the Fowler Museum at UCLA or other reasonably comparable repository. To the extent that Native American resources are removed from the Property, pending relocation to a selected repository, such Native American resources shall be retained by Newhall in a climate controlled, secured facility. Newhall shall be responsible for costs of maintaining the Native American resources in a climate controlled, secured facility. Once the Santa Ynez Band completes its climate-controlled, secure repository, items may be transferred to the Santa Ynez Band facility unless the Tataviam Band can demonstrate a closer cultural affiliation. If the Santa Ynez Band and the Tataviam Band cannot agree on an appropriate facility for disposition of such artifacts, Newhall, after Consultation with the Tribes, may identify an appropriate disposition of the resources that satisfies 36 CFR Part 79 (if applicable) and is consistent with the Secretary of Interior's Standards for Archaeological Documentation and the California Guidelines for the Curation of Archaeological Collections (1993).
- viii. In Consultation with the Santa Ynez Band and the Tataviam Band, Newhall shall conduct additional surveys of the Villages within the Area

of Potential Effects for the issuance of the Newhall's Clean Water Act Section 404 Permit No. 2003-1264-AOA (eff. Oct. 19, 2012) to identify any additional cultural resources that may be present in accordance with Sections 1(f)(viii)(1) through 1(f)(viii)(3) below.

1. For Mission Village, Landmark Village, and Entrada South, Newhall shall conduct additional surveys prior to commencement of mass grading for the construction of residential or commercial buildings; provided, however, that the Parties agree such additional surveys shall not trigger or be included in any new or additional CEQA analysis.
2. For all other Villages, Newhall shall conduct additional surveys as part of further project-level CEQA review.
3. The additional surveys required by Sections 1(f)(viii)(1) and 1(f)(viii)(2) above shall be conducted consistent with items (a) through (c) immediately below.
 - a) At Newhall's direction, archeological consultants shall conduct pedestrian surveys of appropriate areas with participation of monitors designated by the Santa Ynez Band should they choose. Newhall shall either directly pay for or shall reimburse the Santa Ynez Band for reasonable costs of such monitors. All such monitors shall be of Native American descent and may not be otherwise compensated by Newhall. Areas subject to additional surveys shall be determined in Consultation with the archeological consultants and the Santa Ynez Band.
 - b) If pedestrian surveys yield evidence of cultural resources (e.g., artifacts observed on the ground surface) and/or if the Santa Ynez Band or the Tataviam Band reasonably identify defined specific areas likely to contain cultural resources (e.g., from tribal knowledge of the historic use of a specific area), then Newhall shall direct the archeological consultants to conduct further investigation of the defined specific areas in Consultation with the Santa Ynez Band and/or the Tataviam Band.
 - c) Any newly discovered resources shall be handled in accordance with the Settlement Agreement, Programmatic Agreement and Section 5.5 of the Historic Properties Treatment Plan, including without limitation any amendments to those documents that may be made through this Settlement Agreement or otherwise.
- ix. For areas of the Property outside the Area of Potential Effects for the issuance of Newhall's Section 404 Permit No. 2003-1264-AOA, Newhall shall Consult with the Santa Ynez Band and the Tataviam Band on the scope of future cultural resource environmental reviews/approvals and shall for such Villages implement the measures set forth in Sections

1(f)(viii)(3)(a) through 1(f)(viii)(3)(b) above, and shall implement the measures set forth in Section 1(f)(viii)(3)(c) to the maximum extent consistent with applicable law and with any NHPA agreement and/or historic properties treatment plan entered into or prepared for such areas of the Property.

- x. Newhall and the Santa Ynez Band shall use best efforts to complete consultation with the ACOE in order to finalize an amended Programmatic Agreement as soon as practicable. Newhall will support the Santa Ynez Band in completing the consultation with the ACOE. Newhall shall not oppose changes to the Programmatic Agreement requested by the Santa Ynez Band that do not contradict Newhall's obligations relating to Native American cultural resources under the terms of this Settlement Agreement, and that do not adversely affect Newhall's rights to develop the Property. Newhall shall provide \$100,000 to the Santa Ynez Band for the specific purpose of consultant costs and attorneys' fees associated with that negotiation process with the ACOE.
- xi. Wishtoyo desires to develop and operate the Cultural Facility, which shall be a research, museum, training, cultural, tribal, community, and/or educational facility to preserve, protect, study, research, and/or promote the culture, cultural resources, natural cultural resources, cultural practices, life ways, well-being, heritage, and/or history of Chumash and first nations peoples. Concurrent with the execution of this Settlement Agreement, Wishtoyo and Newhall shall enter into a Cultural Facility Agreement that shall provide for the acquisition of real property for the Cultural Facility, the grant of certain license for use of designated lands adjacent to the Santa Clara River, and the contribution of certain amounts of funding for the Cultural Facility's acquisition, development and operation. Solely as to the obligations among Newhall, Wishtoyo, and Ventura Coastkeeper, in the event of a conflict between the Cultural Facility Agreement and this Settlement Agreement, the Cultural Facility Agreement shall govern.

g. *Spineflower Conservation.*

- i. Newhall shall ensure that open space areas adjacent to the Spineflower preserves established under the approved SCP are managed in substantial conformance with the requirements of the SCP and the Incidental Take Permit No. 2081-2008-012-05 issued by CDFW for the SCP, including, without limitation, restrictions on irrigated landscaping and planting of vegetation and on construction of any energy generation facilities or energy or water storage facilities, in order to reduce threats to the Spineflower preserves from Argentine ants and/or alterations of preserve hydrology.

- ii. In addition to all of the Spineflower preserves, management measures, and funding provided pursuant to the approved SCP, Newhall shall implement a Spineflower Introduction Program, which may be incorporated into a Candidate Conservation Agreement (or similar agreement) approved by USFWS (all references in this Settlement Agreement to the Spineflower Introduction Program shall incorporate any such Candidate Conservation Agreement), that includes:
 - 1. Placing conservation instruments over an additional approximately 1,175 acres of Newhall-controlled property, consisting of the following four locations as depicted on Exhibit O:
 - a Potrero Spineflower preserve expansion (approximately 80 acres);
 - b San Martinez Grande Spineflower preserve expansion (approximately 410 acres);
 - c Ventura County North SR-126 (approximately 335 acres); and
 - d Ventura County South (approximately 350 acres);
 - 2. Identifying not less than two (2) additional conservation areas (which may be, but are not required to be, located within Castaic Mesa and Petersen Ranch Mitigation Bank) outside the Villages that are within the historic range of the Spineflower species, that contain suitable habitat for Spineflower, and that provide opportunities for additional Spineflower introduction; and
 - 3. Conduct Spineflower introduction activities within appropriate habitat in the areas shown on Exhibit O and/or in the additional conservation areas to be identified pursuant to Section 1(g)(ii)(2) above to establish at least two new self-sustaining Spineflower occurrences, which activities shall include:
 - a enhancing habitat and planting Spineflower within at least approximately ten (10) acres of appropriate habitat; and
 - b funding of at least \$8 million for introduction activities and any necessary land acquisition costs and establishing an endowment for perpetual management of the introduced Spineflower occurrences by a qualified conservation manager subject to oversight by CDFW and/or the USFWS as required by state or federal law; Newhall shall provide CNPS and CBD with annual reports concerning expenditures; when the introduction and habitat enhancement activities are complete, unused funds (i.e.,

any funding shortfall under \$8 million not already designated for the endowment) shall be applied to the endowment for perpetual management of the introduced Spineflower occurrences.

- h. *Middle Canyon Spring*. No construction-related activities shall occur between the boundary of the “Middle Canyon Spring Complex” and the “Project Impact Footprint” as depicted on Exhibit P.
- i. *Hydrogeomorphic Analysis*. All required stream and wetlands mitigation required by CDFW or ACOE approvals for the Villages shall incorporate site-specific hydrogeomorphic analysis, such as the Hybrid Assessment of Riparian Condition analytical methodology approved by CDFW in 2010 and ACOE in 2011 or any analytical methodology subsequently approved by ACOE and/or CDFW. Such analysis may be in addition to any other analysis, such as the California Rapid Assessment Method, that may be required by any other agency.
- j. *Santa Clara River Conservation Fund*. Newhall shall fund an endowment in an amount of \$16.5 million for efforts to conserve endangered, threatened, and sensitive species that occur within the Santa Clara River watershed and to educate the public on the importance of conservation, according to the following terms.
 - i. Subject to the provisions of Section 1(j)(v) below, funding shall occur on the following payment schedule:
 - \$1.5 million, fifteen (15) days after the Effective Date;
 - \$1.5 million, six (6) months after the Effective Date;
 - \$1.5 million, one (1) year after the Effective Date;
 - \$1.5 million, two (2) years after the Effective Date;
 - \$1.5 million, three (3) years after the Effective Date;
 - \$1.5 million, four (4) years after the Effective Date;
 - \$1.5 million, five (5) years after the Effective Date;
 - \$1.5 million, six (6) years after the Effective Date;
 - \$1.5 million, seven (7) years after the Effective Date;
 - \$1.5 million, eight (8) years after the Effective Date; and
 - \$1.5 million, nine (9) years after the Effective Date.

- ii. Such funding shall be provided to a non-profit entity Petitioners designate to receive such funds, as the Petitioners shall direct in a written document signed by all Petitioners and delivered to Newhall at least five (5) business days before any payment is to be made.
- iii. Use and expenditure of the funding shall be determined by Petitioners, provided, however, that in no case shall any such funding be used, directly or indirectly to (1) Oppose any Previously Issued Project Approvals, Pending Project Approvals or Future Project Approvals for the RMDP/SCP or any Village, (2) Oppose any other project, proposal, or activity of Newhall, Five Point Holdings, or any entity related to either of them, whether currently proposed or proposed in the future, (3) Oppose any activities covered by Sections 2(c)(iii), 2(c)(iv), or 2(c)(v), or (4) fund, directly or indirectly, any activities of SCOPE and/or Friends (CNPS representatives on the SCOPE or Friends Board of Directors shall not be considered directly or indirectly funding activities of SCOPE or Friends).
- iv. The first payment under Section 1(j)(i) above (i.e., the \$1.5 million payment due fifteen (15) days after the Effective Date) shall be paid into an interest-bearing escrow fund to be set up with First American Title Company.
- v. The escrow agent's release to Petitioners' designee of the first payment under Section 1(j)(i) above (i.e., the \$1.5 million payment due fifteen (15) days after the Effective Date) shall occur six (6) months after the Effective Date. Newhall's other payments to Petitioners' designee shall be made pursuant to the schedule set forth in Section 1(j)(i) above. Notwithstanding the foregoing two sentences, if a court has enjoined (by restraining order, injunction, writ, or any other form of judicial mandate or prohibition) any Project Approvals, the obtaining of any Project Approvals, or the development of the Villages in accordance with any Project Approvals and such court restriction is in effect at the time such payment is otherwise to be released or made, the release or making of that payment shall be postponed until that court restriction is lifted or satisfied such that Newhall is free to proceed to seek any Project Approvals and to develop the Villages in accordance with any Project Approvals then obtained.
- k. *Ventura High Country Property.* The Ventura High Country Property depicted in Exhibit T is subject to the Ventura County "Save Open Space and Agricultural Resources" (aka "SOAR") initiative, which requires voter approval for certain development projects according to its terms. As additional restrictions on Newhall's ability to develop that land, for a period of ten (10) years following the Effective Date, Newhall shall not propose or undertake residential, commercial or industrial development (not including existing uses, caretaker facilities, research facilities, trails, and similar uses) of the Ventura High Country Property. If, at the end of the ten (10) year period following the Effective Date, Newhall secures Future Project

Approvals from Governmental Authorities for the development of additional Villages and is not at that time enjoined (by judicial restraining order, injunction, writ, or any other form of judicial mandate or prohibition) from the development of such Villages due to Petitioner Party, Key Person, or Third Party Opposition, Newhall's restriction on future residential, commercial and industrial development of the Ventura High Country Property shall be made permanent. The prohibition in this Section 1(k) shall not limit or otherwise affect mineral rights with respect to such properties nor limit the mineral rights holders' ability to exercise their rights to maintain existing facilities or construct new facilities in accordance with such mineral rights. Further, nothing herein shall restrict the use of the Ventura High Country Property for habitat conservation and mitigation.

- l. *Newhall Sunflower.* Newhall shall cooperate with CNPS for a study to be conducted seeking to identify locations that may be suitable for the introduction of the Newhall sunflower (*Helianthus inexpectatus*) on the portions of the Property that are not going to be used for development. If the study identifies any such locations, Newhall shall cooperate with CNPS on a pilot introduction program for the Newhall sunflower, including monitoring. The obligations in this Section 1(l) shall be funded by the Santa Clara River Conservation Fund created pursuant to Section 1(j) above.
- m. *Chumash Museum and Cultural Education Foundation.* Newhall shall make a one-time contribution of \$600,000 toward the construction of the Chumash Museum and Cultural Education Foundation, a 501(c)(3) non-profit corporation, and a one-time payment of \$400,000 to pay for the costs of curation.

2. Petitioner Parties' Obligations.

- a. *INTENTIONALLY LEFT BLANK.*
- b. *Cessation of Litigation.* Petitioner Parties shall take all actions required of them in Section 3 below. To ensure that each Petitioner Party can rely on the other Petitioner Parties to perform the obligations required of them, the Petitioner Parties hereby irrevocably instruct their counsel of record in the litigation matters addressed in Section 3 below to take all actions required of Petitioner Parties in Section 3 below.
- c. *Non-Opposition.* Subject to Newhall's compliance with the terms of this Settlement Agreement, as enforced in accordance with Section 5, the Parties agree to the following non-opposition restrictions.
 - i. *Non-Opposition by Wishtoyo, the Wishtoyo Foundation's Ventura Coastkeeper Program, and Santa Ynez Band.* Wishtoyo, the Wishtoyo Foundation's Ventura Coastkeeper Program, the Santa Ynez Band and their corresponding Petitioner Parties (either as organizations or representing another Party or organization) are prohibited from Opposing the Previously Issued Project Approvals, the Pending Project Approvals, and/or the Future Project Approvals.

- ii. *Non-Opposition by CBD and the California Native Plant Society.* CBD, the California Native Plant Society and their corresponding Petitioner Parties (either as organizations or representing another Party or organization) are prohibited from Opposing:
 - 1. Previously Issued Project Approvals;
 - 2. Pending Project Approvals;
 - 3. Future Project Approvals for Landmark Village, Mission Village, and/or that implement the RMDP/SCP;
 - 4. Future Project Approvals for Entrada South, Entrada North, Valencia Commerce Center, Homestead South, Homestead North, and/or Potrero Valley, provided, however, if there is a Material Change to said Villages, they may Oppose the relevant Future Project Approvals but only to the extent of that Material Change; and
 - 5. the following issues arising in regards to Future Project Approvals for Legacy Village (including direct, indirect and cumulative impacts): (i) GHG emissions and (ii) cultural resources, including, without limitation, Native American resources.
- iii. *Governmental Actions of General Applicability.* Notwithstanding the foregoing, Petitioner Parties are not prohibited from commenting on, supporting, and/or Opposing proposed actions of Governmental Authorities that are generally applicable and are not directly related to the development of the Property or the Villages, the Previously Issued Project Approvals, the Pending Project Approvals, or the Future Project Approvals to the extent such Future Project Approvals are directly related to the development of the Property or the Villages, even though such proposed agency actions may have some indirect impact on the development of the Property or the Villages, the Previously Issued Project Approvals, the Pending Project Approvals, or the Future Project Approvals due to the general applicability of such proposed agency actions; provided, however, that in doing so, Petitioner Parties shall not (i) request to stop, delay, or enjoin any aspect of the development of the Property or the Villages, the Previously Issued Project Approvals, the Pending Project Approvals, or the Future Project Approvals, and/or (ii) mention or refer to Newhall, the development of the Property or the Villages, the Previously Issued Project Approvals, the Pending Project Approvals, or the Future Project Approvals unless in a manner that highlights a benefit of Newhall or said approvals or to raise a cumulative impact argument that only indirectly relates to Newhall or said approvals. As illustrative examples but not as limitations, it is understood that such proposed agency actions of general applicability on which Petitioner

Parties are free to comment may include rules promulgated by a local air district related to construction equipment emissions, approvals for expansions sought by solid waste disposal facilities, approvals of regional transportation plans, and approvals of urban water management plans.

iv. *Spineflower.*

1. Petitioner Parties shall not further petition for, comment on, or support (i) the listing of the Spineflower under the federal Endangered Species Act or California Endangered Species Act as it relates to the Property or any portion thereof, and/or (ii) the designation of the Property or portion thereof as critical habitat for the Spineflower under the California or federal Endangered Species Act; provided, however, that Petitioners may continue to comment on and support a determination on whether to list the Spineflower or the designation of critical habitat under the Federal Endangered Species Act, or to enforce legally required deadlines for the USFWS to reach a listing determination regarding the Spineflower, provided that in doing so Petitioners do not raise any concerns or criticisms related to the Property, Previously Issued Project Approvals, or the Spineflower Introduction Program. Notwithstanding the foregoing, four (4) years after the earlier of (i) the USFWS reaches a listing determination on whether to list the Spineflower or (ii) March 31, 2018, CBD and CNPS shall be free of the obligation in this Section 2(c)(iv)(1). Also notwithstanding the foregoing, if the Spineflower is listed under the federal Endangered Species Act or California Endangered Species Act and if Newhall commences litigation to challenge such listing, CBD and CNPS shall be free to seek leave to intervene and to participate in such litigation advocating in favor of the listing.
2. Petitioner Parties shall not Oppose (i) any decision not to list the Spineflower under the federal Endangered Species Act or California Endangered Species Act except for reasons entirely unrelated to the Property or any portion thereof, Previously Issued Project Approvals, or the Spineflower Introduction Program; and/or (ii) the non-designation of the Property or portion thereof as critical habitat for the Spineflower under the California or federal Endangered Species Act. Notwithstanding the foregoing, five (5) years after the earlier of (i) the USFWS reaches a listing determination on whether to list the Spineflower or (ii) March 31, 2018, CBD and CNPS shall be free of the obligation in this Section 2(c)(iv)(2).
3. Petitioner Parties agree that to the extent that the Spineflower is a listed species under the federal Endangered Species Act or California Endangered Species Act, Petitioner Parties shall not

seek judicial relief or an injunction that would hinder or delay development of any Village for reasons related to the Spineflower, nor may Petitioner Parties Oppose the Spineflower Introduction Program.

4. Newhall shall provide CNPS and CBD with annual status and monitoring reports concerning the implementation of the Spineflower Conservation Plan and the Spineflower Introduction Program. Two (2) years after the Effective Date and annually thereafter until six (6) years after the Effective Date, if CNPS and/or CBD so request(s), Newhall and CNPS and/or CBD shall meet and confer about whether the Spineflower Introduction Program is meeting its intended goals and shall endeavor in good faith to address any disagreements they might have about the efforts to ensure that the Spineflower Introduction Program meets its intended goals.

v. *Other Species.*

1. For seven (7) years following the Effective Date, Petitioner Parties shall not petition for or support (i) the listing, as it relates to the Property or any portion thereof, of the Newhall sunflower (*Helianthus inexpectatus*) or the undescribed snail (*Pyrgulopsis castaicensis*) under the federal Endangered Species Act or California Endangered Species Act; or (ii) the designation of the Property or any portion thereof as critical habitat for the above-listed species. Notwithstanding the foregoing: (a) four (4) years after the Effective Date CBD and CNPS shall be free of the obligation in this Section 2(c)(v)(1); and (b) providing factual information to third parties in a neutral manner shall not be deemed a breach of this Section 2(c)(v)(1).
2. For five (5) years following the Effective Date, Petitioner Parties shall not (i) rely on any reason related to the Property or development of the Villages as a basis for petitioning for or supporting the listing of the Arroyo Toad (*Anaxyrus californicus*) under the federal Endangered Species Act or California Endangered Species Act; or (ii) petition for or support the designation of the Property or any portion thereof as critical habitat for the Arroyo Toad.

vi. *Ventura Newhall Property.* Petitioner Parties acknowledge that Newhall owns certain adjacent properties in Ventura County. Newhall has engaged or had lessees engaged in agricultural and related uses and expects to continue agricultural and related uses on such property, subject to the provisions of Section 1(k) above. Nothing in this Settlement Agreement shall restrict the rights of Petitioner Parties from Opposing future

commercial or residential development of property owned in Ventura County by Newhall.

- d. *Non-Opposition Letters.* Concurrent with the execution of this Settlement Agreement, Petitioner Parties shall provide to Newhall a letter substantially in the form of Exhibit Q withdrawing all Opposition to those Previously Issued Approvals and Pending Project Approvals that they have agreed not to Oppose. The Petitioner Parties understand and acknowledge that Newhall shall submit such letters to Governmental Authorities having jurisdiction over the Property and may file such letters with a court in accordance with this Settlement Agreement.

3. Mutual Obligations to Cease Litigation.

- a. *Federal Court Litigation.* Within seven (7) days after the Effective Date all Parties who are parties in the lawsuit captioned *Center for Biological Diversity, et al. v. United States Army Corps of Engineers, et al.* (United States Court of Appeals for the Ninth Circuit Case No. 15-56337; United States District Court for the Central District of California Case No. 2:14-cv-01667-PSF-CW) shall immediately take all actions necessary to dismiss with prejudice all claims in this lawsuit and shall cease all litigation. Within seven (7) days after the Effective Date all Parties shall also request vacatur from the District Court.
 - i. If the Court of Appeals dismisses with prejudice all claims in the lawsuit, all Parties who are parties in this lawsuit hereby waive any right to litigate further the claims in the Federal Court Litigation (e.g., seeking *en banc* review by the Court of Appeals, petitioning the United States Supreme Court for certiorari, or any other form of legal challenge to the ACOE's issuance of the Newhall Section 404 Permit).
 - ii. If for any reason the Court of Appeals does not dismiss with prejudice all claims in the lawsuit and issues a ruling that is adverse to Newhall and delays Newhall's ability to develop any Village, Newhall may, in its absolute discretion, suspend its obligations under this Settlement Agreement, with the exception of those cultural resource obligations under Section 1(f)(i)-(ix), until such ruling is addressed in a manner that allows Newhall to obtain all relevant Project Approvals and develop the Villages and related areas in accordance with the Previously Issued Project Approvals, the Pending Project Approvals, and the Future Project Approvals. If the ruling by the Court of Appeals requires additional consultation by the ACOE under the National Historic Preservation Act, Newhall and the Santa Ynez Band shall use their best efforts as described in Section 1(f)(x). Thereafter, all Parties who are parties in this lawsuit hereby waive any right to litigate further the claims in the Federal Court Litigation (e.g., seeking *en banc* review by the Court of Appeals, petitioning the United States Supreme Court for certiorari, or any other form of administrative legal challenge to the ACOE's issuance of the Newhall Section 404 Permit), provided, however, if the ACOE appeals an

adverse decision and includes the NHPA claim as part of its appeal or petition, the Tribe may respond to that claim.

- b. *CDFW State Court Litigation.* With respect to the lawsuit captioned *Center for Biological Diversity, et al. v. California Department of Fish and Wildlife* (California Court of Appeals, Second Appellate District, Division Five Case No. B245131, Los Angeles County Superior Court Case No. BS131347), all Parties who are parties therein shall perform any actions required of them in (i) through (iii) immediately below:
- i. Within seven (7) days after the Effective Date and if Newhall so requests, Petitioner Parties shall abandon their appeal of the Judgment and/or Writ of Mandate entered by the Superior Court;
 - ii. Within seven (7) days after the Effective Date, the Parties who are parties in this lawsuit shall file a joint motion with the Superior Court requesting that the Superior Court retain jurisdiction over the Parties to enforce this Settlement Agreement until performance in full of the terms of this Settlement Agreement, pursuant to Code of Civil Procedure section 664.6, provided, however, that the United States District Court for the Central District of California shall retain jurisdiction solely as to any claims brought by the Santa Ynez Band to enforce this Settlement Agreement; and
 - iii. Within seven (7) days after the Effective Date and if Newhall so chooses, (1) Newhall shall serve and file in the Superior Court and/or the Court of Appeal a motion seeking the discharge of the Writ of Mandate and the cessation of further litigation and (2) the Petitioner Parties shall file a joinder in that motion or other form of concurrence that Newhall may request supporting the discharge of the Writ of Mandate and the cessation of further litigation. The Parties shall also promptly take all actions necessary to obtain the discharge of the Writ of Mandate and the cessation of further litigation.
- c. *Landmark Village State Court Litigation.* With respect to the lawsuit captioned *Friends of the Santa Clara River, et al. v. County of Los Angeles, et al.* (Los Angeles County Superior Court Case No. BS136549), all Parties who are parties therein shall perform any actions required of them in (i) and (ii) immediately below:
- i. Within seven (7) days after the Effective Date and if Newhall so requests, Petitioner Parties shall abandon their appeal of the Judgment and/or Writ of Mandate entered by the Superior Court; and
 - ii. Within seven (7) days after the Effective Date and if Newhall so chooses, (1) Newhall shall serve and file in the Superior Court and/or the Court of Appeal a motion seeking the discharge of the Writ of Mandate and the cessation of further litigation and (2) the Petitioner Parties shall file a

joinder in that motion or other form of concurrence that Newhall may request supporting the discharge of the Writ of Mandate and the cessation of further litigation. The Parties shall also promptly take all actions necessary to obtain the discharge of the Writ of Mandate and the cessation of further litigation. If necessary to discharge the Writ of Mandate, Petitioner Parties must obtain Sierra Club's dismissal and/or non-opposition to the discharge.

- d. *Mission Village State Court Litigation.* With respect to the lawsuit captioned *California Native Plant Society, et al. v. County of Los Angeles, et al.* (Los Angeles County Superior Court Case No. BS138001), all Parties who are parties therein shall perform any actions required of them in (i) and (ii) immediately below:
 - i. Within seven (7) days after the Effective Date and if Newhall so requests, Petitioner Parties shall abandon their appeal of the Judgment and/or Writ of Mandate entered by the Superior Court; and
 - ii. Within seven (7) days after the Effective Date and if Newhall so chooses, (1) Newhall shall serve and file in the Superior Court and/or the Court of Appeal a motion seeking the discharge of the Writ of Mandate and the cessation of further litigation and (2) the Petitioner Parties shall file a joinder in that motion or other form of concurrence that Newhall may request supporting the discharge of the Writ of Mandate and the cessation of further litigation. The Parties shall also promptly take all actions necessary to obtain the discharge of the Writ of Mandate and the cessation of further litigation.
- e. *Petition to SWRCB.* With respect to the petition for reconsideration by the SWRCB of the LARWQCB's order No. R4-2012-0139 granting water quality certification and issuing waste discharge requirements for the RMDP/SCP, within seven (7) days after the Effective Date any and all Petitioner Parties who are parties therein shall dismiss that petition and undertake good faith efforts to cause any Key Persons to dismiss such proceeding.

4. Mutual Releases.

- a. The Petitioner Parties each release Newhall and any of Newhall's officers, directors, employees, agents, attorneys, and/or representatives ("Newhall Released Parties") from any and all claims, lawsuits, demands, liabilities, damages, or causes of action ("Claims") any Petitioner Party has or may have against the Newhall Released Parties, or any of them, arising in any way from or related in any way to the lawsuits described in Section 3 of this Settlement Agreement, the Property, the Villages, the Previously Issued Project Approvals, the Pending Project Approvals and/or the Future Project Approvals, except to the extent such Claim is not prohibited by a specific provision of this Settlement Agreement ("Petitioner Parties Released Claims"). Each Petitioner Party covenants that it/he/she will not file, prosecute, bring, or advance any suit, claim,

or legal action of any kind based upon any Petitioner Parties Released Claims, and further covenants that it/he/she will not bring any administrative or judicial action based upon, contesting, or challenging on any basis the development of the Property and/or the Villages, the Previously Issued Project Approvals, the Pending Project Approvals, or the Future Project Approvals, except to the extent such action is not prohibited by a specific provision of this Settlement Agreement. Each Petitioner Party represents and warrants that it/he/she has not and shall not assign any Petitioner Parties Released Claim.

- b. Newhall releases Petitioner Parties, and each of them, and any of Petitioner Parties' officers, directors, employees, agents, attorneys, and/or representatives ("Petitioner Parties Released Parties") from any and all claims, lawsuits, demands, liabilities, damages, or causes of action ("Claims") Newhall has or may have against the Petitioner Parties Released Parties, or any of them, arising in any way from or related in any way to the lawsuits described in Section 3 of this Settlement Agreement, the Property, the Villages, the Previously Issued Project Approvals, the Pending Project Approvals and/or the Future Project Approvals, except to the extent such Claim is related to a Claim that Petitioner Parties Released Parties are not prohibited from making by a specific provision of this Settlement Agreement ("Newhall Released Claims"). Newhall covenants that it will not file, prosecute, bring or advance any suit, claim, or legal action of any kind based upon any Newhall Released Claim. Newhall represents and warrants that it has not and shall not assign any Newhall Released Claim.
- c. It is the intention of the Parties that this Settlement Agreement shall be effective as a full and final accord and satisfactory release of each and every matter specifically and generally referred to in the releases set forth in this Section 4. The Parties certify that they have read Section 1542 of the California Civil Code, set out below:

A general release does not extend to claims which the creditor does not know or suspect to exist in his or her favor at the time of executing the release, which if known by him or her must have materially affected his or her settlement with the debtor.

The Parties, being aware of said code section, expressly waive, on behalf of themselves and any affiliates, any and all rights they or their affiliates may have thereunder, as well as under any other statute or common law principle of similar effect, with respect to any of the matters, whether known or unknown, suspected or not suspected, that are released in this Section 4.

- d. Nothing in this Section 4 shall be interpreted as releasing any Party's right to enforce this Settlement Agreement in full.

5. Enforcement.

- a. *Meet and Confer.* In the event any dispute arises among or between any of the Petitioner Parties, on the one hand, and Newhall, on the other hand, related to this Settlement Agreement, the Property, the Villages, the Previously Issued Project Approvals, the Pending Project Approvals, and/or the Future Project Approvals, the relevant Parties shall, before taking any other judicial or administrative action concerning that dispute, provide written notice of the dispute to the other Party and meet and confer in person in a good-faith effort to resolve the dispute within fifteen (15) days unless otherwise agreed. Any Party that is alleged to be in breach shall have fifteen (15) days from that in-person meeting to cure unless otherwise agreed or a shorter time if the dispute is deemed an especially time-urgent matter by any Party. Notwithstanding the foregoing, if the dispute is deemed to be an especially time-urgent matter by any Party these time periods may be shortened and/or any Party may seek immediate judicial relief with twenty-four (24) hours' notice to the allegedly breaching Party; provided that in such event if the allegedly breaching Party cures the alleged breach any such judicial relief proceeding shall be dismissed/terminated.
- b. *Retained Superior Court Jurisdiction.* As detailed in Section 3(b) above, the Parties who are parties in the lawsuit captioned *Center for Biological Diversity, et al. v. California Department of Fish and Wildlife* (California Court of Appeals, Second Appellate District, Division Five Case No. B245131, Los Angeles County Superior Court Case No. BS131347) shall file a joint motion in that case with the Superior Court requesting that the Superior Court retain jurisdiction to enforce this Settlement Agreement until performance in full of the terms of this Settlement Agreement, pursuant to Code of Civil Procedure section 664.6. Except as provided in Section 3(b)(ii) as to the Santa Ynez Band, in the event a dispute arises that is not resolved pursuant to Section 5(a) above, any litigation that may become necessary to enforce the Parties' rights and obligations under this Settlement Agreement shall be adjudicated in that forum to the extent feasible considering the Superior Court's jurisdiction and willingness to adjudicate the matter then in dispute. If a breach occurs as provided for in this Settlement Agreement, the Parties shall have the right to file a motion in the Superior Court to enforce this Settlement Agreement. If a breach occurs and if the Superior Court declines to rule on such motion, the Party claiming a breach shall have the right to commence litigation in any court of competent jurisdiction sitting in Los Angeles County, California, to enforce this Settlement Agreement.
- c. *Breach by Petitioner Parties.* In the event that an alleged breach by any Petitioner Party (or a deemed breach as a result of an action of a Key Person as provided for in Section 6 below) is not cured or otherwise resolved pursuant to Section 5(a) above, Newhall may select any one or more of the enforcement options below, in its sole discretion:
- i. As detailed in Section 5(e) below, Newhall shall be entitled to an order of specific performance to remedy any breach of any provision of this Settlement Agreement that occurs at any time;

- ii. Newhall shall be entitled to suspend performance of its obligations in this Settlement Agreement until the breach is fully cured for breaches of the following provisions of this Settlement Agreement:

–Section 2(b) and Section 3 [re: Cessation of Litigation];

–Section 2(c)(i) [re: Non-Opposition by Wishtoyo, the Wishtoyo Foundation’s Ventura Coastkeeper Program, and Santa Ynez Band];

–Section 2(c)(ii) [re: Non-Opposition by CBD and the California Native Plant Society];

–Section 2(c)(iii) [re: generally applicable proposed actions of Governmental Authorities];

–Section 2(c)(iv) [re: Spineflower listing under federal and California Endangered Species Acts]; and

–Section 2(c)(v) [re: Newhall sunflower, snail, or Arroyo Toad listing under federal or California Endangered Species Acts].

If Newhall exercises its right to suspend its obligations, then the time period provided in this Settlement Agreement for the completion of any Newhall obligation that has not yet been completed shall be extended by the number of days for which Newhall’s obligations are suspended.

- iii. Newhall shall be entitled to terminate this Settlement Agreement for breaches of the following provisions of this Settlement Agreement:

–Section 2(b) and Section 3 [re: Cessation of Litigation];

–Section 2(c)(ii)(1) [re: Previously Issued Project Approvals], but only if the breach involves a Petitioner Party litigating against such Previously Issued Project Approvals; and

–Section 2(c)(ii)(3) [re: Future Project Approvals for RMDP/SCP, Landmark Village, and/or Mission Village], but only if the breach occurs within four (4) years after the Effective Date and involves a Petitioner Party litigating against such Future Project Approvals for RMDP/SCP, Landmark Village, and/or Mission Village.

- iv. In the event of breach by any Petitioner Party of Section 2(b), Section 2(d), or Section 3, before Newhall may suspend its obligations under this Settlement Agreement pursuant to Subsection 5(c)(ii) Newhall must first give Petitioners fifteen (15) days’ notice in writing. If such breach is cured within that time Newhall shall not suspend its obligations under this Settlement Agreement due to that cured breach.

- v. In the event of breach by any Petitioner Party of any section of this Settlement Agreement referenced in Subsection 5(c)(ii) other than Section 2(b), Section 2(d), or Section 3, before Newhall may suspend its obligations under this Settlement Agreement pursuant to Subsection 5(c)(ii) Newhall must first give Petitioners fifteen (15) days' notice in writing within which time (a) Petitioners may cure such breach, in which event Newhall shall not suspend its obligations under this Settlement Agreement due to that cured breach, or (b) any Petitioner may request Alternative Dispute Resolution as described in Section 5(g) below. If ADR is requested, the ADR process shall only address whether a breach has occurred. If ADR is requested, Newhall may suspend its obligations during the pendency of the ADR process but must, if the ADR process determines that no breach has occurred, immediately thereafter take all actions necessary to comply with its previously-suspended obligations.
- vi. Before Newhall may terminate this Settlement Agreement pursuant to Subsection 5(c)(iii) above, Newhall must first give Petitioners fifteen (15) days' notice in writing within which time any Petitioner may request Alternative Dispute Resolution as described in Section 5(g) below, provided that the ADR shall only address whether a breach has occurred. If ADR is requested, Newhall shall not terminate the Settlement Agreement unless and until the ADR confirms that a Petitioner Party has breached the relevant obligations.
- vii. Notwithstanding Section 5(c)(ii) and Section 5(c)(iii) above, for breaches of this Settlement Agreement, Newhall shall not suspend or terminate its obligations under Section 1(f)(i) through Section 1(f)(x), or Section 3(a), or to recover funds already paid thereunder, unless the Santa Ynez Band is in breach of its obligations.
- viii. If any Petitioner Party breaches this Settlement Agreement by litigation challenging a Previously Issued Project Approval, Pending Project Approval, or Future Project Approval when such litigation is prohibited under this Settlement Agreement, and if that litigation is not dismissed within thirty (30) days after Newhall gives all Petitioners written notice of that breach, Newhall shall be relieved of making any further payments to the Santa Clara River Conservation Fund described in Section 1(j). In the event of a dispute over whether such litigation is authorized by a specific provision of this Settlement Agreement, the ADR process in Section 5(g) shall be utilized to determine whether such litigation is so authorized. If the ADR process concludes that the litigation was not so authorized but if any Petitioner Party who is determined to have filed such unauthorized litigation then dismisses that litigation with prejudice within ten (10) days after receipt of notice of that ADR determination, Newhall shall continue to be obligated to make payments to the Santa Clara River Fund in accordance with Section 1(j).

- d. *Breach by Newhall.* In the event that an alleged breach by Newhall is not resolved pursuant to Section 5(a) above, then the Petitioners may elect to enforce this Settlement Agreement in accordance with Section 5(b) above, in their sole discretion. Petitioners Parties are not relieved of complying with obligations described in Section 2 while enforcement is pursued under this section.
- e. *Specific Performance.* In response to any action to enforce this Settlement Agreement, the court may order any equitable or injunctive relief, or issue an order of specific performance, it being the Parties' intent that all of the promises in this Settlement Agreement shall be carried out in full. It is the Parties' mutual understanding that money damages would be an inadequate remedy for breaches (or threatened breaches) of this Settlement Agreement. Monetary damages shall not be available as a remedy except to the extent Newhall is found to have failed to pay monies owed under this Settlement Agreement. This Settlement Agreement may be pleaded as a defense to, and may be used as the basis for an injunction against, prosecution of any Petitioner Parties Released Claims and/or Newhall Released Claims.
- f. *Additional Provisions.* With respect to any termination right provided for in this Section 5, if Newhall refrains from exercising the termination right for a period of ninety (90) days after receiving actual notice of a breach, this termination right shall itself terminate with respect to such breach; provided, however, during the pendency of any action for specific performance, the termination of the termination right shall be tolled and following the conclusion of the action for specific performance, the ninety (90) day period with respect to the termination of the termination right shall recommence. During the pendency of any action for specific performance arising under this Section 5, Newhall shall have the right to suspend performance of its obligations as set forth in this Settlement Agreement pending disposition of the action for specific performance. If Newhall suspends any of its obligations as provided for in this Section 5, such suspension shall end if such breach is cured, waived, or determined not to have been a breach.
- g. *Limited Alternative Dispute Resolution Process.* If a breach of this Settlement Agreement is alleged pursuant to this Section 5 and ADR is requested as provided therein, or if a Petitioner submits a dispute to ADR pursuant to Section 6(b), such dispute subject to ADR shall be resolved as follows.
 - i. The dispute shall be determined by arbitration in Los Angeles County, California, before three arbitrators, each of whom shall be a retired justice or judge from the California Court of Appeal or the Los Angeles County Superior Court. The arbitration shall be administered by JAMS pursuant to its Comprehensive Arbitration Rules and Procedures and in accordance with the Expedited Procedures in those Rules as those Rules exist on the Effective Date, including Rules 16.1 and 16.2 of those Rules. The determination may be entered in any court having jurisdiction. This clause shall not preclude Parties from seeking provisional remedies in aid of arbitration from a court of appropriate jurisdiction.

- ii. Within fifteen (15) days after the commencement of arbitration, each Party shall select one person to act as arbitrator, and the two so selected shall select a third arbitrator within 30 days of the commencement of the arbitration. If the arbitrators selected by the Parties are unable or fail to agree upon the third arbitrator within the allotted time, the third arbitrator shall be appointed by JAMS in accordance with its rules. All arbitrators shall serve as neutral, independent and impartial arbitrators. Each Party shall communicate its choice of a Party-appointed arbitrator only to the JAMS Case Manager in charge of the filing. Neither Party is to inform any of the arbitrators as to which of the Parties may have appointed them.
- iii. Newhall shall advance any fees and costs JAMS requires for JAMS to perform its arbitration services called for under this Section 5(g). Following any such arbitration, JAMS shall be requested to determine whether Newhall was the substantially prevailing party therein. If Newhall is determined to be the substantially prevailing party therein, the Petitioner Parties involved in that arbitration shall pay Newhall one-half of JAMS's total fees and costs such that each side will have paid one-half of JAMS's total fees and costs.

Notwithstanding the foregoing or anything else in this Settlement Agreement, under no circumstances shall the pendency of this ADR process delay or prevent Newhall from obtaining Project Approvals or developing the Property and the Villages, and related areas, in accordance with the Previously Issued Project Approvals, the Pending Project Approvals, and the Future Project Approvals.

6. Opposition from Key Persons and Third Parties.

- a. If a Key Person Opposes a Previously Issued Project Approval, a Pending Project Approval or a Future Project Approval that would otherwise be prohibited as to Petitioner Parties pursuant to Section 2 or a Key Person fails to take the actions set forth in Section 3, such action by the Key Person shall be deemed a breach by the respective Petitioner (i.e., the Petitioner that the Key Person is associated with) and Newhall shall be entitled to exercise its enforcement options provided under Section 5 in the same manner as it could for a breach by Petitioners. This Section 6(a) shall be subject to the meet and confer provisions set forth in Section 5(a).
- b. In the event that (i) a third party files a lawsuit against the Previously Issued Project Approvals, the Pending Project Approvals, or the Future Project Approvals relating to the development of the RMDP/SCP, Landmark Village, Mission Village, Homestead South, Entrada South, and/or Valencia Commerce Center, and (ii) in such lawsuit a court enjoins (by restraining order, injunction, writ, or any other form of judicial mandate or prohibition) Newhall from obtaining any such Project Approvals for those Villages or from developing any material portion of those Villages and related areas in accordance with the Previously Issued Project Approvals, the Pending Project Approvals, and the

Future Project Approvals, Newhall shall have the right to suspend the following obligations under this Settlement Agreement that have not yet been completed until such lawsuit is resolved in a manner that allows Newhall to obtain all relevant Project Approvals and develop all relevant portions of those Villages and related areas in accordance with the Previously Issued Project Approvals, the Pending Project Approvals, and the Future Project Approvals:

- Sections 1(e) and 1(h) [re: Development Footprint Reductions], but only for development footprint reductions related to a Village impacted by such lawsuit;
- Section 1(j) [re: Santa Clara River Conservation Fund]; and
- Section 7 [re: Attorneys’ Fees], but as to which Newhall’s suspension right shall only last for:
 - six (6) months after the Effective Date; or
 - if six (6) months after the Effective Date a court has enjoined Newhall in the manner described above in this Section 6(b) and if Newhall elects to suspend this attorney fee payment obligation, the suspension shall commence when the next attorney fee payment becomes due and shall last until the earlier of (i) six (6) months after the commencement of such suspension or (ii) the court restriction is lifted or satisfied such that Newhall is free to obtain any such Project Approvals for those Villages and/or develop those Villages and related areas in accordance with the Previously Issued Project Approvals, the Pending Project Approvals, and the Future Project Approvals.

If Newhall exercises this right to suspend the above-listed obligations, then the time period provided in this Settlement Agreement for the completion of any such Newhall obligation that has not yet been completed shall be extended by the number of days for which Newhall’s obligations are suspended. Prior to suspending such obligations pursuant to this subsection, however, Newhall shall meet and confer with Petitioners pursuant to Section 5(a) to resolve any disagreements that might exist over the applicability of this suspension right. If any Petitioner disputes Newhall’s right to exercise suspension rights in this Section 6(b), that Petitioner may submit that dispute to ADR pursuant to Section 5(g) above.

7. Attorneys' Fees and Costs. Provided that Petitioners are not in breach of this Settlement Agreement at the time each payment is to be made, Newhall shall pay Petitioners' counsel a total of \$4,979,000 to satisfy in full (a) any and all of Petitioners' claimed attorneys' fees and costs related to all lawsuits addressed in Section 3 above, (b) any and all of Petitioners' claimed attorneys' fees and costs related to the re-approvals of the RMDP/SCP, Mission Village, and/or Landmark Village, and (c) any and all of Petitioners' claimed attorneys' fees and costs related to the drafting and negotiation of this Settlement Agreement. Newhall shall pay such sum in four equal installments (i.e., each payment being 25 percent of the total) directly to the Petitioners' counsel listed in Exhibit U and in the allocations listed in Exhibit U, on the following schedule:
- sixty (60) days after the Effective Date;
 - twelve (12) months after the Effective Date;
 - twenty-four (24) months after the Effective Date; and
 - thirty-six (36) months after the Effective Date.
- Petitioner Parties waive any and all other rights to seek reimbursement of such attorneys' fees and costs, including without limitation any right to seek reimbursement of such attorneys' fees and costs from CDFW, the County, ACOE, or any other person, agency, or entity.
8. Cooperation. The Parties agree to cooperate to draft and execute any documents, or to enter into any further agreements or plans, necessary or convenient to effectuate the intent of this Settlement Agreement.
9. Interpretation and Representation of Counsel. This Settlement Agreement shall not be construed for or against any Party by reason of that Party or its counsel having drafted all or part of the Settlement Agreement. All Parties mutually warrant and represent that they are and have been represented by counsel of their own choosing in the negotiation and drafting of this Settlement Agreement and that they understand fully and voluntarily consent to all provisions herein.
10. Choice of Law and Venue. The Superior Court of California for the County of Los Angeles shall retain jurisdiction to enforce the terms of this Settlement Agreement pursuant to Section 5(b) above, and any motion to enforce the terms of this Settlement Agreement shall be brought in that court and shall be adjudicated pursuant to California law, except as to the Santa Ynez Band as provided in Section 3(b)(ii) above.
11. Assignments. Newhall may, in its sole discretion, assign any or all of its rights, benefits, and obligations under this Settlement Agreement to any successor(s) in interest to all or any part(s) of the Property or the Villages. Any such assignment shall be by a written instrument. Newhall shall provide written notice of any such assignment to Petitioners. In the event of any such assignment(s), Newhall shall ensure that the assignee(s) shall be contractually obligated to comply with all of Newhall's obligations under this Settlement Agreement pertaining to the assignment(s) in question, provided, however, that Newhall

shall not be released from any of its assigned obligations as a result of any such assignment. If the assignee(s) fully complies with and performs such assigned obligation, Newhall shall be relieved of such assigned obligation. In the event that Newhall sells or transfers any land required to comply with the development footprint reductions in Section 1(e) above and/or the Ventura High Country Property depicted in Exhibit T and discussed in Section 1(k) above, Newhall shall ensure that the purchaser or transferee assumes or is otherwise subject to all of the development restrictions of Section 1(e) and/or Section 1(k) above. Other than pursuant to such an assignment, Petitioners acknowledge and agree that this Settlement Agreement does not grant any right to Petitioner Parties with respect to any purchasers of any portion of the Property and Petitioner Parties shall have no right to seek to enforce this Settlement Agreement with respect to any purchasers of any portion of the Property. Petitioner Parties shall not assign any or all of their rights, benefits and obligations under this Settlement Agreement without the prior written consent from Newhall. This Settlement Agreement shall be binding on any and all of Newhall's and Petitioner Parties' successors and assigns.

12. Sole Agreement and Amendments. This Settlement Agreement is the sole agreement among the Parties concerning the matters specifically addressed herein. This Settlement Agreement supersedes any written or oral agreement(s) or representation(s) that preceded or may have preceded execution of this Settlement Agreement. No Party has relied upon any oral representation(s) in deciding whether to enter into this Settlement Agreement. No amendment or modification to this Settlement Agreement shall be effective unless it is in writing and signed by the Party or Parties to be bound thereto.
13. Counterparts, Electronically-Delivered Signatures, and Authorization. This Settlement Agreement may be executed in counterparts and may be executed by electronically-delivered signatures. If so executed, any copy of this Settlement Agreement bearing original or electronically-delivered signatures may be used to establish the contents and valid execution of this Settlement Agreement. Each person signing this Settlement Agreement represents and warrants that he or she is fully authorized to execute this Settlement Agreement on behalf of the Party for which he or she is signing, and by so executing to bind such Party to the terms herein.
14. No Admission of Liability. This Settlement Agreement is a compromise of disputes and claims and nothing herein shall be deemed or construed to be an admission or concession of any liability whatsoever on the part of any person, organization, company, association, or entity. All Parties expressly deny liability as to all such disputes and claims and intend merely to end and avoid litigation and resolve disputes with respect thereto. Neither this Settlement Agreement nor evidence of any negotiations in connection therewith shall be offered or received in evidence or used in any way at any trial or other action or proceeding except to enforce the terms and provisions hereof.
15. Force Majeure. Newhall shall not be responsible or liable for any failure or delay in the performance of its obligations pursuant to this Settlement Agreement arising out of or caused by, directly or indirectly, forces beyond the reasonable control of such Newhall, including, without limitation, fire, explosion, flood, acts of war or terrorism, strikes, and riots, provided that Newhall uses commercially reasonable efforts to avoid or remove

such causes of non-performance and promptly continues performance under this Settlement Agreement whenever such causes are removed.

16. Severability. Each material term of this Settlement Agreement was an inducement to the Parties to agree to other material terms. Accordingly, if any material term of this Settlement Agreement as applied to any Party or to any circumstance is adjudged by a final determination of a court with all available appeals exhausted to be void or unenforceable, that may deprive another Party of a benefit without which that other Party might not have agreed to this Settlement Agreement. In such an event, if a Party claims that it has been deprived of a benefit without which it would not have agreed to this Settlement Agreement, that Party may file litigation seeking the court's equitable action to alter or terminate that Party's obligations hereunder but only to the degree that the court determines in its equitable discretion is necessary to restore that Party as closely as reasonably possible to the position it would have been in had the material term in question not been adjudged to be void or unenforceable.
17. Captions and Headings. Captions and paragraph headings used in this Settlement Agreement are for convenience and shall not be used to govern, construe, or interpret this Settlement Agreement.
18. Incorporation of Recitals and Table of Defined Terms. The recitals contained herein and the Table of Defined Terms are hereby incorporated by this reference and are binding upon the Parties hereto.
19. No Third-Party Beneficiaries. The rights contained in this Settlement Agreement belong solely to the Parties and to any assignee pursuant to Section 11 above. No other person or entity shall have any rights under this Settlement Agreement.
20. Financial Assurance. In the event Newhall is unable to make or fails to make any monetary payment required under this Settlement Agreement, Newhall's parent company, Five Point Holdings, LLC, shall make such payment for Newhall. Five Point Holdings, LLC shall not be relieved of its obligations under this Section in connection with any assignment by Newhall or Five Point Holdings, LLC of any of their respective rights, benefits or obligations under the Settlement Agreement. In the event Newhall is unable to make or fails to make any monetary payment required under this Settlement Agreement, any Petitioner seeking to enforce its rights under this Section 20 may proceed concurrently against Five Point Holdings, LLC. This section provides a continuing guarantee of financial assurance by Five Point Holdings, LLC, and Five Point Holdings, LLC waives and agrees not to assert the benefits of California Civil Code Sections 2809, 2810, 2815, 2819, 2845, 2849, and 2850. Five Point Holdings, LLC hereby waives any right of defense based on the absence of: presentments, demands, notices (including without limitation notices of adverse change in the financial condition of Newhall or assignee(s) and notice of non-performance), protests, and promptness and diligence in the collection or enforcement of Newhall's and assignee(s) obligations under this Settlement Agreement.

21. Parties' Designees to Receive Notices. Any notice required under this Settlement Agreement to be given to any Party shall be given to the relevant Party's designee(s) listed in Exhibit N. Any Party may update its person(s) so designated by given written notice to all other Parties.
22. IRS Form W-9 Requirement. Any person or entity entitled to receive funds from Newhall under this Settlement Agreement must deliver to Newhall a completed Internal Revenue Service Form W-9. Notwithstanding any other payment timing obligations in this Settlement Agreement, Newhall shall not be required to transmit any funds to any recipient until after that recipient has done so.
23. Past Statements of Opposition. Prior to the Effective Date the Petitioner Parties have actively Opposed development of the Property and, in so doing, the Petitioner Parties have made public statements of their Opposition that continue to exist on their internet websites and social media accounts. Notwithstanding anything else in this Settlement Agreement and provided that (a) Petitioner Parties do not post new Opposition statements or content on or after the Effective Date and (b) Petitioner Parties take down any websites or social media pages specifically dedicated to Opposing development of the Property, however such statements and content on social media pages and websites made prior to the Effective Date shall not be deemed to violate this Settlement Agreement even if after the Effective Date they continue to exist and to be publicly accessible on Petitioner Parties' websites and social media accounts.
24. Wishtoyo's Authority to Bind Ventura Coastkeeper. Wishtoyo represents and warrants that, notwithstanding how Ventura Coastkeeper may have been referred to in the litigation listed in Section 3, Ventura Coastkeeper is a project of Wishtoyo and is not a separate legal entity. Accordingly, Wishtoyo's representative's signature on this Settlement Agreement fully commits Ventura Coastkeeper to any and all obligations relevant to it in this Settlement Agreement.

IN WITNESS WHEREOF, the Parties hereto have executed this Settlement Agreement effective as of the Effective Date.

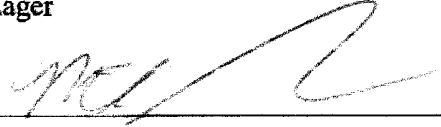
**The Newhall Land and Farming Company
(A California Limited Partnership), a
California limited partnership**

By: NWHL GP LLC, a Delaware limited liability company, its General Partner

By: LandSource Holding Company, LLC, a Delaware limited liability company, its Sole Member

By: Five Point Land, LLC, a Delaware limited liability company, its Sole Member

By: Five Point Operating Company, LLC, a Delaware limited liability company, its Sole Manager

By: 

Print Name: Michael Alvarado
Vice President

Title: _____

Date: 9/22/17

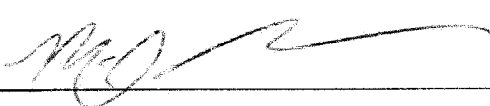
Stevenson Ranch Venture LLC, a Delaware limited liability company

By: SRV Holdings, a Florida general partnership, its Sole Member

By: LandSource Holding Company, LLC, a Delaware limited liability company, a Partner

By: Five Point Land, LLC, a Delaware limited liability company, its Sole Member

By: Five Point Operating Company, LLC, a Delaware limited liability company, its Sole Manager

By: 

Print Name: Michael Alvarado
Vice President

Title: _____

Date: 9/22/17

Center for Biological Diversity

By: _____

Print Name: _____

Title: _____

Date: _____

California Native Plant Society

By: _____

Print Name: _____

Title: _____

Date: _____

Santa Ynez Band of Chumash Indians

By: _____

Print Name: _____

Title: _____

Date: _____

Wishtoyo Foundation

By: Mati Waiya

Print Name: Mati Waiya

Title: Executive Director

Date: 9/22/2017

Center for Biological Diversity

By: _____

Print Name: _____

Title: _____

Date: _____

California Native Plant Society

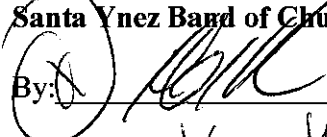
By: _____

Print Name: _____

Title: _____

Date: _____

Santa Ynez Band of Chumash Indians

By:  _____

Print Name: Kenneth Kahn

Title: Tribal Chairman

Date: 09-22-17

Wishtoyo Foundation

By: _____

Print Name: _____

Title: _____

Date: _____

Center for Biological Diversity

By: upen

Print Name: PETER GALIN

Title: DIRECTOR OF PROGRAMS

Date: 9/22/2017

California Native Plant Society

By: _____

Print Name: _____

Title: _____

Date: _____

Santa Ynez Band of Chumash Indians

By: _____

Print Name: _____

Title: _____

Date: _____

Wishtoyo Foundation

By: _____

Print Name: _____

Title: _____

Date: _____

Center for Biological Diversity

By: _____

Print Name: _____

Title: _____

Date: _____

California Native Plant Society

By:  _____

Print Name: Daniel Gluesenkamp

Title: Executive Director

Date: September 25, 2017

Santa Ynez Band of Chumash Indians

By: _____

Print Name: _____

Title: _____

Date: _____

Wishtoyo Foundation

By: _____

Print Name: _____

Title: _____

Date: _____

The following signature is made solely to confirm acceptance of the financial assurance provision in Section 20 of this Settlement Agreement:

**Five Point Holdings, LLC, a Delaware
limited liability company**

By: _____

Print Name: Michael Alvarado
Chief Legal Officer

Title: _____

Date: 9/22/17

EXHIBIT A

DEPICTION OF PROPERTY

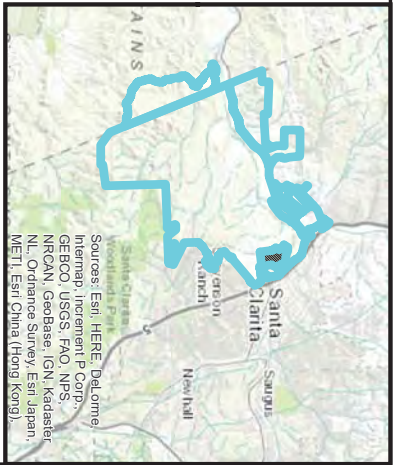
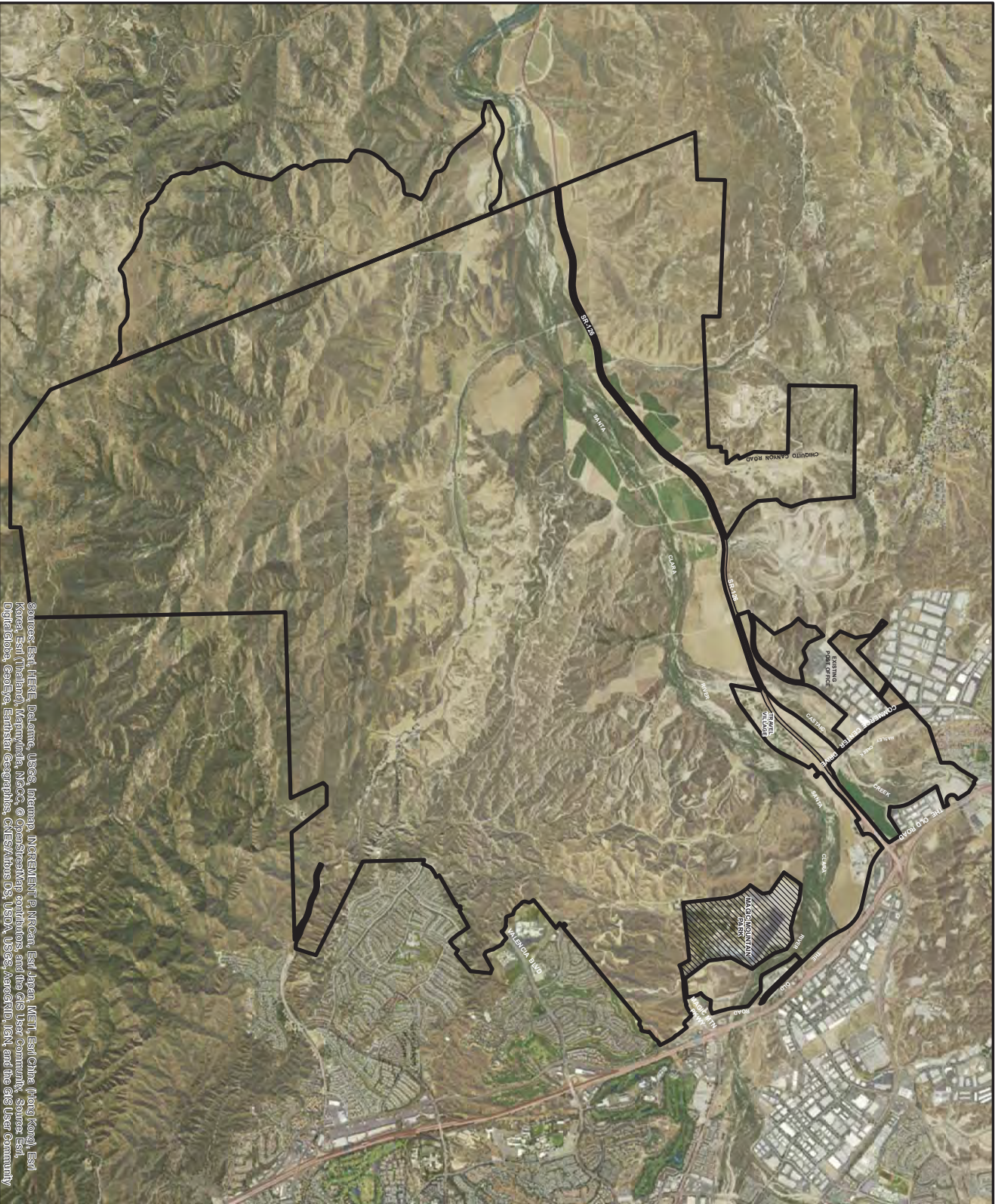
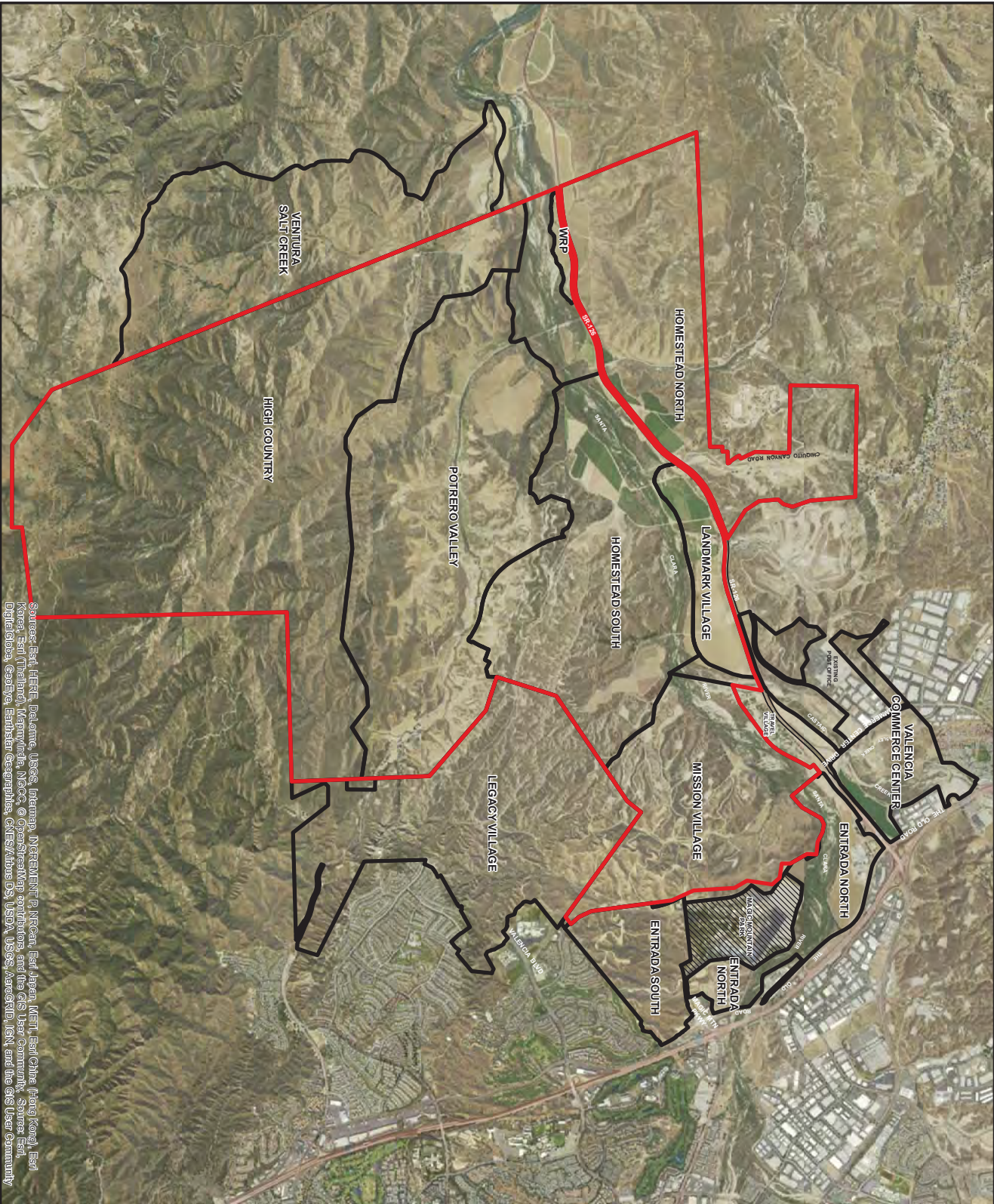


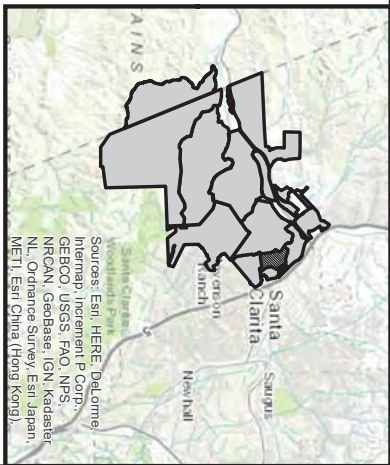
EXHIBIT A
DEPICTION OF PROPERTY

EXHIBIT B

DEPICTION OF VILLAGES



Sources: Esri, HERE, DeLorme, USGS, Imagery, Mapbox, OpenStreetMap contributors, and the GIS User Community. Sources: Esri, Korea, Esri (Taiwan), Mapbox, OpenStreetMap contributors, and the GIS User Community. Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Newhall Ranch Specific Plan Boundary



0 2,050 4,100 8,200 Feet

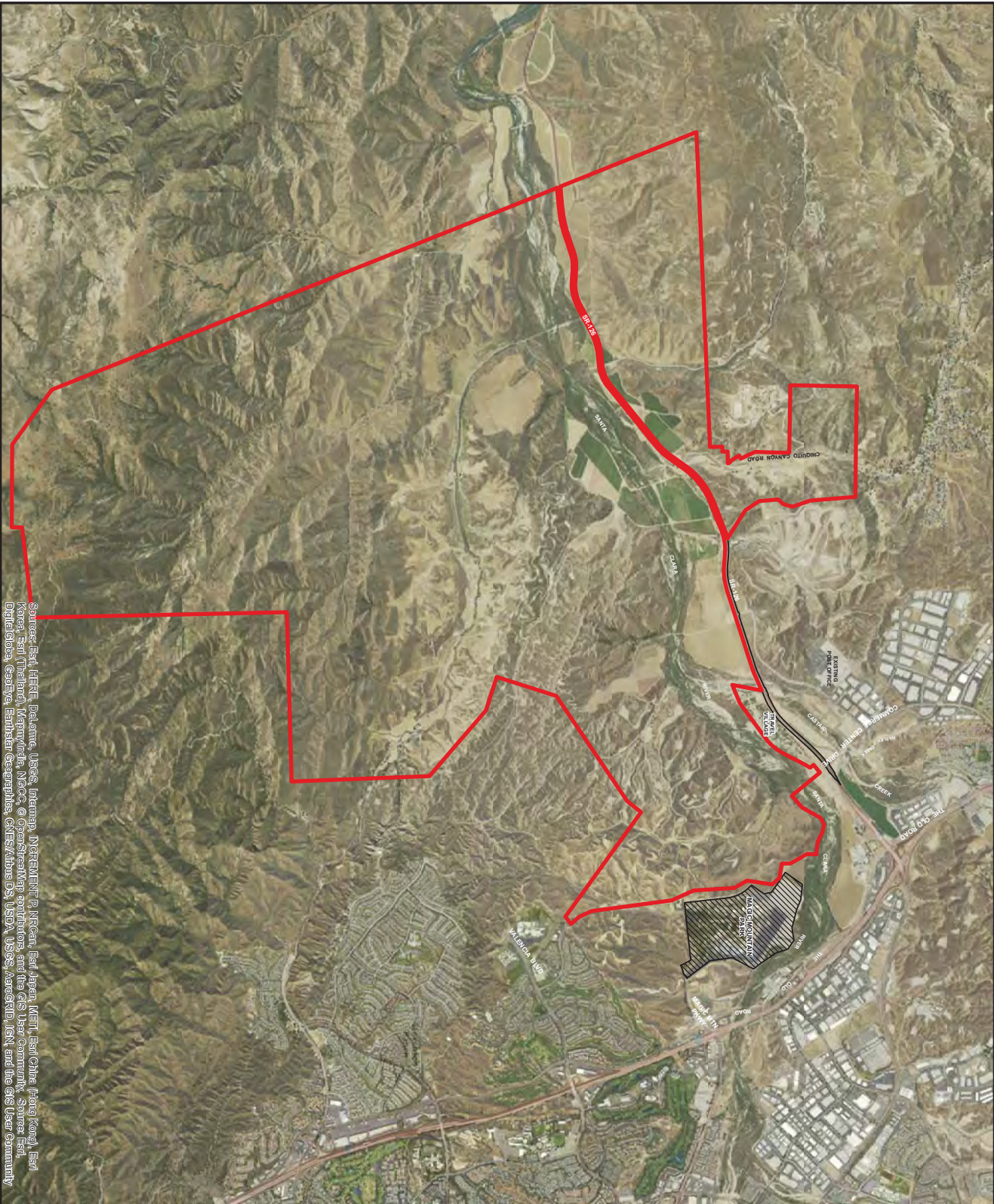
- MISSION VILLAGE LANDMARK VILLAGE
- HOMESTEAD SOUTH HOMESTEAD NORTH
- POTRERO VALLEY WRP / UTILITY CORRIDOR
- LEGACY VILLAGE
- ENTRADA SOUTH ENTRADA NORTH
- VALENCIA COMMERCE CENTER

EXHIBIT B

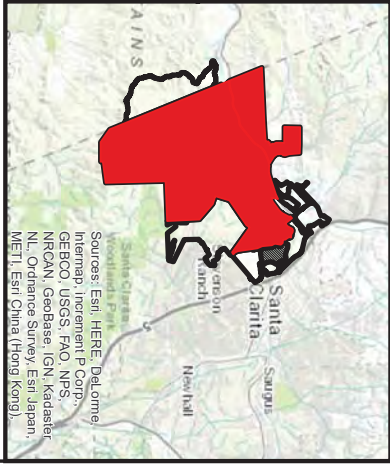
DEPICTION OF VILLAGES

EXHIBIT C

DEPICTION OF NRSP AREA



Sources: Esri, HERE, DeLorme, USGS, Imagery, Mapbox, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Mapbox, NRCAN, OpenStreetMap contributors, and the GIS User Community. Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Newhall Ranch Specific Plan Boundary



- | | |
|--------------------------|------------------------|
| MISSION VILLAGE | LANDMARK VILLAGE |
| HOMESTEAD SOUTH | HOMESTEAD NORTH |
| POTRERO VALLEY | WRP / UTILITY CORRIDOR |
| LEGACY VILLAGE | |
| ENTRADA SOUTH | ENTRADA NORTH |
| VALENCIA COMMERCE CENTER | |

EXHIBIT C

DEPICTION OF NRSP AREA

EXHIBIT D

DEPICTION OF RMDP/SCP AREA

EXHIBIT E

PREVIOUSLY ISSUED PROJECT APPROVALS

Previously Issued Project Approvals, as described in the Table of Defined Terms, include but are not limited to the following items issued on or before the Effective Date:

Any and all grading permits, building permits, public works permits, tentative tract maps (vesting or non-vesting), parcel maps (vesting or non-vesting), final map recordations, general plan amendments, specific plans, specific plan amendments, conditional use permits, protected tree permits, parking permits, off-site materials transport approvals, substantial conformance reviews, environmental review documents approved or certified pursuant to the CEQA and/or NEPA (including without limitation EIRs, EISs, joint EIR/EISs, Negative Declarations, Mitigated Negative Declarations, Addendums, Categorical Exemptions, Statutory Exemptions, Environmental Assessments, and Findings of No Significant Impacts), mitigation measures and mitigation and monitoring reports, Local Agency Formation Commission (LAFCO) annexations, initiatives, referenda, water supply assessments and water verifications, service area boundary adjustments, encroachment permits, well permits, National Pollutant Discharge Elimination System (NPDES) permits, incidental take permits and/or biological opinions issued or other requirements pursuant to the California or federal Endangered Species Act, USFWS Section 7 consultations, master streambed alteration agreements, streambed alteration agreements or permits, permits under the federal and/or state Clean Water Act, including Clean Water Act Section 404 permits, Clean Water Act Section 402 National Pollutant Discharge Elimination System permits, Clean Water Act Section 401 certification and waste discharge requirements, Natural River Management Plan permits, approvals and/or allowances, candidate conservation agreements and approvals, Waste Reclamation Requirement (WRR) Permits or implementation requirements, state or federal Clean Air Act permits, including federal conformity determinations, NHPA Section 106 consultation or other NHPA requirements, South Coast Air Quality Management District permits or approvals, and California Division of Oil, Gas, and Geothermal Resources permits or approvals.

In addition, Previously Issued Project Approvals include but are not limited to the following items issued on or before the Effective Date:

- RMDP/SCP
 - Incidental Take Permit No. 2081-2008-012-05 (*CDFW*)
 - Incidental Take Permit No. 2081-2008-013-05 (*CDFW*)
 - Master Streambed Alteration Agreement, Notification No. 1600-2004-0016-R5 (*CDFW*)
 - Adoption of CEQA Findings and Statement of Overriding Considerations (*CDFW*)
 - Adoption of California Endangered Species Act Findings (*CDFW*)
 - Approval of Mitigation Monitoring and Reporting Plan (*CDFW*)
 - Issuance of Notice of Determination (SCH No. 2000011025) (*CDFW*)
 - Clean Water Act Section 404 Permit No. 2003-1264-AOA (eff. Oct. 19, 2012) (*ACOE*)
 - Issuance of Record of Decision (*ACOE*)

- Biological Opinion, File No. 8-8-09-F-44 (June 7, 2011), as amended, File No. 8-8-12-F-59R (August 23, 2015) (*USFWS*)
- The Programmatic Agreement and Historic Properties Treatment Plan as defined in the Table of Defined Terms.
- Clean Water Act Section 401 Certification and Waste Discharge Requirements, Order No. R4-2012-0139 (Sept. 14, 2012) (*LARWQCB*)
- Certification of (and issuance of a Notice of Determination for) the Final AEA; adoption of Errata to the MMRP; adoption of Supplemental Findings under CEQA, Supplemental Findings under CESA, and Supplemental Findings under the Fish and Game Code; and adoption of Supplemental Statement of Overriding Considerations (SCH No. 2000011025), (*CDFW*)
- Mission Village
 - Vesting Tentative Tract Map No. 61105 (*County of Los Angeles*)
 - SEA Conditional Use Permit No. 200500080 (*County of Los Angeles*)
 - Oak Tree Permit No. 200500032 (*County of Los Angeles*)
 - Oak Tree Permit No. 200500043 (*County of Los Angeles*)
 - Conditional Use Permit No. 200500081 (*County of Los Angeles*)
 - Parking Permit No. 200500011 (*County of Los Angeles*)
 - Substantial Conformance Determination No. 201000001 (*County of Los Angeles*)
 - Adoption of CEQA Findings and Statement of Overriding Considerations (*County of Los Angeles*)
 - Approval of Mitigation Monitoring and Reporting Plan (*County of Los Angeles*)
 - Issuance of Notice of Determination (SCH No. 2005051143) (*County of Los Angeles*)
 - Certification of (and issuance of a Notice of Determination for) the Mission Village Final Recirculated EIR Portions, and adoption of Supplemental Findings, Errata to the MMRP, and Supplemental Statement of Overriding Considerations (SCH No. 2005051143) (*County of Los Angeles*)
- Landmark Village
 - Vesting Tentative Tract Map No. 53108-(5) (*County of Los Angeles*)
 - General Plan Amendment No. 00-196 (*County of Los Angeles*)
 - Specific Plan Amendment No. 00-196 (*County of Los Angeles*)
 - Local Plan Amendment No. 00-196 (*County of Los Angeles*)
 - SEA Conditional Use Permit No. 200500112 (*County of Los Angeles*)
 - Oak Tree Permit No. 00-196 (*County of Los Angeles*)
 - Conditional Use Permit No. 00-196 (*County of Los Angeles*)
 - Adoption of CEQA Findings and Statement of Overriding Considerations (*County of Los Angeles*)
 - Approval of Mitigation Monitoring and Reporting Plan (*County of Los Angeles*)
 - Issuance of Notice of Determination (SCH No. 2004021002) (*County of Los Angeles*)
 - Certification of (and issuance of a Notice of Determination for) the Landmark Village Final Recirculated EIR Portions, and adoption of Supplemental Findings, Errata to the MMRP, and Supplemental Statement of Overriding Considerations (SCH No. 2004021002) (*County of Los Angeles*)

- Newhall Ranch Specific Plan and Newhall Ranch Water Reclamation Plant
 - General Plan Amendment 94-087 (5) (*County of Los Angeles*)
 - Santa Clarita Valley Areawide Plan Amendment 94-087 (5) (*County of Los Angeles*)
 - Zone Change 94-087 (5) Ordinance 2003-00312 (*County of Los Angeles*)
 - CUP 94087 (5) (*County of Los Angeles*)
 - Adoption of CEQA Findings and Statement of Overriding Considerations (*County of Los Angeles*)
 - Approval of Mitigation Monitoring and Reporting Plan (*County of Los Angeles*)
 - Issuance of Notice of Determination (SCH No. 9500110015) (*County of Los Angeles*)

- Other
 - Issuance of a Notice of Determination for and certification of the Valencia Commerce Center Final Environmental Impact Report (SCH No. 1987123005, February 1991) and adoption of CEQA Findings, Statement of Overriding Considerations, and Mitigation Monitoring Program (*County of Los Angeles*)
 - Approval of permits and entitlements for Valencia Commerce Center, including: Conditional Use Permit Case No. 87-360-(5); Tentative Parcel Map Case No. 19784-(5); Tentative Parcel Map No. 20839-(5); Local Plan Amendment Case No. 88-435-(5); and Oak Tree Permit Case No. 88-221-(5) (September 1991) (*County of Los Angeles*).
 - Underground Injection Control Permit No. R9UIC-CA1-FY11-4 (Nov. 13, 2013) (*U.S. Environmental Protection Agency*)
 - All SB 610 Water Supply Assessment approvals for any and all portions of the Property and/or Villages
 - All SB 221 Water Sufficiency Verification approvals for any and all portions of the Property and/or Villages
 - Eminent Domain Settlement Agreement Among Castaic Lake Water Agency, The Newhall Land and Farming Company, and Valencia Water Company (December 17, 2012)
 - Pre-Annexation Agreement (December 21, 2012) between Castaic Lake Water Agency and Stevenson Ranch Venture LLC
 - Agreement between Newhall and Valencia Water Company titled “Agreement Establishing Process for Determining Water Demands” (December 12, 2012)
 - Agreement between The Newhall Land and Farming Company and Semitropic-Water Storage District and its Improvement Districts for a Newhall Semitropic-Water Banking and Exchange Program (May 21, 2001)
 - Agreement Between the State of California Department of Water Resources and the County of Los Angeles, Newhall Land and Farming Company, Newhall County Water District, and United Water Conservation District, to Conserve Flood Waters Originating in the Watershed above Castaic Dam (October 24, 1978)
 - SWRCB Order approving change in place of use and purpose of use of treated wastewater (treated wastewater change petition WW-11 filed June 25, 1991, by County Sanitation Districts of Los Angeles County)

- LARWQCB Order No. 87-48 regarding Water Reclamation Requirements for County Sanitation Districts of Los Angeles (Valencia Water Reclamation Plant)
- LARWQCB Order No. R4-2015-0071 regarding Waste Discharge Requirements for County Sanitation Districts of Los Angeles (Valencia Water Reclamation Plant)
- LARWQCB Order No. R4-2013-0180 regarding Waste Discharge Requirements for Newhall Ranch Sanitation District (Newhall Ranch Water Reclamation Plant)

EXHIBIT F

LITIGATION CHALLENGING CERTAIN PREVIOUSLY ISSUED PROJECT APPROVALS

Federal Court Litigation. The lawsuit captioned *Center for Biological Diversity, et al. v. United States Army Corps of Engineers, et al.* (United States Court of Appeals for the Ninth Circuit Case No. 15-56337; United States District Court for the Central District of California Case No. 2:14-cv-01667-PSF-CW).

CDFW State Court Litigation. The lawsuit captioned *Center for Biological Diversity, et al. v. California Department of Fish and Wildlife* (California Court of Appeals, Second Appellate District, Division Five Case No. B245131, Los Angeles County Superior Court Case No. BS131347).

Landmark Village State Court Litigation. The lawsuit captioned *Friends of the Santa Clara River, et al. v. County of Los Angeles, et al.* (Los Angeles County Superior Court Case No. BS136549).

Mission Village State Court Litigation. The lawsuit captioned *California Native Plant Society, et al. v. County of Los Angeles, et al.* (Los Angeles County Superior Court Case No. BS138001).

Petition to SWRCB. The petition for reconsideration by the SWRCB of the LARWQCB's order No. R4-2012-0139 granting water quality certification and issuing waste discharge requirements for the RMDP/SCP.

EXHIBIT G

PENDING PROJECT APPROVALS

Pending Project Approvals, as described in the Table of Defined Terms, include but are not limited to the following:

1. Certification of (and Issuance of a Notice of Determination for) the EIR for Entrada South (SCH No. 2010071004).
2. Approval and/or issuance by the County of Los Angeles of all permits and entitlements for Entrada South, including, but not limited to Vesting Tentative Tract Map No. TR53295, Conditional Use Permit No. 00-210, Zone Change No. 00-210, Parking Permit No. 200700013, and Oak Tree Permit No. 200700018.
3. Approval and/or issuance by the County of Los Angeles of all permits and entitlements for Valencia Commerce Center, including, but not limited to, Tentative Parcel Map 18108.

EXHIBIT H

FUTURE PROJECT APPROVALS

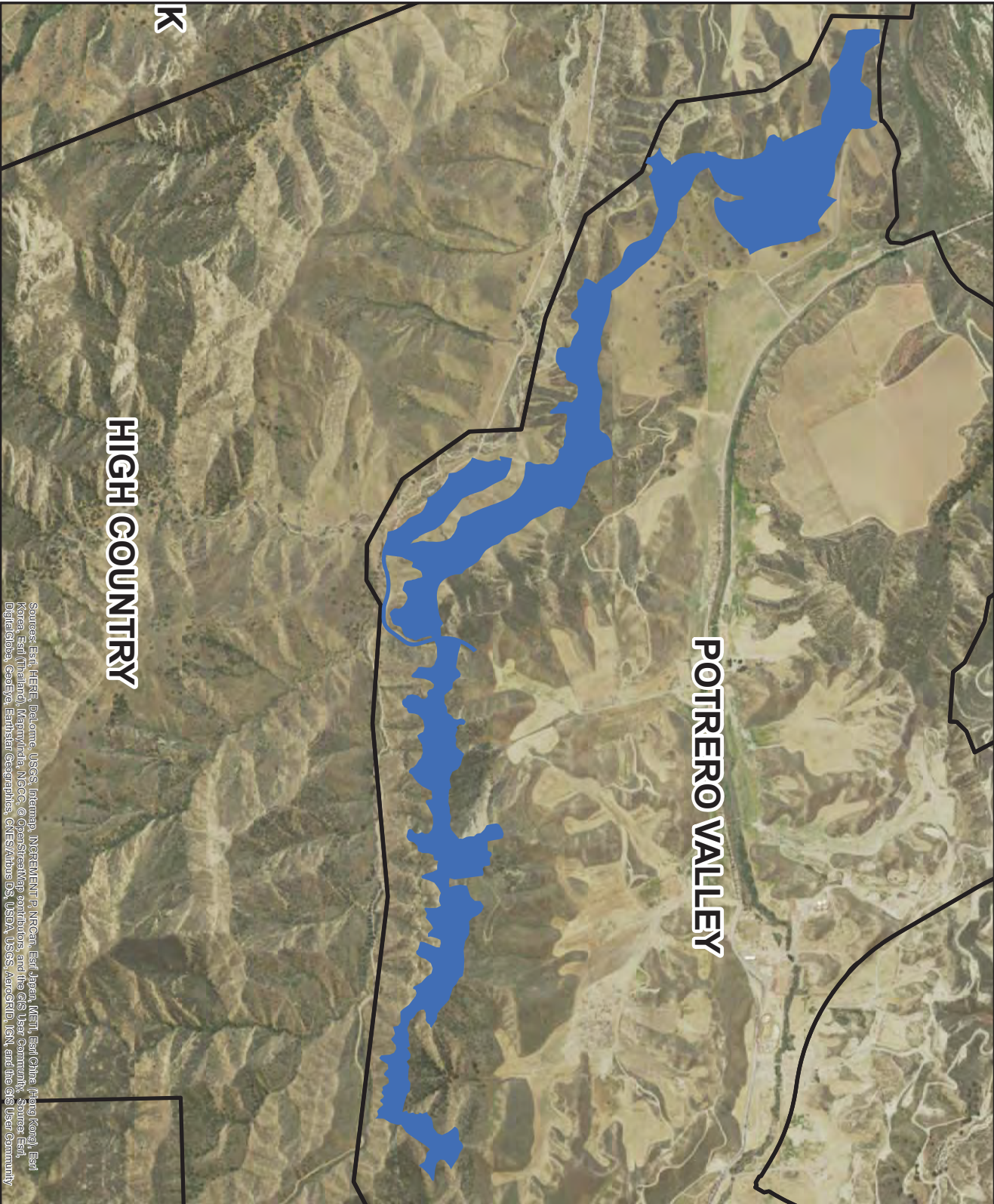
Future Project Approvals, as described in the Table of Defined Terms, include without limitation the following:

- Any and all grading permits, building permits, public works permits, tentative tract maps (vesting or non-vesting), parcel maps (vesting or non-vesting), final map recordations, general plan amendments, specific plan amendments, conditional use permits, protected tree permits, parking permits, off-site materials transport approvals, substantial conformance reviews, environmental review documents approved or certified pursuant to the CEQA and/or NEPA (including without limitation EIRs, EISs, joint EIR/EISs, Negative Declarations, Mitigated Negative Declarations, Addendums, Categorical Exemptions, Statutory Exemptions, Environmental Assessments, and Findings of No Significant Impacts), mitigation measures and mitigation and monitoring reports, Local Agency Formation Commission (LAFCO) annexations, initiatives, referenda, water supply assessments and water verifications, service area boundary adjustments, encroachment permits, well permits, National Pollutant Discharge Elimination System (NPDES) permits, incidental take permits and/or biological opinions issued or other requirements pursuant to the California or federal Endangered Species Act, USFWS Section 7 consultations, master streambed alteration agreements, streambed alteration agreements or permits, permits under the federal and/or state Clean Water Act, including Clean Water Act Section 404 permits, Clean Water Act Section 402 National Pollutant Discharge Elimination System permits, Clean Water Act Section 401 certification and waste discharge requirements, Natural River Management Plan permits, approvals and/or allowances, candidate conservation agreements and approvals, Waste Reclamation Requirement (WRR) Permits, state or federal Clean Air Act permits, including federal conformity determinations, NHPA Section 106 consultation or other NHPA requirements, South Coast Air Quality Management District permits or approvals, and California Division of Oil, Gas, and Geothermal Resources permits or approvals.

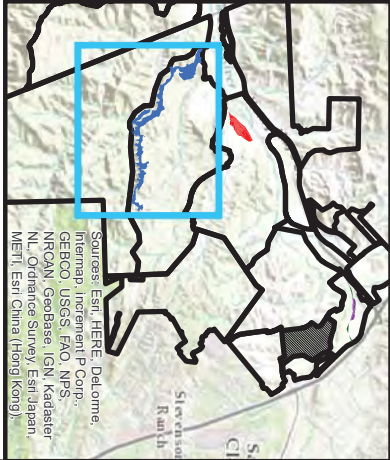
EXHIBIT I

DEVELOPMENT FOOTPRINT REDUCTION

SOUTH SIDE OF POTRERO VILLAGE



Sources: Esri, HERE, DeLorme, USGS, Imagery, Mapbox, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Swis Korea, Esri (Thailand), MapmyIndia, NCCO, © OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



DEVELOPMENT REDUCTION
IN UPLAND AREA
(APPROX. 400 ACRES)

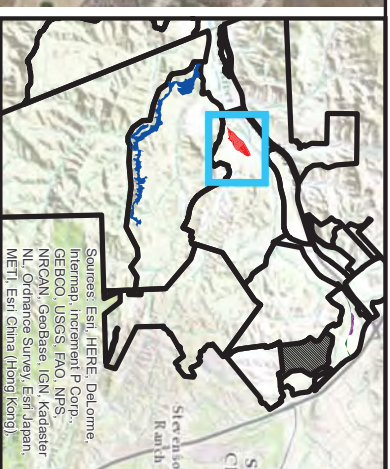


EXHIBIT I
DEVELOPMENT FOOTPRINT REDUCTION
SOUTHSIDE OF POTRERO VILLAGE

EXHIBIT J

DEVELOPMENT FOOTPRINT REDUCTION

HOMESTEAD SOUTH



Development Reduction in the 100-Year Floodplain (Approx. 44 Acres)

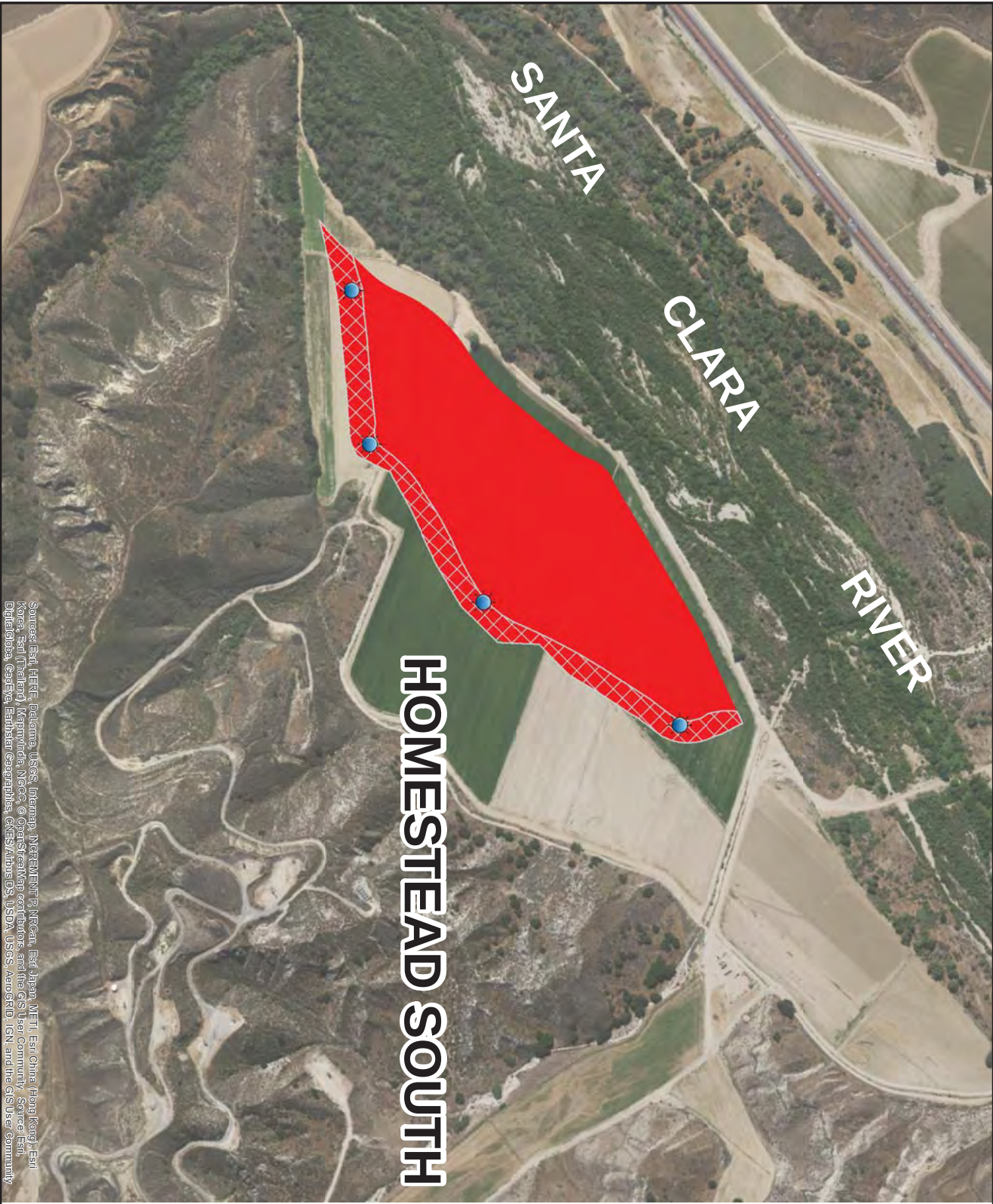


For Informational Purposes Only.
Refer to Section 1.e. of the
Settlement Agreement.

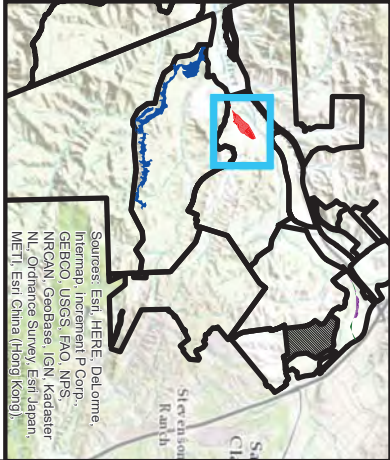
DEVELOPMENT FOOTPRINT REDUCTION HOMESTEAD SOUTH VILLAGE

EXHIBIT J-1

**DEVELOPMENT FOOTPRINT REDUCTION – HOMESTEAD SOUTH – DEPICTION
OF FLOOD CONTROL FACILITIES, ROADWAY IMPROVEMENTS, AND
STORMWATER OUTLETS**



Sources: Esri, HERE, DeLorme, USGS, Imagery, NGI, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), Mapbox, Swatch, © OpenStreetMap contributors, and the GIS User Community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



Development Reduction in the 100-Year Floodplain (Approx. 44 Acres)

Estimated Extent of Flood Control and/or Roadway Improvements

Approximate Location of Stormwater Outlet



For Informational Purposes Only.
Refer to Section 1.e. of the
Settlement Agreement.

EXHIBIT J-1

DEVELOPMENT FOOTPRINT REDUCTION
HOMESTEAD SOUTH VILLAGE
DEPICTION OF FLOOD CONTROL
FACILITIES, ROADWAY IMPROVEMENTS,
& STORMWATER OUTLETS

EXHIBIT K

DEVELOPMENT FOOTPRINT REDUCTION

ENTRADA NORTH

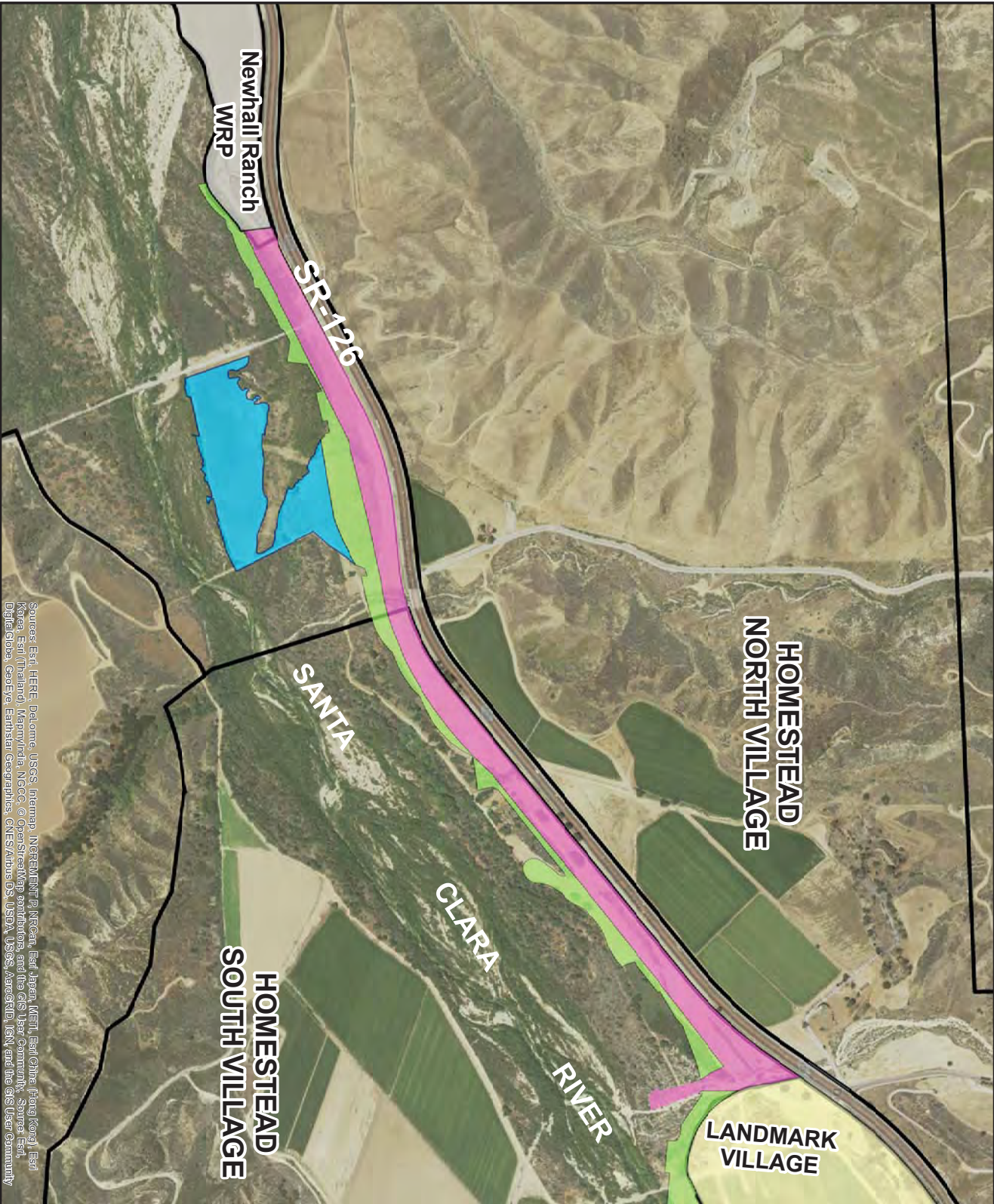
EXHIBIT K-1

**DEVELOPMENT FOOTPRINT REDUCTION – ENTRADA NORTH – DEPICTION OF
FLOOD CONTROL FACILITIES, ROADWAY IMPROVEMENTS, AND
STORMWATER OUTLETS**

EXHIBIT L

DEVELOPMENT FOOTPRINT CONFIRMATION

CORRIDOR BETWEEN HIGHWAY 126 AND SANTA CLARA RIVER



Sources: Esri, HERE, DeLorme, USGS, Imagery, NRCAN, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NCCO, © OpenStreetMap contributors, and the GIS User Community, Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

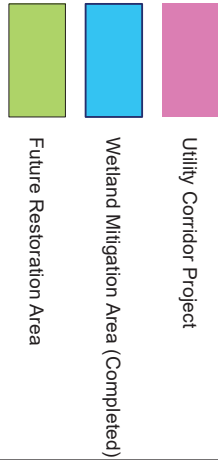
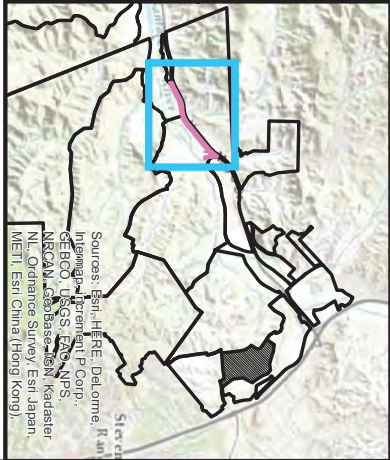


EXHIBIT L
DEVELOPMENT FOOTPRINT
CONFIRMATION - CORRIDOR BETWEEN
SR-126 AND SANTA CLARA RIVER

EXHIBIT M

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EXHIBIT N

PARTIES' DESIGNEES TO RECEIVE NOTICES

Newhall

Newhall Land and Farming Company
25124 Springfield Court, Suite 300
Valencia, CA 91355
Attn: Community President

And (prior to April 1, 2018):

Five Point Holdings, LLC
25 Enterprise, Suite 300
Aliso Viejo, CA 92656
Attn: Legal Notices

(On or after April 1, 2018):

Five Point Holdings, LLC
15131 Alton Parkway, 4th Floor
Irvine, CA 92618
Attn: Legal Notices

Center for Biological Diversity

John Buse, Senior Counsel, Legal Director
Aruna Prabhala, Urban Wildlands Director
Center for Biological Diversity
1212 Broadway, Suite 800
Oakland, CA 94612

Wishtoyo Foundation and its Ventura Coastkeeper Program

Mailing Address for all: Wishtoyo Foundation & Wishtoyo Foundation's Ventura Coastkeeper Program, 9452 Telephone Road, #432, Ventura, CA 93004.

Mati Waiya
Executive Director
Wishtoyo Foundation & Wishtoyo Foundation's Ventura Coastkeeper Program

And:

Luhui Isha
Cultural Resources and Education Director
Wishtoyo Foundation & Wishtoyo Foundation's Ventura Coastkeeper Program

And:

Jason Weiner
General Counsel
Wishtoyo Foundation & Wishtoyo Foundation's Ventura Coastkeeper Program

And:

Geneva Thompson
Staff Attorney
Wishtoyo Foundation & Wishtoyo Foundation's Ventura Coastkeeper Program

California Native Plant Society

Daniel Gluesenkamp
CNPS Executive Director
California Native Plant Society
2707 K Street, Suite 1
Sacramento, CA 95816

Santa Ynez Band of Chumash Indians

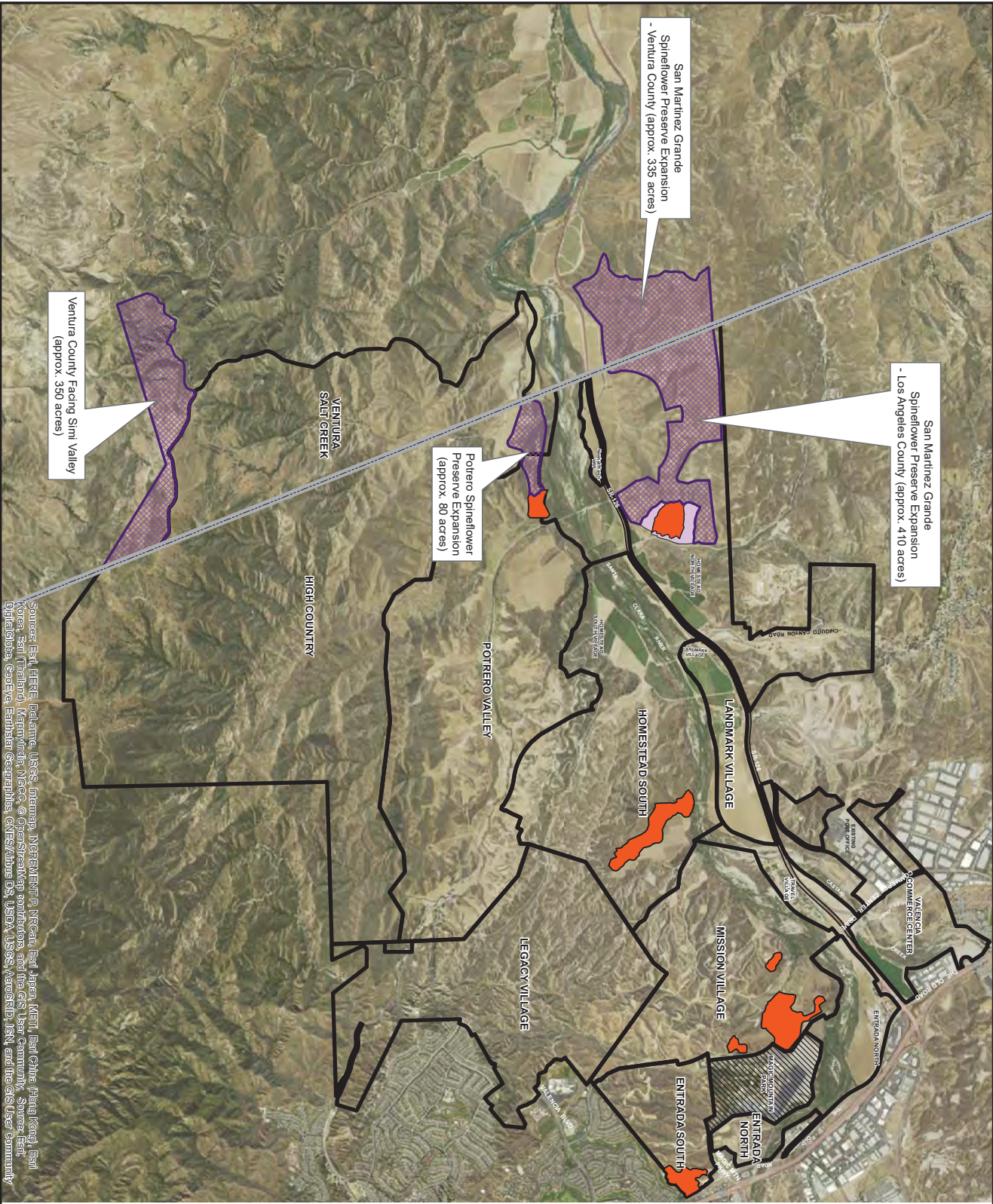
Tribal Chairman
Santa Ynez Band of Chumash Indians
P.O. Box 517
100 Via Juana Lane (deliveries only)
Santa Ynez, CA 93460
Fax: 805-686-9578

And:

Legal Department/Sam Cohen
Santa Ynez Band of Chumash Indians
P.O. Box 517
100 Via Juana Lane (deliveries only)
Santa Ynez, CA 93460

EXHIBIT O

ADDITIONAL SPINEFLOWER CONSERVATION AREAS

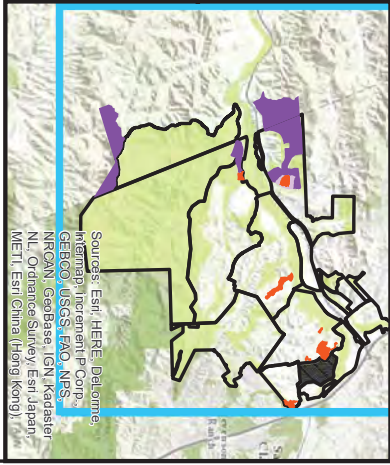


San Martinez Grande
Spineflower Preserve Expansion
- Los Angeles County (approx. 410 acres)

San Martinez Grande
Spineflower Preserve Expansion
- Ventura County (approx. 335 acres)

Potrero Spineflower
Preserve Expansion
(approx. 80 acres)

Ventura County Facing Simi Valley
(approx. 350 acres)



Sources: Esri, HERE, DeLorme,
Intermap, Incorp. Corp.,
GeoBOS, USGS, FMO, NPS,
NROCN, GeoBase, IGN, Kadaster
NL, Ordance Survey, Esri, Japan
METI, Esri, China (Hong Kong)

Proposed Spineflower Introduction Program (1,175 acres)

San Joaquin Hills
Newhall Ranch SCP Spineflower Preserve

SCP Adaptive Management Area



0 2,500 5,000 10,000
feet

EXHIBIT O

ADDITIONAL SPINEFLOWER CONSERVATION AREAS

Sources: Esri, HERE, DeLorme, USGS, Memoir, NRCAN, Esri, Japan, METI, Esri, China (Hong Kong), Esri, Korea, Esri (Taiwan), Esri, India, NPS, Esri, OpenStreetMap contributors, and the GIS User Community. Sources: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

EXHIBIT P

MIDDLE CANYON SPRING AREA



Project Impact Footprint

Grading Daylight Limit

Middle Canyon Spring Complex

Spineflower Preserve



0 125 250 500 Feet

EXHIBIT P

MIDDLE CANYON SPRING

EXHIBIT Q

TEMPLATE OF PETITIONER PARTIES' NON-OPPOSITION LETTERS

[Petitioner Letterhead]

September ____, 2017

Don Kimball
Newhall Ranch Community President
Suite 300
Springfield Court
Valencia, CA 91355

Re: Newhall Ranch Project Development – Non-Opposition

Dear Mr. Kimball:

On behalf of [Petitioner name], I am writing about our organization's position on the development of Newhall Ranch. As you know, [Petitioner name] has entered into a settlement agreement with Newhall that includes certain commitments by Newhall. In consideration of those commitments, [Petitioner name] is withdrawing its previous project opposition.

Newhall has proposed the "Net Zero Newhall" initiative to make Newhall Ranch the first master-planned community in California to achieve net zero GHG emissions. We appreciate these GHG mitigation measures as well as changes to bridge construction and bank stabilization methods in the Santa Clara River to avoid impacts to the unarmored threespine stickleback.

In light of these project changes and the settlement agreement, [Petitioner name] is not opposed to the previous or pending project approvals for Newhall Ranch and the related village-level projects[, including, but not limited to, the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP), Mission Village, Landmark Village, Entrada South Village or the Valencia Commerce Center.] [Each Petitioner to revise bracketed language to conform with Section 2(d).] Please note that our non-opposition extends only to the extent of our commitments in the settlement agreement and does not waive any objection rights that we have retained in the settlement agreement or our right to object to non-Newhall projects.

We recognize that Newhall may use this non-opposition letter to demonstrate to third parties that [Petitioner name] is not opposed to the previous or pending project approvals for Newhall Ranch and the related village-level projects.

Best regards,

EXHIBIT R

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EXHIBIT S

DESCRIPTION OF VILLAGE DEVELOPMENT PARAMETERS

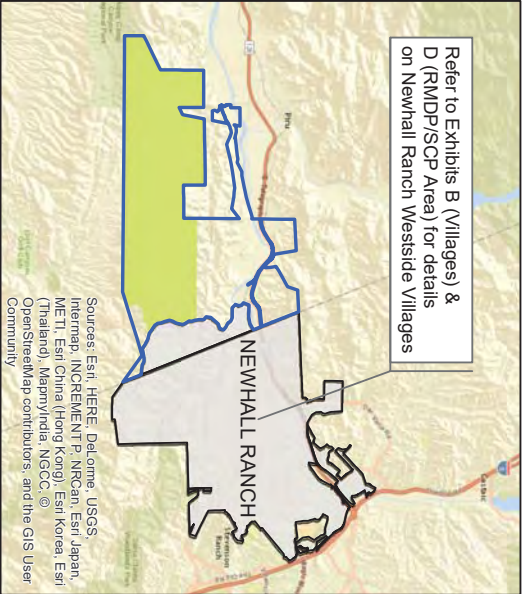
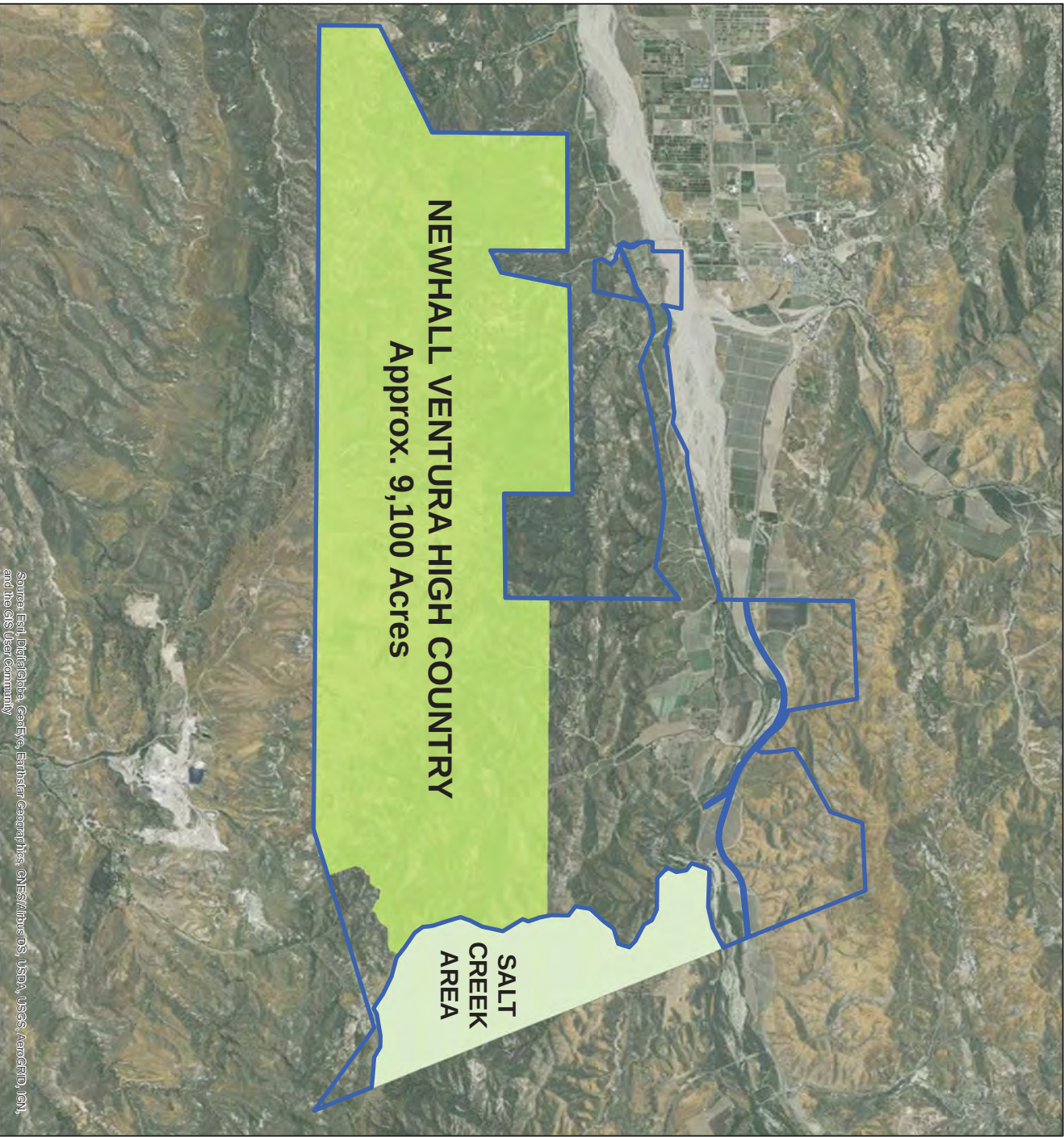
Exhibit S

Description of Villages' Development Parameters

<i>Villages</i>	<i>Development Parameters</i>	
	<i>Homesites</i>	<i>Commercial SF</i>
Landmark Village		
Homesites	1,444	
Commercial SF		1,033,000
Mission Village		
Homesites	4,055	
Commercial SF		1,555,100
Homestead South		
Homesites	3,617	
Commercial SF		66,400
Homestead North		
Homesites	1,818	
Commercial SF		1,571,000
Potrero		
Homesites	8,583	
Commercial SF		944,500
Entrada South		
Homesites	1,574	
Commercial SF		730,000
Valencia Commerce Center		
Homesites	-	
Commercial SF		3,600,000
Entrada North		
Homesites	1,150	
Commercial SF		2,674,400
Legacy Village		
Homesites	3,588	
Commercial SF		839,000
TOTAL - ALL VILLAGES		
Homesites	25,829	
Commercial SF		13,013,400

EXHIBIT T

VENTURA HIGH COUNTRY PROPERTY



-  Newhall Ventura Property Boundary
-  Newhall Ventura High Country
-  Newhall Ranch Salt Creek Area*

*Salt Creek Area includes 1,507 acres to be permanently conserved pursuant to the Newhall Ranch Specific Plan and Newhall Ranch Resource Management and Development Plan (shown for informational purposes only).



EXHIBIT T
NEWHALL VENTURA COUNTY PROPERTY
VENTURA HIGH COUNTRY

EXHIBIT U

ATTORNEYS' FEES/COSTS PAYMENT ALLOCATION

Total Attorneys' Fees and Costs To Be Paid

Organization	Fees/Costs
Center for Biological Diversity	\$2,150,000
Wishtoyo Foundation/Ventura Coastkeeper	\$1,500,000
Advocates for the Environment	\$560,000
Chatten-Brown and Carstens	\$268,000
Native American Rights Fund	\$279,000
UCLA Environmental Law Clinic	\$138,000
Independent Attorneys (Courtney Coyle, Michael Nixon, Adam Keats Post- employment CBD	\$84,000
Total Attorneys' Fees and Costs To Be Paid	\$4,979,000

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**

This Agreement is made and entered into this 9th day of January, 2002, by and between County Sanitation Districts Nos. 26 and 32 of Los Angeles County (collectively Districts and individually District No. 26 or District No. 32, respectively), special districts organized and existing pursuant to the County Sanitation District Act, California Health and Safety Code Sections 4700 et seq., and The Newhall Land and Farming Company (NLFC), a California limited partnership.

RECITALS

1. NLFC owns land in unincorporated Los Angeles County adjacent to and west of the Districts and is proposing to construct a new development pursuant to the Newhall Ranch Specific Plan.
2. NLFC is currently planning, designing, and engineering the wastewater conveyance, treatment and disposal systems to serve the Newhall Ranch Specific Plan development.
3. A site for a new wastewater treatment plant within the proposed development area is identified in the Newhall Ranch Specific Plan.
4. NLFC has proposed the formation of a new county sanitation district to provide wastewater management services for the Newhall Ranch Specific Plan area pursuant to the County Sanitation District Act of 1923 and the Cortese-Knox-Hertzberg Reorganization Act of 2000.
5. The Districts currently provide wastewater management services for areas immediately adjacent to the Newhall Ranch Specific Plan area.
6. The Districts, together with all of the other County Sanitation Districts of Los Angeles County, are signatory to the "Amended Joint Administration Agreement," effective July 1, 1980, (JAA) providing for the joint management, administration and staffing of the signatory districts.

7. The Districts are signatory to the "Joint Powers Agreement for a Regional Sewerage System in the Santa Clarita Valley," effective May 8, 1984, (SCVJSSA), which provides for the joint operation of the wastewater management facilities within the Districts.
8. There are benefits in coordinating the wastewater management services between the Districts and the areas that would be served by a new county sanitation district. To this end, NLFC and the Districts have previously entered into a Reimbursement Agreement to cover the expenses for joint planning of wastewater management facilities.
9. It is desirable to prepare a plan for coordinated wastewater management facilities prior to the formation of the new county sanitation district. This plan will serve as a "road map" for the formation of the new county sanitation district and its subsequent operation.
10. The anticipated total flow originating from within the boundaries of the new county sanitation district is 6.9 million gallons per day (mgd).

NOW, THEREFORE, in consideration of the promises and mutual covenants herein contained, the parties hereto agree as follows:

I. FORMATION AND GOVERNING AGREEMENTS

- A. NLFC shall request that the Los Angeles County Board of Supervisors petition the Local Agency Formation Commission (LAFCO) to:
 1. approve the formation of a new county sanitation district; and
 2. use the terms of this Agreement as a guide for the preparation of the conditions of formation for the new county sanitation district; and
 3. require, as conditions of the formation, that the new county sanitation district make formal application to the Districts:
 - a. to become signatory to the JAA, and

- b. to enter into an agreement substantially similar to the existing SCVJSSA regarding the ownership and operation of wastewater management facilities in the Santa Clarita Valley.

NLFC shall be responsible for preparing and submitting any necessary documents requested by the Board of Supervisors to complete the petition for formation. The Districts shall provide assistance and information to LAFCO and NLFC as requested.

- B. The agreement specified in Section I.A.3.b shall be functionally the same as the existing SCVJSSA attached as Exhibit A hereto, except that it shall contain the following modifications:

- 1. All existing and future treatment and disposal facilities and all existing and future conveyance facilities that carry wastewater from more than one District shall be jointly owned by all of the parties signatory to the modified SCVJSSA. These jointly owned facilities shall be referred to as the Santa Clarita Valley Joint Sewerage System (SCVJSS). The rights to use these facilities shall be on a first-come, first-serve basis, except as provided below:
 - a. The new county sanitation district, at its own cost and expense, shall have the right to build and use up to 6.9 mgd of capacity at the site identified in the Newhall Ranch Specific Plan for the proposed Newhall Ranch Water Reclamation Plant (NRWRP).
 - b. The new county sanitation district shall have limited rights to use capacity at the Valencia Water Reclamation Plant (VWRP), pursuant to Section II.
- 2. The cost of operating the jointly owned facilities shall be apportioned to each party on the basis of the number of sewage units, as that term is defined in the JAA, attributable to that party's use of the wastewater management facilities. Any costs not attributable to jointly owned facilities shall be the sole responsibility of the party that caused those costs to be incurred.
- 3. The decision to expand the capacity of the NRWRP shall only require the approval of one party to the modified SCVJSSA until the new county

sanitation district uses 6.9 mgd of capacity in the SCVJSS. After the new county sanitation district uses 6.9 mgd of capacity in the SCVJSS, the decision to expand the capacity of the NRWPR shall require majority approval.

II. INITIAL CONNECTION OF DISCHARGERS IN THE NEW COUNTY SANITATION DISTRICT

A. NLFC shall be allowed to connect parcels located within the new county sanitation district to the SCVJSSA with a discharge of up to 3,000 capacity units, upon compliance with all of the following conditions:

1. The new county sanitation district is formed.
2. The new county sanitation district becomes a party to both the JAA and modified SCVJSSA with the consent of the other parties thereto.
3. The new county sanitation district has enacted appropriate connection fee ordinances providing for the new county sanitation district to pay into the SCVJSS Capital Improvement Fund the same amount for each discharger within the new county sanitation district that District No. 32 would have paid into the SCVJSS Capital Improvement Fund if that discharger had been located within District No. 32.
4. The new county sanitation district and NLFC have executed an agreement pertaining to the initial management expenses pursuant to Section VIII.
5. NLFC conveys title to 21.5 acres of land to the new county sanitation district for siting the NRWPR.

B. In addition to the 3,000 capacity units allowed in Section II.A, NLFC shall be allowed to connect additional parcels with a discharge of up to 3,000 capacity units provided that:

1. The conditions of Section II.A are fulfilled.

2. An NPDES permit has been obtained for the initial 2 mgd stage of the NRWRP, pursuant to the terms of Section III of this Agreement.

III. NEWHALL RANCH WATER RECLAMATION PLANT

- A. NLFC will design and obtain necessary permits from the Regional Water Quality Control Board for, and fund construction of, the initial 2 mgd stage of the NRWRP, including any necessary agreements or facilities for effluent disposal.
- B. The initial 2 mgd stage of the NRWRP will be designed and permitted to have an effluent disposal system independent of the existing Districts' facilities, discharging either directly to the river or other permitted place of discharge or reuse. When the initial 2 mgd stage of the NRWRP is designed and permitted, a plan will be put in place to guarantee the discharge of up to 6.9 mgd of effluent to be disposed or reused in a manner similar to the first 2 mgd. This plan will be subject to the review and approval of the Districts' Chief Engineer and General Manager (Chief Engineer). This plan will include an agreement with the reclaimed water purveying agency to take effluent from the NRWRP. The Districts will allow, under terms agreeable to the Districts, available reclaimed water from the VWRP to be taken by a reclaimed water purveying agency for use on Newhall Ranch.
- C. Upon completion of the construction of the initial 2 mgd stage of the NRWRP and a successful demonstration of its operation, the NRWRP shall become a jointly owned facility of the Districts and the new county sanitation district, and the Districts and the new county sanitation district will assume ownership of and responsibility for the operation and maintenance of the NRWRP and for future expansions of the NRWRP.
- D. NLFC agrees to compensate the SCVJSS for any costs incurred by the SCVJSS to make the initial 2 mgd stage of the NRWRP compliant with any of the permits required for the operation and maintenance thereof if, upon initial start up and operation, it is unable to meet its permit conditions or requirements. The SCVJSS shall be responsible for bringing the NRWRP into compliance with any future changes to permit conditions or requirements.

IV. MANAGEMENT OF THE SANTA CLARITA VALLEY JOINT SEWERAGE SYSTEM

- A. Upon acceptance of the initial 2 mgd stage of the NRWRP by the SCVJSS, the Chief Engineer shall have the right to divert flow from the Districts to the NRWRP as he deems necessary for the proper and economic operation of the NRWRP and the SCVJSS as a whole.**
- B. Upon the initial 2 mgd stage of the NRWRP becoming a SCVJSS facility, the SCVJSS shall be responsible for future expansions of the NRWRP except that the new county sanitation district will retain its right to construct up to 6.9 mgd of capacity at the NRWRP site at its own cost and expense pursuant to Section 1.B. The SCVJSS shall be relieved of this responsibility to construct additional capacity for the use of the new county sanitation district if insufficient disposal capacity exists for the proposed NRWRP expansion.**

V. CONVEYANCE FACILITIES

- A. NLFC will design, fund, and construct a sewer system to collect and convey all of the wastewater to be generated within the new county sanitation district to the proposed NRWRP.**
- B. NLFC will design, fund, and construct all sewers, pumping plants, or force mains required to convey any flow generated within the new county sanitation district that will be treated at the VWRP.**
- C. The Chief Engineer will identify those sewers, pumping plants, and force mains that will be owned and operated by the new county sanitation district or the SCVJSS during the review of the design for the sewer system. Sewers that will be owned by the new county sanitation district or the SCVJSS will be designated trunk sewers. Generally, an individual district or the SCVJSS will assume ownership of and operation and maintenance responsibilities for any sewers 18 inches in diameter and larger. The design of all sewers, pumping plants, and force mains to be owned by the new county sanitation district or the SCVJSS shall be subject to the design review and approval of the Chief Engineer.**

- D. NLFC will be responsible for operation and maintenance of the local sewers, pumping plants, and force mains, or transfer these responsibilities to another party willing to assume that responsibility.
- E. If, during the design review, the Chief Engineer determines that the trunk sewers, pumping plants, or force mains should be increased in size for uses other than those in the new county sanitation district, then NLFC shall construct these facilities with the increased capacity specified by the Chief Engineer, subject to the reimbursement provisions, below.

VI. REIMBURSEMENT

- A. NLFC shall be reimbursed for its costs for the design, permitting, and construction of the initial 2 mgd stage of the NRWRP and the conveyance system.
 - 1. NLFC's reimbursable costs for the initial 2 mgd stage of the NRWRP shall be determined as follows:
 - a. The costs for the construction shall be based on the amount approved by Chief Engineer.
 - b. The costs for the design and planning (including permitting) shall be based on the amount of the construction contract and the allowance factors utilized under the State Revolving Fund (SRF) loan program.
 - c. The costs for the site improvements shall be based upon the difference between the cost of the site improvements for all 21.5 acres and the cost to improve the site to accommodate a 6.9 mgd treatment facility.
 - 2. The costs for the conveyance facilities related to upsizing requested by the Chief Engineer shall be based on the difference between the actual cost of the conveyance facilities as designed and constructed, and the Chief Engineer's determination of the estimated cost for design and construction of the conveyance facilities if upsizing had not been requested by the Chief Engineer.

3. The costs for the conveyance system not related to upsizing shall be based upon the difference between the actual cost of the conveyance system designed and constructed, excluding the cost of upsizing, as calculated in accordance with Section VI.A.2, and the Chief Engineer's determination of the estimated cost to design and construct a conveyance system to serve the initial stages of the Newhall Ranch Specific Plan development. The size of the conveyance system required to support the initial stages of the Newhall Ranch Specific Plan Development shall be determined by the parties hereto, including the new county sanitation district if already formed, following the completion of design.
4. The reimbursement of costs and expenses related to the construction of the initial 2 mgd stage of the NRWRP shall be in the form of:
 - a. A cash payment equivalent to the amount of the connection fees paid for up to 3,000 capacity units connected pursuant to Section II.B during construction of the initial 2 mgd stage of the NRWRP. This payment shall be made at the time the NRWRP becomes a jointly owned facility of the new county sanitation district and the Districts pursuant to Section III.C.
 - b. Credits to be applied against connection fees imposed by the new county sanitation district on connections made after the NRWRP becomes a jointly owned facility of the new county sanitation district and the Districts pursuant to Section III.C.

For purposes of this Section, no credit or reimbursement shall be given for costs that were financed pursuant to Section VII of this Agreement.

5. The reimbursement for costs related to upsizing of the conveyance system requested by the Chief Engineer shall be, at the option of NLFC, in the form of either a credit to be applied against future connection fees imposed by the new county sanitation district or a cash payment.
6. The reimbursement for costs for conveyance facilities for the new county sanitation district not related to upsizing requested by the Chief Engineer

shall be in the form of a credit to be applied against future connection fees imposed by the new county sanitation district.

VII. STATE REVOLVING FUND LOANS

NLFC and the Districts agree to cooperate and use their best efforts to obtain low interest State Revolving Fund (SRF) loans to fund construction of the initial 2 mgd stage of the NRWRP. NLFC shall guarantee repayment of debt service if the connection fee revenue in the new county sanitation district is insufficient to meet the annual debt repayment.

VIII. INITIAL MANAGEMENT COSTS FOR THE NEW COUNTY SANITATION DISTRICT

NLFC agrees to pay the new county sanitation district for all costs related to operation of the new county sanitation district until the new county sanitation district begins collecting user fees adequate to fund its ongoing obligations. Terms for this agreement, including reimbursement, will be delineated in an agreement between NLFC and the new county sanitation district following its formation.

IX. CHLORIDE CONTROL MEASURES

- A. NLFC shall support the efforts of both the new county sanitation district and the Districts (i) to implement ordinances regarding the control of chlorides; (ii) to defend the ordinances regulating chlorides against any legal or political challenges; and (iii) to implement or change chloride related legislation or regulatory requirements. As part of its assistance, NLFC shall not unreasonably withhold approval for the Districts to utilize lands owned by NLFC for a chloride threshold evaluation study.
- B. NLFC will use its best efforts to assist in providing information to residential and commercial properties in the new sanitation district concerning regulations and issues pertaining to the control of chlorides.

X. FAILURE TO IMPLEMENT/COMPLY

- A. If, following formation of the new county sanitation district, the new county sanitation district fails to make formal application to become signatory to the JAA, or refuses to sign the JAA, this Agreement shall terminate, except that NLFC shall

continue to be responsible for any cost or expense incurred by the Districts pursuant to the terms of the Reimbursement Agreement. If any of the other County Sanitation Districts of Los Angeles County refuse to allow the new county sanitation district to become a party to the JAA, this Agreement shall terminate, except that NLFC shall continue to be responsible for any cost or expense incurred by the Districts pursuant to the terms of the Reimbursement Agreement and the Districts shall continue to be responsible for reimbursing NLFC for any cost or expense incurred on behalf of the Districts pursuant to Section V.E of this Agreement.

- B. If, following the formation of the new county sanitation district, the new county sanitation district fails to request that the Districts enter into an agreement substantially similar to the SCVJSSA or refuses to sign such an agreement, this Agreement shall terminate, except that NLFC shall continue to be responsible for any cost or expense incurred by the Districts pursuant to the terms of the Reimbursement Agreement. If the Districts refuse to enter into such an agreement with the new county sanitation district, this Agreement shall terminate, except that NLFC shall continue to be responsible for any cost or expense incurred by the Districts pursuant to the terms of the Reimbursement Agreement and Districts shall continue to be responsible for reimbursing NLFC for any upsizing cost or expense incurred on behalf of the Districts pursuant to Section V.E of this Agreement.
- C. If NLFC fails to obtain an NPDES permit pursuant to the terms of Sections II and III of this Agreement, then NLFC shall pay to the Districts the full amount of the fees required to annex to District No. 32 any parcels that have been connected pursuant to Section II, and this Agreement shall terminate except that the Districts shall retain title to any lands transferred pursuant to Section II.

XI. EXCLUSIVE REMEDY

The parties to this agreement understand and agree that if the Districts or the SCVJSSA are unable, for reasons beyond their control, to construct further stages of the NRWRP, NLFC's sole and exclusive remedy is to construct or request the new county sanitation district to construct any needed capacity for the Newhall Ranch Specific Plan development at the NRWRP.

XII. ASSIGNMENT

Any of the parties may assign their interests in this Agreement to a third party with the approval of the other parties. This approval shall not be unreasonably withheld. NLFC hereby consents and approves any assignment by the Districts to any of the other County Sanitation Districts of Los Angeles County.

XIII. INDEMNIFICATION

- A. NLFC agrees that neither the Districts, nor any of their officers, directors, or employees shall be liable for any costs or expenses arising out of NLFC's performance of its duties under the terms of this Agreement including, but not limited to, the formation of the new county sanitation district, the transfer of property related to the siting of the NRWRP, and the design and permitting of the initial 2 mgd stage of the NRWRP. NLFC shall fully indemnify and hold the Districts harmless from any and all claims, actions, liabilities, costs or expenses arising out of NLFC's performance of this Agreement, including reasonable attorneys fees, losses and/or liabilities incurred by the Districts as a result thereof.
- B. NLFC agrees that neither the Districts, nor the SCVJSSA, nor any of their officers, directors, or employees shall have any liability to NLFC or its successors or assigns or otherwise have any responsibility to NLFC if, after assuming ownership and operation of the NRWRP, the SCVJSS is unable, for reasons beyond its immediate control, to construct further expansions of the NRWRP. NLFC shall hold the Districts and the SCVJSS harmless from any and all costs, expenses, and/or losses resulting from NLFC's inability to develop its holdings within the new county sanitation district under such conditions.
- C. The Districts agree that neither NLFC, nor any of its officers, directors, or employees shall be responsible for any claims, liability, demands or actions arising out of the operation of the NRWRP once the SCVJSS has assumed ownership. It is also understood and agreed that the Districts shall fully indemnify and hold NLFC harmless from any and all costs or expenses incurred, including reasonable attorneys fees, losses and/or liability attributable to any such claims resulting from the Districts' actions unless otherwise provided for in this Agreement.

XIV. MISCELLANEOUS

- A. Entire Agreement. This Agreement (i) contains, and is intended as, a complete statement of all the terms of the arrangements of the parties with respect to the matters provided for herein; (ii) supersedes any previous agreements, written or oral, and understandings among the parties with regard to those matters; and (iii) cannot be changed or terminated orally. Notwithstanding the foregoing, the parties acknowledge that the provisions of any other valid mutual written agreements shall remain in full force and effect.
- B. Waiver. Any party may waive compliance by the other party with respect to any provisions of this Agreement. No waiver of any provision shall be construed as a waiver of any other provision. No waiver shall be construed as an ongoing waiver with respect to subsequent events unless it expressly so provides. Any waiver must be in writing, signed by the waiving party and recite the provisions being waived.
- C. Binding Effect. Subject to the terms and conditions elsewhere in this Agreement, this Agreement shall be binding upon and inure to the benefit of the parties and their respective successors and assigns. Except for rights created pursuant to the indemnity provisions of this Agreement, nothing in this Agreement shall create or be deemed to create any third party beneficiary rights of any person or entity not a party to this Agreement.
- D. Duplicate Originals. This Agreement shall be executed in duplicate originals.
- E. Further Assurances. Upon request by any party, the parties covenant, at any time and from time to time, to cooperate reasonably with each other and take all such further actions, including without limitation the execution and filing of additional instruments or documents, as may be reasonably necessary to carry out the intent, purposes and terms of this Agreement. Such cooperation shall be exercised in good faith with respect to any additional instruments or documents that may be necessary to carry out the intent, purposes, and terms of this Agreement, and any such additional instruments or documents shall be reviewed on their own merits, and not as a basis for the introduction of unrelated matters, nor require any additional consideration.

- F. Applicable Law. This Agreement shall be construed in accordance with the laws of the State of California. Venue for any proceeding shall be the Superior Court of Los Angeles County.
- G. Incorporation of Recitals. The Recitals to this Agreement are incorporated herein by this reference and are acknowledged by the parties to be true and correct.
- H. Action By The Chief Engineer. Except as otherwise provided in this Agreement, the Chief Engineer shall have the authority to take all actions on behalf of the Districts in connection with any approvals or actions required of or by the Districts under this Agreement.
- I. No Joint Venture. This Agreement does not constitute and shall not be construed as constituting a partnership or joint venture between the Districts and NLFC in any matter whatsoever.
- J. Construction/Interpretation. The parties to this Agreement acknowledge that they have been represented by counsel in respect of the negotiation and drafting of this Agreement, and that no term, covenant or condition of this Agreement shall be construed or interpreted by reference to the extent to which either party participated in the drafting of the Agreement, or any party thereof.
- K. Attorneys' Fees. In any action or proceeding arising under this Agreement, or to enforce the provisions of this Agreement, the parties shall bear their own attorneys' fees and costs.
- L. Amendments in Writing/Cooperation. This Agreement may be amended or modified, but only in writing, duly executed by the parties to this Agreement. The parties shall cooperate in good faith with respect to any amendment or modification proposed in order to clarify the intent and application of this Agreement, and shall treat any such proposal on its own merits, and not as a basis for the introduction of unrelated matters.
- M. Time of Essence. Time is of the essence in the performance of the provisions of this Agreement.

N. **Notices.** All notices, requests, demands, or other communications under this Agreement shall be in writing (except for any emergency notice, which must be followed by written notice as soon as reasonably possible but in no event more than twenty-four (24) hours from the oral notice) and sent to the addressees of each party. Notice will be sufficiently given for all purposes as follows:

PERSONAL DELIVERY: When personally delivered to the recipient. Notice is effective on delivery.

FIRST-CLASS MAIL: When mailed first-class to the last address of the recipient known to the party giving notice. Notice is effective five mail delivery days after it is deposited in a United States Postal Service office or mailbox.

CERTIFIED MAIL: When mailed certified mail, return receipt requested. Notice is effective on receipt, if a return receipt confirms delivery.

OVERNIGHT DELIVERY: When delivery by an overnight delivery service such as Federal Express, charged prepaid or charged to the sender's account. Notice is effective on delivery, if delivery is confirmed by the delivery service.

FACSIMILE DELIVERY: When transmitted by facsimile to a party's fax number, a written notice shall be contemporaneously sent by personal delivery, first-class mail, certified mail or overnight delivery. A facsimile notice is effective if received within the hours of 8:00 a.m. to 4:00 p.m. (local time of the recipient) during the business day and a transmission report is generated reflecting the accurate transmission of this facsimile. If a facsimile is received at any other time, it shall be deemed received the next business day. A "business day" shall be Monday through Friday except for any holiday recognized by the Districts.

Addresses for purpose of giving notice are as follows:

DISTRICTS: Mr. James F. Stahl
Chief Engineer and General Manager
County Sanitation Districts of Los Angeles County
1955 Workman Mill Road
Whittier, CA 90601-1400
Post Office Box 4998
Whittier, CA 90607-4998
Facsimile No.: (562) 695-8660

COPY TO: B. Richard Marsh, Esq.
Daniel V. Hyde, Esq.
Lewis, D'Amato, Brisbois & Bisgaard LLP
221 North Figueroa Street, Suite 1200
Los Angeles, CA 90012
Facsimile No.: (213) 250-7900

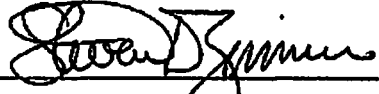
NLFC: Steven Zimmer
Vice President
The Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, CA 91355
Facsimile No.: (661) 288-1052

IN WITNESS HEREOF, THE NEWHALL LAND AND FARMING COMPANY AND COUNTY SANITATION DISTRICTS NOS. 26 AND 32 OF LOS ANGELES COUNTY hereby cause this Agreement to be executed and agree to be bound by the terms and conditions set forth herein.

**THE NEWHALL LAND AND FARMING
COMPANY (A CALIFORNIA LIMITED
PARTNERSHIP)**

By: Newhall Management Limited Partnership, a
California limited partnership, Its Managing
General Partner

By: Newhall Management Corporation, a
California corporation, Its Managing
General Partner

By: 
Its Vice President

By: 
Its Assistant Secretary

ATTEST:

**COUNTY SANITATION DISTRICT NO. 26 OF
LOS ANGELES COUNTY**

By: M. Alma Howath
Secretary

By: Jo Anne Darcy
Chairperson, Board of Directors
JAN 09 2002

APPROVED AS TO FORM:

LEWIS, D'AMATO, BRISBOIS & BISGAARD, LLP

By: Daniel V. Hyde
District Counsel

ATTEST:

**COUNTY SANITATION DISTRICT NO. 32 OF
LOS ANGELES COUNTY**

By: M. Alma Howath
Secretary

By: Jo Anne Darcy
Chairperson, Board of Directors
JAN 09 2002

APPROVED AS TO FORM:

LEWIS, D'AMATO, BRISBOIS & BISGAARD, LLP

By: Daniel V. Hyde
District Counsel

APPENDIX A

**Joint Powers Agreement for a Regional Sewerage System
in the Santa Clarita Valley**

JOINT POWERS AGREEMENT
FOR A REGIONAL SEWERAGE SYSTEM
IN THE SANTA CLARITA VALLEY

THIS AGREEMENT is made and entered into this 8th day of May, 1984 by and between

COUNTY SANITATION DISTRICT NO. 26 OF LOS ANGELES COUNTY, hereinafter referred to as "DISTRICT NO. 26", and

COUNTY SANITATION DISTRICT NO. 32 OF LOS ANGELES COUNTY, hereinafter referred to as "DISTRICT NO. 32".

WITNESSETH

WHEREAS, pursuant to the provisions of the County Sanitation District Act of 1923 (Chapter 3, Part 3, Division 5, of the Health and Safety Code of the State of California), DISTRICT NO. 26 and DISTRICT NO. 32, hereinafter referred to collectively as the "Districts", have heretofore acquired necessary lands and rights-of-way and have carried out the construction of a sewage collection and treatment system to serve certain areas in the Santa Clarita Valley; and

WHEREAS, the Districts and their potential areas for annexation and expansion lie in the same drainage basin; and

WHEREAS, the projected wastewater flow from future development in the drainage basin exceeds the existing capacity of the treatment plants in both Districts; and

WHEREAS, the nature of the land adjacent to the Saugus Water Reclamation Plant (District No. 26) limits the area available for construction of expanded treatment works; and

WHEREAS, the Valencia Water Reclamation Plant (District No. 32) site has suitable land adequate in size for the construction of a regional treatment plant that would meet the needs of both Districts; and

WHEREAS, the wastewater flows attributable to both Districts can be managed most efficiently and economically through the creation and operation of a regional sewerage system; and

WHEREAS, the Districts entered into an Interim Joint Sewage Disposal Agreement dated April 24, 1979, which provided for the short-term disposal needs of both Districts and provided for the preparation of a facilities plan to assist in the development of a long-term regional wastewater treatment and disposal plan; and

WHEREAS, the Districts prepared a facilities plan dated April 1980, setting forth the long-term needs and solutions for the provision of adequate wastewater conveyance, treatment, and disposal facilities for both Districts; and

WHEREAS, it is the intent of the Districts to jointly finance, construct, and operate the regional conveyance, treatment, and disposal facilities necessary to provide for the long-term needs of the Districts;

NOW, THEREFORE, it is hereby agreed as follows:

1. DEFINITIONS

As used in this Agreement, the following terms shall have the meanings herein set forth:

a. Capital Improvement Fund

A separate fund for which any monies deposited therein and any interest derived thereon are to be used exclusively for payment of capital facilities, either local sewerage facilities or Santa Clarita Valley Joint Sewerage System facilities, as hereinafter defined.

b. Capital Costs

All expenditures made for the acquisition of or addition to fixed assets and all allocations to a fund for such purposes.

c. Chief Engineer

The Chief Engineer and General Manager of District No. 26 and District 32 or his duly authorized deputy or agent.

d. Connection Fee Ordinance(s)

Connection fee ordinance(s) shall refer to the "Connection Fee Ordinance for County Sanitation District No. 26 of Los Angeles County" adopted January 12, 1984 and as thereafter amended; and to the "Connection Fee Ordinance for County Sanitation District No. 32 of Los Angeles County", adopted January 12, 1984 and as thereafter amended.

e. Local Costs

Costs expended for the acquisition, construction, repair, replacement, reconstruction, and operation and maintenance of local sewerage facilities, as hereinafter defined.

f. Local Sewerage Facilities

Those sewer lines or portions thereof, pumping plants, and other sewerage facilities utilized solely by one District, and which serve to benefit only that District, and which have not been defined as part of the Santa Clarita Valley Joint Sewerage System, as hereinafter defined.

g. Joint Costs

Costs expended for the acquisition, construction, repair, replacement, reconstruction, and operation and maintenance of the Santa Clarita Valley Joint Sewerage System, as hereinafter defined.

h. Operation and Maintenance

The operation and maintenance of, and the repair, replacement, and upkeep of all sewerage facilities inclusive of all expenses incidental thereto.

i. Santa Clarita Valley Joint Sewerage System

The system of wastewater collection, treatment, and disposal facilities that provides a benefit to more than one District, which will initially consist of the facilities defined in Exhibit I; and as those facilities may from time to time be modified or expanded.

j. Service Charge Ordinance(s)

Service Charge Ordinance(s) shall refer to the "1983 Service Charge Ordinance of County Sanitation District No. 26", adopted April 12, 1983, and as thereafter amended; and to the "1983 Service Charge Ordinance of County Sanitation District No. 32", adopted April 12, 1983, and as thereafter amended.

k. Sewage Unit

The average daily quantity of sewage flow and strength from a single family home measured in terms of flow, chemical oxygen demand, and suspended solids as defined in the Service Charge Ordinance.

l. Surcharge Revenue

The revenue derived from the Wastewater Treatment Surcharge Program as provided in the Wastewater Ordinance, as hereinafter defined.

m. Wastewater Ordinance

An ordinance providing for the administration of an industrial wastewater control system, for regulating sewer construction or use, for the imposition of a permit requirement for industrial wastewater dischargers, for the prohibition or pretreatment of industrial wastewaters, for the imposition of fees and charges for the distribution of revenue and for other methods of controlling and regulating the discharge of wastewaters, adopted April 1, 1972, as amended July 1, 1980 and as thereafter amended.

2. ESTABLISHMENT OF AND JOINT PARTICIPATION IN A REGIONAL SEWERAGE SYSTEM

The parties hereto shall participate jointly according to proportions hereinafter specified in the acquisition, construction, ownership, mainte-

nance, and operation of the system of main trunk sewers, pumping plants, treatment plants, and sanitation works herein referred to as the "Santa Clarita Valley Joint Sewerage System" including the parts heretofore acquired or which may hereafter be acquired and/or constructed; and to pay for such ownership, maintenance, and operation in the manner hereinafter specified.

District No. 26 and District No. 32, together with other County Sanitation Districts of Los Angeles County, entered into an Amended Joint Administration Agreement on July 1, 1980, providing for a single and centralized administrative organization. District No. 26 and District No. 32 agree that this Joint Powers Agreement shall be administered and executed pursuant to the provisions of said Amended Joint Administration Agreement.

All contracts for construction of Santa Clarita Valley Joint Sewerage System facilities shall be awarded and administered by the District in which the facilities will be located. However, no such contract shall be awarded without the approval of both Districts.

3. CAPITAL IMPROVEMENT FUND

Each District shall establish a capital improvement fund, hereinafter referred to as the "Local Capital Improvement Fund", which shall be solely owned and maintained by that District. The Districts shall also establish a capital improvement fund, hereinafter referred to as the "Joint Capital Improvement Fund," which shall be jointly owned and maintained by both Districts.

All connection fees, as provided for in the connection fee ordinances, shall be apportioned into local and joint shares. The allocation percentages for the local and joint shares shall be determined annually by the Chief Engineer and shall be based upon the percentages of the connection fee which are attributable to local and joint costs, respectively. The local share shall be deposited into the Local Capital Improvement Fund of the District which collected the funds and the joint share shall be deposited into the Joint Capital Improvement Fund. All interest shall remain with the capital improvement fund from which it was derived.

Any monies on deposit in the existing local capital improvement funds at the execution of this Agreement shall likewise be apportioned between the local and joint capital improvement funds established by this Agreement. The allocation percentages for this procedure shall be the same as those in effect at the time of execution of this Agreement.

No monies shall be withdrawn from the Joint Capital Improvement Fund without the approval of both Districts.

4. ALLOCATION OF COSTS ATTRIBUTABLE TO THE SANTA CLARITA VALLEY JOINT SEWERAGE SYSTEM

a. Operation and Maintenance

All costs for operations and maintenance which are attributable to the Santa Clarita Valley Joint Sewerage System shall be apportioned

to each District in the ratio that the number of sewage units originating from each District bears to the aggregate number of sewage units in both Districts. The Chief Engineer and General Manager shall determine annually the total number of sewage units attributable to each District.

b. Original Capital Construction

Each District agrees that certain facilities, described in Exhibit 2 hereof, would have been constructed irrespective of this Agreement. Both Districts agree to construct those same facilities and allocate costs for such facilities not funded through the Joint Capital Improvement Fund as set forth in Exhibit 2.

c. Expansion Capital

All capital costs for projects which increase the capacity of the Santa Clarita Valley Joint Sewerage System but do not provide a greater level of treatment or disposal shall be financed through the use of the Joint Capital Improvement Fund to the extent possible. If the cost of such a project exceeds the resources available in the Joint Capital Improvement Fund, the remaining cost shall be apportioned to each District in the ratio that the number of sewage units attributable to each District bears to the aggregate number of sewage units in both Districts.

d. Upgrade Capital

All capital costs for projects which provide a greater level of treatment or disposal but do not increase the capacity of the Santa Clarita Valley Joint Sewerage System shall be apportioned to each District in the ratio that the number of sewage units attributable to each District bears to the aggregate number of sewage units in both Districts. If the capacity of the Santa Clarita Valley Joint Sewerage System exceeds the requirements of both Districts at the time a contract for an upgrade capital project is awarded, the costs associated with the excess capacity shall be financed through the use of the Joint Capital Improvement Fund to the extent possible.

5. LOCAL SEWERAGE FACILITIES

All costs associated with local sewerage facilities shall be the responsibility of the District for whose benefit such costs are incurred, and shall not be allocated in any manner to the other District.

6. ALLOCATION OF REVENUES

a. Grants

All monies received as grants to be expended for capital projects associated with the Santa Clarita Valley Joint Sewerage System shall be apportioned to each District in the same ratio that the cost of

said projects is apportioned to each District as provided for in Article 4 hereof.

b. Joint Contract Revenue

All revenue which is derived from a Joint Contract for the disposal of sewage, brine, or industrial wastewater originating from outside of the Districts' boundaries, as hereinafter defined, shall be apportioned into joint and local shares based upon the ratio of the local and joint costs to the total costs incurred due to said contract. The allocation percentages shall be determined annually by the Chief Engineer. The local share of said revenue shall be given to the District which has incurred local costs in conjunction with the execution of said contract. The joint share shall be apportioned to each District according to the ratio of its obligation to pay for the operation and maintenance costs of the system as provided in Article 4 hereof.

c. Other Joint Revenues

All revenue received from the sale of sludge, effluent, surplus energy or other by-products or which otherwise arises out of the ownership or operation of any Santa Clarita Valley Joint Sewerage System facility shall be apportioned to each District according to the ratio of its obligation to pay for operation and maintenance cost of the system as provided for in Article 4 hereof.

d. Local Revenue

All other revenue including, but not limited to, ad valorem taxes, surcharge revenue derived pursuant to the Wastewater Ordinance, service charges, annexation fees, investment income, payments from local contracts as hereinafter defined, and local capital improvement fund monies shall remain with the District from which it originates.

7. DISPOSAL OF SEWAGE ORIGINATING OUTSIDE DISTRICTS

Each District undertakes and agrees that it will not permit or knowingly countenance the use of the Santa Clarita Valley Joint Sewerage System, directly or indirectly, for the disposal of sewage, brine, or industrial wastes originating outside of its territorial limits except in the manner, to the extent, and on the conditions agreed upon by both Districts. In the event, however, that the anticipated sewage units from said outside source do not exceed one-half of one percent (.5%) of the aggregate number of sewage units originating from both Districts, such agreement by both Districts shall not be required. Any disposal contract for which agreement is not required shall be considered a local contract and the sewage units received from such a contract shall be regarded as having originated from the District with which the contract is made for the purpose of determining the total number of sewage units attributable to that District.

Any disposal contract heretofore or hereafter entered into, for which the actual or anticipated sewage units exceeds one-half of one percent (0.5%)

of the aggregate number of sewage units originating from both Districts shall be considered a joint contract. The sewage units attributable to a joint contract shall be apportioned to each District in the ratio that the number of sewage units originating in each District bears to the aggregate number of sewage units originating in both Districts.

8. TITLE TO REAL PROPERTY

Fee title to real property required for the Santa Clarita Valley Joint Sewerage System for the use and benefit of both Districts shall be acquired by, and in the name of, the District in which the said real property is located, whether such acquisition is by purchase, condemnation, gift, or otherwise.

9. SETTLEMENT OF DISPUTE OR CONTROVERSY

Should any dispute or controversy arise in connection with the books, records, or accounts of either District pertaining to the Santa Clarita Valley Joint Sewerage System or in connection with the acquisition, construction, maintenance, operation, repair, reconstruction, or enlargement of the Santa Clarita Valley Joint Sewerage System, or in connection with any of the affairs or operation thereof, the Boards of Directors of the Districts shall appoint a mutually agreed upon arbitrator, and the determination of said arbitrator shall be binding and conclusive.

10. WITHDRAWAL

This Agreement and the Santa Clarita Valley Joint Sewerage System provided hereby shall continue in effect so long as it shall be in the interest of both Districts. If at any time it should cease to be in the interest of either District to continue as a party to this Agreement, and its Board of Directors shall so find and declare by resolution, it may withdraw herefrom and terminate its obligation hereunder after sixty (60) days notice in writing of its intention to do so, and by the full and complete discharge of all its debts and obligations hereunder for which it shall be or become liable up to the date of its withdrawal.

Disposition of all assets of the Santa Clarita Valley Joint Sewerage System shall be in proportion to the number of sewage units attributable to each District on the date of withdrawal.

11. EFFECTIVE DATE

This Agreement shall become effective on July 1, 1984.

12. TERMINATION OF PRIOR AGREEMENT

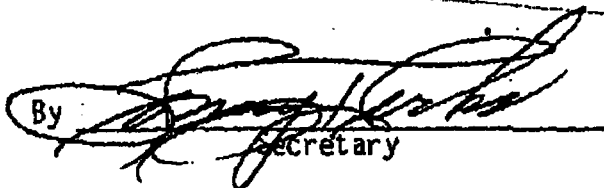
It is mutually agreed that, upon the effective date of this Agreement; the Interim Joint Sewage Disposal Agreement, dated April 24, 1979, shall terminate and be of no further force and effect but the parties to such Agreement shall nevertheless pay and discharge all obligations previously accrued thereunder.

IN WITNESS WHEREOF, the parties have executed this Agreement the date and year, above set forth.

ATTEST:

COUNTY SANITATION DISTRICT NO. 26
OF LOS ANGELES COUNTY

By


Secretary

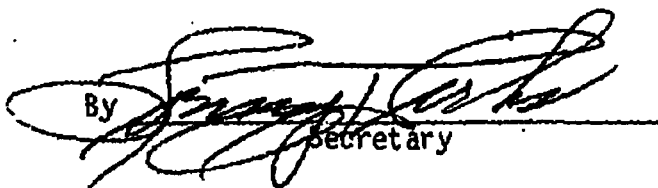
By


Chairman

ATTEST:

COUNTY SANITATION DISTRICT NO. 32
OF LOS ANGELES COUNTY

By


Secretary

By


Chairman

APPROVED AS TO FORM:

KNAPP, GROSSMAN & MARSH

By

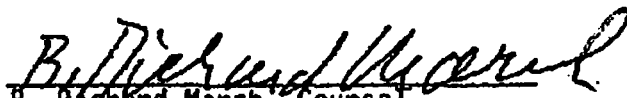

B. Richard Marsh, Counsel
for County Sanitation Districts
of Los Angeles County

EXHIBIT 1

The following facilities shall be defined as being part of the Santa
Clarita Valley Joint Sewerage System:

- (1) Saugus Water Reclamation Plant
- (2) Valencia Water Reclamation Plant
- (3) District 26 Interceptor
- (4) District 32 Main, Sections 1 and 2
- (5) Saugus Water Reclamation Plant Waste Activated
Sludge Force Main

EXHIBIT 2

Per Article 4b of this Agreement, the facilities to be constructed are as follows:

Saugus Water Reclamation Plant (WRP) Filtration and Chlorination Facilities (Existing plant to be upgraded to advanced treatment):

- Primary sedimentation tank
- Return sludge pumps
- Waste activated sludge pump
- Filters with filter feed and backwash pump stations
- Filter waste backwash recovery tanks
- Chlorine contact tank
- Chlorination/dechlorination systems
- Alum/Polymer systems and appurtenances
- Standby power
- High pressure effluent system
- Office/lab addition

Saugus WRP Waste Activated Sludge Force Main (will convey waste activated sludge to the Valencia WRP):

An approximately 14,900 L.F. force main

Valencia WRP Stage III Expansion (3.0 mgd expansion of plant capacity to receive additional flow):

- Influent pumps and metering
- Primary sedimentation tanks
- Aeration tank
- Final clarifier
- Return activated sludge pumps
- Waste activated sludge pumps
- Filters with filter feed pump station
- Waste backwash decant tank
- Chlorination/dechlorination equipment
- Maintenance building
- Effluent discharge line with meter
- High pressure effluent and non-potable water systems

Saugus/Valencia Solids Processing Facilities (construction of sludge digestion and dewatering facilities to handle solids from both District 26 and District 32):

- Dissolved air flotation thickener
- Anaerobic digesters
- Digester cleaning decant facility with submersible pump
- Digested sludge holding tanks
- Frame plate filter press and appurtenances

EXHIBIT 2 (cont.)

Filtrate equalization tank
 Energy recovery system
 Truck Maintenance Facility
 Sludge Hauling Trucks

The Districts further agree to allocate the costs of these facilities according to the following percentages:

<u>FACILITY</u>	<u>DISTRICT NO. 26 PERCENTAGE</u>	<u>DISTRICT NO. 32 PERCENTAGE</u>
Saugus WRP Filtration and Chlorination Facilities	100%	0%
Saugus WRP Activated Sludge Force Main	100%	0%
Valencia WRP Stage III Expansion (2.0 mgd which is grant fundable)	100%	0%
Valencia WRP Stage-III Expansion (1.0 mgd which is not grant fundable)	55%	45%
Anaerobic Digesters at Valencia WRP (7.0 mgd which is grant fundable)	100%	0%
Anaerobic Digesters at Valencia WRP (1.0 mgd which is not grant fundable)	55%	45%
Solids Processing Facility (excluding anaerobic digesters)	60%	40%
Draft Tubes for Existing Valencia WRP Digesters	0%	100%

APPENDIX F4.16

Agricultural Resource Documentation

SANTA MONICA MOUNTAINS CONSERVANCY

LOS ANGELES RIVER CENTER & GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
LOS ANGELES, CALIFORNIA 90065
PHONE (323) 221-8900
FAX (323) 221-9001
WWW.SMMC.CA.GOV



July 27, 2026

Los Angeles County Regional Planning Commission
Ms. Alejandrina Baldwin, Planner
County of Los Angeles
320 West Temple Street, Room 150
Los Angeles, California 90012

File No. 26-203, Project No. PRJ2024-003038-(5), Homestead South Project

Dear Chairperson Moon and Commissioners:

The Santa Monica Mountains Conservancy (Conservancy) strongly objects to the above-referenced subject proposed project due to the erroneous Categorical Exemption from the California Environmental Quality Act (CEQA) that is being improperly granted based on outdated information about the biological resources of the proposed project site. The two previously issued Environmental Impact Reports (EIR) being used to justify this improper Categorical Exemption were certified in 1996, and 2005. Since 2005, there have been changes to the regional ecology due to the cumulative impacts of development, changes to protections for State-listed species that potentially occur on the proposed project site, and changes in the common best practices for biological mitigation measures, none of which could have been accounted for in those practically ancient EIR documents. A new Environmental Impact Report is required for the subject proposed project.

The subject project proposes to develop approximately 684 acres of a 1,752-acre project site adjacent to the Santa Clara River with 3,617 dwelling units. Regardless of the amount of open space being proposed for protection, for any project of that scale to be approved based on environmental findings that have not been updated in 22 years flies in the face CEQA. No analysis of alternative projects has been done to advise the Commission on what course of action would be the least damaging feasible project.

Has the County held any public scoping hearings, or solicited public comment regarding the scope of the proposed project in the last ten years? Did the County seek to consult with any outside agencies before the decision was made to Categorically Exempt the subject project?

Neither the EIR for the Newhall Ranch Specific Plan (1996), nor the EIR for the Newhall Ranch Resource Management Development Plan / Spineflower Conservation Plan Joint

Los Angeles County Regional Planning Commission
Ms. Alejandrina Baldwin, Planner
File No. 26-203, Project No. PRJ2024-003038-(5), Homestead South Project
July 27, 2026
Page 2

Environmental Impact Statement (2005) contain information or address any issues regarding the following:

- 1) The State-listings of Western pond turtle (*Actinemys marmorata*), and California mountain lion (*puma concolor*) as Threatened Species under the California Endangered Species Act (CESA).
- 2) The changes in State-required fuel modification (brush clearance), evacuation requirements and State Minimum Fire Safe Regulations regarding Very High Fire Hazard Severity Zones per Senate Bill 901, which was passed in 2018.
- 3) The Cumulative Impacts of development near the proposed project site since 2005.
- 4) Climate Change/Climate Impact, or carbon footprint, which would not have been required for an EIR published in 1996 or 2005.
- 5) An analysis of Green House Gas emissions that accounts for the loss of 269 oak trees (including 100 heritage oaks) that are proposed for removal as part of the subject project.

The Conservancy advises the Commission to either disapprove the subject proposed project based on an inadequate environmental review, or else to require that an EIR be prepared.

Please send all correspondence regarding the proposed project to my attention at the above letterhead address. To discuss the issues raised above, please feel free to contact me either by phone at 310-589-3200, ext. 128, or by e-mail at edelman@smmc.ca.gov. Thank you for your consideration of these issues.

Sincerely,



PAUL EDELMAN
Deputy Director
Natural Resources and Planning



From: Barger, Kathryn <Kathryn@bos.lacounty.gov>
Sent: Monday, July 27, 2026 3:13 PM
To: Torres-Socarras, Ariel <ATSocarras@bos.lacounty.gov>
Subject: Fw: New homes proposal near route 126

The following email is being forwarded to you from the 5th District office email inbox for your review and or handling.

Thanks,
Susie Osuna

From: Diane Y <dianeyocom@hotmail.com>
Sent: Monday, July 27, 2026 8:09 AM
To: Barger, Kathryn <Kathryn@bos.lacounty.gov>
Subject: New homes proposal near route 126

Hello Supervisor,

I have read that thousands of new homes are proposed to be built near the 126 Castaic/Valencia areas. I find it difficult to understand why this is being proposed when the area is so near the Chiquita Canyon Landfill. As you know, the reaction area has spread according to all the government regulators. There are still hundreds of complaints regarding odors and illness. Additionally, this underground heat event is likely to continue for years. The conclusions that can be drawn for allowing building in this area to continue are government representatives don't believe Chiquita Canyon Landfill poses a health risk and people just need to live with the odors. I implore you to halt this building until the landfill odors are under control.

Diane Marshall
Castaic resident

Get [Outlook for iOS](#)



T 510.836.4200
F 510.836.4205

1939 Harrison Street, Ste. 150
Oakland, CA 94612

www.lozeaudrury.com
richard@lozeaudrury.com

VIA EMAIL

July 27, 2026

Elvin Moon, Chair
Yolanda Duarte-White, Vice Chair
David Louie, Commissioner
Pam O'Connor, Commissioner
Michael Hastings, Commissioner
Los Angeles County Planning Commission
c/o Elida Luna, Commission Secretary
320 West Temple Street
Los Angeles, CA 90012
commission@planning.lacounty.gov

Alejandrina Baldwin, Project Planner
Department of Regional Planning
Los Angeles County
320 West Temple Street
Los Angeles, CA 90012
abaldwin@planning.lacounty.gov
info@planning.lacounty.gov

Re: Comment on the Homestead South Village Project (PRJ2024-003038; VTTM No. 84508; CUP No. RPPL2024004564)

Dear Chair Moon, Honorable Commissioners, Ms. Luna, and Ms. Baldwin:

This comment is submitted on behalf of Supporters Alliance for Environmental Responsibility ("SAFER") regarding the Homestead South Village Project (PRJ2024-003038; VTTM No. 84508; CUP No. RPPL2024004564) ("Project"). The Project involves a 3,617-unit, mixed-use residential development, including single and multi-family housing units, public parks, public schools, a fire station, private recreational facilities, and other ancillary facilities, on a 1,752-acre site currently consisting of vacant land and limited agricultural use, located south of State Route 126 and west of Interstate 5, within the Santa Clarita Valley Planning Area.

SAFER objects to the City's decision to exempt the Project from environmental review under the California Environmental Quality Act ("CEQA") based on Gov. Code § 65457(a) (Residential Exemption). That section provides as follows:

Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13

(commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

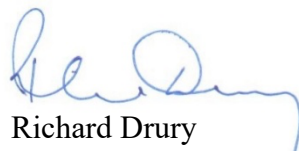
First, Government Code section 65457 does not apply to this Project at all because it includes elements that are not “residential.” “[T]o qualify for the section 65457 exemption, the project must be for residential development.” (*Concerned Dublin Citizens v. City of Dublin*, 214 Cal. App. 4th 1301, 1310 (2013).) “[A] residential development project under section 65457 is a project that contains ‘100% residential units or the usual incidents of residential units, such as yards, parks or other uses authorized as permitted uses within a residential zoning district.’” (*Concerned Dublin Citizens v. City of Dublin*, 214 Cal. App. 4th 1301, 1313.) This Project includes non-residential components including schools, fire station, private recreation facilities, “ancillary facilities,” and public parks. As such Section 65457 does not apply at all.

Second, The County’s findings lack substantial evidence that no event specified in Public Resources Code section 21166 has occurred. Therefore, SAFER requests that an initial study be conducted and a CEQA document be prepared to analyze and mitigate the Project’s environmental impacts. The Planning Commission should decline to approve the Project until proper CEQA review is completed.

SAFER reserves the right to supplement these comments during the administrative process. (*Galante Vineyards v. Monterey Peninsula Water Management Dist.* (1997) 60 Cal. App. 4th 1109, 1121.)

Please provide us with notice of any CEQA documents prepared for this Project and of any hearings concerning this matter. Thank you.

Sincerely,



Richard Drury
LOZEAU DRURY LLP

From: [Hayley Uno](#)
To: [Alejandrina Baldwin](#)
Cc: [EDL-DRP BU-S Commission Services](#); [DRP Info](#); [Chase Preciado](#); [Emy Lipkind](#)
Subject: Re: Inquiry Re: 7/29 Regional Planning Commission Hearing - Homestead South Village (PRJ2024-003038; VTTM No. 84508; CUP No. RPPL2024004564)
Date: Monday, July 27, 2026 1:00:04 PM
Attachments: [image001.png](#)

CAUTION: External Email. Proceed Responsibly.

Thank you!

--

Hayley Uno (she/her)
Lozeau Drury LLP
1939 Harrison Street, Suite 150
Oakland, CA 94612
Office: (510) 836-4200
hayley@lozeaudrury.com

On Mon, Jul 27, 2026 at 12:53 PM Alejandrina Baldwin
<ABaldwin@planning.lacounty.gov> wrote:

Hi,

Here it is:

[Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan \(RMDP/SCP\) | DRP](#)

[Newhall Ranch Specific Plan - LA County Planning](#)

Thank you,

ALEJANDRINA BALDWIN (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 647-2464

Email: abaldwin@planning.lacounty.gov

Please note that our office is closed on Fridays.

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012
planning.lacounty.gov



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From: Hayley Uno <hayley@lozeaudrury.com>
Sent: Monday, July 27, 2026 12:50 PM
To: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>
Cc: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; DRP Info <info@planning.lacounty.gov>; Chase Preciado <chase@lozeaudrury.com>; Emy Lipkind <emily@lozeaudrury.com>
Subject: Re: Inquiry Re: 7/29 Regional Planning Commission Hearing - Homestead South Village (PRJ2024-003038; VTTM No. 84508; CUP No. RPPL2024004564)

CAUTION: External Email. Proceed Responsibly.

Thank you so much! If you could please provide the two prior EIRs, the Newhall Specific Plan EIR (SCH No. 95011015) and the Newhall Ranch Resource Management Development Plan / Spineflower Conservation Plan Joint Environmental Impact Statement EIR (SCH No. 2000011025), upon which the County is relying to approve the Project, that would be great.

Thank you again!

--

Hayley Uno (she/her)

Lozeau Drury LLP

1939 Harrison Street, Suite 150

Oakland, CA 94612

Office: (510) 836-4200

hayley@lozeaudrury.com

On Mon, Jul 27, 2026 at 12:43 PM Alejandrina Baldwin
<ABaldwin@planning.lacounty.gov> wrote:

Hi,

Attached are the comment letters received and posted last week.

Thank you,

ALEJANDRINA BALDWIN (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 647-2464

Email: abaldwin@planning.lacounty.gov

Please note that our office is closed on Fridays.

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320 West Temple Street, 13th Floor, Los Angeles, CA 90012
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From: Hayley Uno <hayley@lozeaudrury.com>

Sent: Monday, July 27, 2026 12:33 PM

To: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>

Cc: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; DRP Info <info@planning.lacounty.gov>; Chase Preciado <chase@lozeaudrury.com>; Emy Lipkind <emily@lozeaudrury.com>

Subject: Re: Inquiry Re: 7/29 Regional Planning Commission Hearing - Homestead South Village (PRJ2024-003038; VTTM No. 84508; CUP No. RPPL2024004564)

CAUTION: External Email. Proceed Responsibly.

Could you please also provide all public and agency comments submitted on the Project? Thank you so much!

Best wishes,

Hayley Uno

--

Hayley Uno (she/her)

Lozeau Drury LLP

1939 Harrison Street, Suite 150

Oakland, CA 94612

Office: (510) 836-4200

hayley@lozeaudrury.com

On Mon, Jul 27, 2026 at 12:29 PM Hayley Uno <hayley@lozeaudrury.com> wrote:

Hi Alejandrina,

Thank you so much for providing the documents! I am now able to properly access them. It must have been an error on my end.

I had one more question -- Could you please provide the two prior EIRs, the Newhall Specific Plan EIR (SCH No. 95011015) and the Newhall Ranch Resource Management Development Plan / Spineflower Conservation Plan Joint Environmental Impact Statement EIR (SCH No. 2000011025), upon which the County is relying to approve the Project?

Thank you!

Best wishes,

Hayley Uno

--

Hayley Uno (she/her)

Lozeau Drury LLP

1939 Harrison Street, Suite 150

Oakland, CA 94612

Office: (510) 836-4200

hayley@lozeaudrury.com

On Mon, Jul 27, 2026 at 12:14 PM Alejandrina Baldwin
<ABaldwin@planning.lacounty.gov> wrote:

| Hi,

I just tried right now and it is working, here are direct links to those documents:

1. [StaffAnalysis_HomesteadSouth_7-16-26 st.pdf](#)
2. [Exhibit_A_Vesting_Tentative_Exhibit_Maps_HomesteadSouth_7-16-26.pdf](#)
10. [Exhibit_F_EnvDocumentation_HomesteadSouth_7-16-26.pdf](#)

Also, the files you note that are not working for you have always been working for myself and folks outside of the County (since initially posting them on 7/16/26) and so I am thinking that there may be something on your end that might not be loading them? Let me know if you need me to link any others or if the links don't work and I can attach the files.

Thank you,

ALEJANDRINA BALDWIN (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 647-2464

Email: abaldwin@planning.lacounty.gov

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320 West Temple Street, 13th Floor, Los Angeles, CA 90012
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donotreply@lacounty.gov email addresses. Communications from other domains are not affiliated with our organization and should not be treated as an official communication. Please also note that the County will never request funds via wire transfer.

From: Hayley Uno <hayley@lozeaudrury.com>

Sent: Monday, July 27, 2026 12:05 PM

To: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>

Cc: EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; DRP Info <info@planning.lacounty.gov>; Chase Preciado <chase@lozeaudrury.com>; Emy Lipkind <emily@lozeaudrury.com>

Subject: Re: Inquiry Re: 7/29 Regional Planning Commission Hearing - Homestead South Village (PRJ2024-003038; VTTM No. 84508; CUP No. RPPL2024004564)

CAUTION: External Email. Proceed Responsibly.

Hi Alejandrina,

I just tried less than 30 minutes ago to access the documents. The following documents are not opening:

1. StaffAnalysis_HomesteadSouth_7-16-26 st.pdf
2. Exhibit_A_Vesting_Tentative_Exhibit_Maps_HomesteadSouth_7-16-26.pdf
10. Exhibit_F_EnvDocumentation_HomesteadSouth_7-16-26.pdf

If you could please ensure that the above three documents are available on the website or send them to me, that would be great. Thank you!

Best wishes,

Hayley Uno

--

Hayley Uno (she/her)

Lozeau Drury LLP

1939 Harrison Street, Suite 150

Oakland, CA 94612

Office: (510) 836-4200

hayley@lozeaudrury.com

On Mon, Jul 27, 2026 at 11:10 AM Alejandrina Baldwin
<ABaldwin@planning.lacounty.gov> wrote:

Hi,

I went through all the documents on Friday and made sure a couple that weren't opening up are now available. Have you tried since Friday? I did receive confirmation this morning from someone outside the County that all the documents are opening up for them. Can you check if you haven't tried since Friday evening.

I can send you the documents, but they are large in size, if you have a drop box you can share with me I can drop them in there. Otherwise, it will take me a little while to request a dropbox be set up.

Thank you,

ALEJANDRINA BALDWIN (she/her/hers)

PRINCIPAL PLANNER, Subdivisions

Office: (213) 974-6433 • Direct: (213) 647-2464

Email: abaldwin@planning.lacounty.gov

Please note that our office is closed on Fridays.

Los Angeles County Department of Regional Planning
320 West Temple Street, 13th Floor, Los Angeles, CA 90012

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donotreply@lacounty.gov email addresses. Communications from other domains are not affiliated with our organization and should not be treated as an official communication. Please also note that the County will never request funds via wire transfer.

From: Hayley Uno <hayley@lozeaudrury.com>

Sent: Monday, July 27, 2026 11:04 AM

To: Alejandrina Baldwin <ABaldwin@planning.lacounty.gov>; EDL-DRP BU-S Commission Services <commission@planning.lacounty.gov>; DRP Info <info@planning.lacounty.gov>

Cc: Chase Preciado <chase@lozeaudrury.com>; Emy Lipkind <emily@lozeaudrury.com>

Subject: Inquiry Re: 7/29 Regional Planning Commission Hearing - Homestead South Village (PRJ2024-003038; VTTM No. 84508; CUP No. RPPL2024004564)

CAUTION: External Email. Proceed Responsibly.

Dear Ms. Baldwin and Planning Staff,

I am writing regarding the July 29, 2026 Regional Planning Commission hearing on the Homestead South Village Project (PRJ2024-003038; VTTM No. 84508; CUP No. RPPL2024004564) ("Project"). The Project is scheduled to be heard as Agenda Item 13, File No. 26-203.

The links to several documents on the [LA County Planning online folder](#) for

this Project, as well as the link to the Meeting Agenda itself, go to a page that says "The page you requested has been removed." Can you please correct the website or provide all the Project documents for which the links online do not work?

Thank you!

Best wishes,

Hayley Uno

--

Hayley Uno (she/her)

Lozeau Drury LLP

1939 Harrison Street, Suite 150

Oakland, CA 94612

Office: (510) 836-4200

hayley@lozeaudrury.com



July 01, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Homestead South (Tract 84508) — SUPPORT

Dear Members of the Regional Planning Commission,

The Valley Industry and Commerce Association (VICA) supports the Homestead South, project proposed by FivePoint. This development is critical to addressing Los Angeles County's housing and economic development needs.

The projects will deliver over 3,600 additional homes across a range of styles and price points and preserve more than 1,000 additional acres of open space through high country dedication. They will also deliver new parks and community service amenities.

This project also illustrates sustainable planning, with net-zero energy and zero-net greenhouse gas goals that align with state and regional environmental priorities. FivePoint has continued the legacy of responsible development established by the Newhall Land & Farming Company, and this next phase builds on that commitment.

For these reasons, VICA urges your support of Homestead South.

Sincerely,

James Theiring
VICA Chairman
Mission Community Hospital

Stuart Waldman
VICA President



July 23, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Los Angeles County Planning Commission,

For over 100 years, the Southland Regional Association of REALTORS® (SRAR) has been the "Voice for Real Estate" in the Santa Clarita and San Fernando Valleys. We represent nearly 9,000 members who are deeply committed to championing real property rights and expanding pathways to homeownership for all.

Southern California continues to face a severe and long-standing housing shortage. With the supply of homes failing to keep pace with demand, rent levels and home prices remain out of reach for too many in our region. It is more critical than ever that we increase our housing supply in order to bring down costs and expand housing opportunities.

Valencia by FivePoint is a smart, sustainable master-planned community and an important part of the solution. Homestead South will deliver more than 3,600 new homes to the Santa Clarita Valley. Notably, Valencia by FivePoint has demonstrated that new homes can remain within reach for first-time homebuyers, middle-class families, and older adults. To date, more than two-thirds of the homes sold in Valencia by FivePoint have been below the Los Angeles County median home price.

This project helps address one of the most significant barriers to economic growth in California: the lack of available housing for workers and families. Expanding housing opportunities near major employment centers strengthens workforce stability and supports continued business investment.

Combined with two new parks, recreational amenities, and substantial open-space preservation, these investments will enhance the long-term vitality of the region while providing attainable workforce housing.

Approving Homestead South will make a meaningful difference for families throughout the Santa Clarita Valley and benefit the greater Los Angeles region. The Southland Regional Association of REALTORS® is proud to support a project that expands homeownership opportunities and increases the supply of attainable housing. We respectfully urge your approval of Homestead South (Tract 84508) and your continued support for the Valencia by FivePoint community.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Stinson", with a long horizontal flourish extending to the right.

Nicole Stinson, 2026 President
Southland Regional Association of REALTORS®

A handwritten signature in black ink, appearing to read "Valerie Biletsky", with a long horizontal flourish extending to the right.

Valerie Biletsky, CEO
Southland Regional Association of REALTORS®

cc: Supervisor Kathryn Barger, 5th District
Supervisor Lindsey Horvath, 3rd District



**Greater Los Angeles African
American Chamber of Commerce**

June 7, 2026

501(C) 6

Board Members

Gene Hale, *Chairman*
DuVon Davis, *Vice-Chairman*
Angela Gibson, *President*
Lisa Stevens, *Vice President*
Ronald A. Lowe, *Secretary*
Lily Otieno, *Treasurer*

County of Los Angeles Regional Planning Commission

Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

Directors

Pamela Alexander
Celeste Alleyne Carr
Camille Applin- Jones
Tene C. Bonds
Clifton Johnson
Yvette Gilliam-McCullough
McKenzie Neely-Wright
Delphine Pruitt
Diana Simmons
Breana Weaver

RE: SUPPORT Homestead South (Tract 84508)

Dear L.A. Regional Planning Commission Members,

The Greater Los Angeles African American Chamber of Commerce (GLAAACC) was established in 1991 to advocate for African-American owned businesses an increase their participation in the L.A. regional economy. Our mission includes fostering job creation, promoting entrepreneurship, and expanding access to economic opportunity for all.

We strongly support the next phase of the Valencia by FivePoint community – Homestead South. The proposed projects will add more than 3,600 new homes as well as two public parks, and 1,000 acres of open space.

FivePoint fuels the business climate of the Santa Clarita Valley. The projects will create significant numbers of new construction and service-sector jobs, new contract opportunities for diverse businesses, and critical housing for our regional workforce. The positive impact for our members, and all Angelenos, will be significant and long-lasting.

FivePoint has received the prestigious designation of Builder of the Year from GLAAACC twice, in 2024 and 2022, demonstrating their commitment to our mission and enhancing our local economy. We encourage you to support this proposal without delay.

Sincerely,

A handwritten signature in black ink that reads "Angela Gibson-Shaw". The signature is written in a cursive, flowing style.

Angela Gibson Shaw
President, GLAAACC



LOS ANGELES COUNTY
ECONOMIC DEVELOPMENT CORPORATION

Collaboratively Advancing Growth and Prosperity for All

June 17, 2026

County of Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Support for Homestead South (Tract 84508)

Dear Members of the Los Angeles County Regional Planning Commission:

On behalf of the Los Angeles County Economic Development Corporation (LAEDC), I am pleased to express our support for Homestead South, the next phase of the Valencia by FivePoint community currently under consideration by Los Angeles County.

LAEDC is a nonprofit organization dedicated to advancing inclusive economic growth, strengthening key industries, supporting workforce development, and fostering a competitive business environment throughout Los Angeles County. We recognize that addressing the region's housing shortage is essential to sustaining economic opportunity, attracting talent, and maintaining the long-term competitiveness of our communities.

Valencia by FivePoint has demonstrated a thoughtful approach to community planning by integrating housing, economic development, sustainability, and open space preservation. The proposed Homestead South neighborhood builds upon this foundation and represents a significant investment in the future of the Santa Clarita Valley and Los Angeles County.

The project proposes more than 3,600 new homes, including 360 affordable housing units, helping to address the region's ongoing housing supply challenges. In addition, the community includes over 1,000 acres of open space, two public parks, a new fire station, and sites for future schools that will support the needs of current and future residents.

As Los Angeles County continues to face housing affordability and workforce challenges, projects such as Homestead South play an important role in creating opportunities for residents to live closer to employment centers while strengthening the region's jobs-housing balance. The project's commitment to sustainability, mobility investments, and community amenities further supports the County's broader goals for responsible growth and environmental stewardship.

We believe Homestead South represents a meaningful opportunity to expand housing options, enhance quality of life, and support long-term economic vitality within Los Angeles County.

Thank you for your consideration of this important project.

Sincerely,

Stephen Cheung

President & CEO

Los Angeles County Economic Development Corporation (LAEDC)
213.236.4845 | Stephen.Cheung@laedc.org

633 West 5th Street, Suite 3300, Los Angeles, California 90071
www.laedc.org • info@laedc.org • (213) 622-4300

6 Degrees HR Consulting

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Stevenson Ranch, CA 91381
Office 661 432-1088 Fax 661 432-1089
6degreeshr@gmail.com
www.6degreeshrconsulting.com*

July 15, 2026

Dear Planning Commission,

I am writing to once again express my strong support for the continued advancement of the Valencia by FivePoint community as it moves into its next phase of development.

As the CEO and Founder of 6 Degrees HR Consulting, Inc., the Former Chairwoman of the Valley Industry Association (2024–2025), a Santa Clarita Valley business owner, and a homeowner who has proudly called this community home for the past fifteen years,

I have had the privilege of working alongside leaders dedicated to strengthening our region. My perspective is not only professional—it is personal. As both a homeowner and a stakeholder in the continued success and responsible growth of the Santa Clarita Valley, I understand the importance of thoughtful planning that preserves our quality of life while creating opportunities for future generations. Responsible development is essential to sustaining a vibrant economy, supporting local families, and ensuring our community continues to thrive.

Since my previous letter of support, FivePoint has continued to demonstrate its commitment to thoughtful planning, environmental stewardship, and meaningful investment in our community. Their vision extends well beyond building homes—they continue to create complete neighborhoods that incorporate schools, parks, trails, open space, transportation improvements, and community gathering places that contribute to an exceptional quality of life.

The Santa Clarita Valley continues to experience significant housing demand while striving to maintain the quality of life that has made our community one of the most desirable places to live in Southern California. This next phase of Valencia by FivePoint represents an important opportunity to address those needs through a balanced approach that supports housing, economic development, infrastructure, and environmental sustainability.

From my perspective as both a business leader and long-time resident, I believe this project will continue to provide substantial benefits to our region by:

- Expanding housing opportunities for families, young professionals, seniors, and future generations.
- Creating quality jobs while stimulating long-term economic growth throughout Los Angeles County.
- Supporting local businesses and encouraging continued private investment within the Santa Clarita

Valley.

- Enhancing community infrastructure through continued investment in parks, trails, schools, transportation improvements, and recreational amenities.
- Preserving the thoughtful planning, environmental stewardship, and open space that have become hallmarks of the Valencia by FivePoint community.

Throughout my career in Human Resources and organizational consulting, I have witnessed the direct relationship between housing availability, workforce stability, and economic prosperity.

Employers depend upon communities that provide attainable housing, excellent schools, modern infrastructure, and recreational opportunities to attract and retain talented employees. Master-planned communities such as Valencia by FivePoint help create that foundation while strengthening the long-term vitality of the Santa Clarita Valley.

As someone who has invested both professionally and personally in the Santa Clarita Valley, I believe our future depends on responsible, master-planned growth that balances housing, economic opportunity, environmental stewardship, and community investment. My family, my business, and my home are all rooted here, and I remain committed to supporting initiatives that strengthen the community we have built together while leaving a lasting legacy for future generations.

I respectfully encourage the Planning Commission to support the next phase of Valencia by FivePoint. This development reflects the type of responsible, forward-thinking growth that will continue to benefit residents, strengthen our local economy, and position Los Angeles County and the Santa Clarita Valley for continued success.

Thank you for your consideration and for your continued service to the residents of Los Angeles County.

Respectfully,
DocuSigned by:

Selina Thomas PHR SHRM-CP

C641588F4013475
Selina Thomas, PHR, SHRM-CP

CEO & Founder

6 Degrees HR Consulting, Inc.

Former Chairwoman, Valley Industry Association (2024–2025)



AVALONINV LP
4525 RESEDA BLVD.
TARZANA, CA. 91356
(818) 342-6848 (818) 342-9817 fax
jonathan.cookler@avaloninv.com

JONATHAN COOKLER
CHAIRMAN
JONATHAN COOKLER CO INC.
GENERAL PARTNER

July 9, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

**RE: **SUPPORT Homestead South (Tract 84508), Entrada North (Tract 84536)
and Legacy Village (84509)****

Dear L.A. County Regional Planning Commissioners,

As a business owner at Valencia Commerce Center and the President of the Valencia Commerce Center Association Board, I am an enthusiastic supporter of FivePoint's proposals for Homestead South, Entrada North and Legacy Village, the next phase of the Valencia by FivePoint community.

Last year, the L.A. County Board of Supervisors unanimously approved 3.4 million SF of commercial and industrial space for the Valencia Commerce Center, bringing the flourishing business park to near completion and driving significant job generation. Entrada North will deliver an additional 300,000 SF of commercial space, creating more jobs and boosting the local economy. The proposals before you also include 7,500 new homes at a variety of price points for working families — housing that is critical to accommodate the incoming workforce and maintain a healthy jobs-to-housing balance in Valencia by FivePoint and the greater Santa Clarita Valley region.

Importantly, Valencia by FivePoint will continue to be a leader in environmental sustainability, preserving abundant open space while achieving net zero greenhouse gas emissions.

This is a well-balanced proposal that will strengthen all of L.A. County. Please join me in supporting Valencia by FivePoint.

Sincerely,

Jonathan Cookler
President, Valencia Commerce Center Association Board

Cc: Los Angeles County Board of Supervisors



Building Industry Association of Southern California, Inc.

June 15, 2026

Elvin W. Moon, Chair
County of Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South

Dear Chair Moon and Members of the Los Angeles County Regional Planning Commission:

The Building Industry Association of Southern California, Inc. (BIASC) extends our strong support for the proposed next phase of Valencia by FivePoint: Homestead South.

BIASC is the voice of the region's building industry, with six chapters offering localized services to building professionals from Ventura to the southern tip of Orange County. Throughout its more than 104-year history, the association has served its builder and associate members by anticipating, protecting, and promoting their common interests through its many programs, services, councils, and committees. Together, our members build nearly all new home communities throughout the region.

The Valencia by FivePoint community has achieved something extraordinary: proving that creating high-quality new housing at scale does not have to come at the expense of the environment. The community, which is planned to provide up to 20,500 homes at full buildout, is also one of the largest in the nation to commit to net-zero greenhouse gas emissions.

Our region continues to face an extreme shortfall in housing production. Too many Southern California families spend an unsustainable share of their income on housing, reducing their ability to save for education, healthcare, retirement, and other necessities.

Valencia by FivePoint is an important part of the solution. Homestead Village will provide more than 3,600 additional homes in a variety of housing types and price points while preserving more than 60% of open space. The plans also include new parks, recreation amenities, and trails.

Valencia by FivePoint has been thoughtfully planned for years and is already home to thousands of residents. Advancing Homestead South will further support the County's housing goals, strengthen the regional economy, and expand opportunities for homeownership throughout Los Angeles County.

BIASC strongly supports the requested approvals and respectfully urges the Commission to advance these important projects.

Respectfully,

A handwritten signature in black ink, appearing to read 'Jeff Montejano', is written over a light blue horizontal line.

Jeff Montejano
Chief Executive Officer
BIASC

Cc: Los Angeles County Board of Supervisors

July 10, 2026

Los Angeles Regional Planning Commission
320 W. Temple St.
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Commissioners:

On behalf of the Los Angeles County Business Federation (BizFed), a grassroots alliance of 240 business organizations representing 420,000 employers with 5 million employees throughout Southern California, we write to share our strong support for the Valencia by FivePoint community and its proposed next phases: Homestead South.

BizFed is dedicated to fostering the long-term economic health and prosperity of Los Angeles County. Our mission is to advocate for policies and projects that strengthen our regional economy. The next phase of Valencia by FivePoint will continue the community's successful track record of creating housing, jobs, and economic opportunity for Southern Californians.

As you are aware, Los Angeles County is facing a severe and worsening housing crisis that harms our competitiveness and stifles our economy. This community will help address this challenge by creating approximately 3,600 new homes at a variety of price points, helping Los Angeles County better meet its housing needs while supporting a healthier balance between jobs and housing.

Homestead South will also include two public parks, affordable housing, and more than 1,000 acres of open space.

Valencia by FivePoint is committed to sustainable development, including net-zero greenhouse gas emissions, extensive mobility programs, and the permanent preservation of approximately 10,000 acres of open space. These investments, combined with the community's economic and housing benefits, have earned our support, and we hope they will earn yours as well.

If you have any questions, please don't hesitate to contact our BizFed Director of Advocacy, Chris Wilson at (562) 201-6034 or chris.wilson@bizfed.org.

Sincerely,


Mitchell Vieyra

BizFed Executive Vice President


Trini Jimenez

2026 Board Chair
Watson Land Company


David Fleming

BizFed Founding Chair

BizFed Association Members

Action Apartment Association
Advanced Medical Technology Association
Alhambra Chamber
American Beverage Association
Antelope Valley Chamber formerly Lancaster Chamber of Commerce
Apartment Association of Greater Los Angeles
Apartment Association of Orange County
Apartment Association, CA Southern Cities, Inc .
Apartment Association of California
Arcadia Association of Realtors
AREAA North Los Angeles SFV SCV
Armenian American Business Association
Armenian Trade & Labor Association
Arts District Los Angeles
ASCM Inland Empire Chapter
Associated Builders & Contractors SoCal (ABC SoCal)
Associated General Contractors
Association of Independent Commercial Producers
AV Edge California
Azusa Chamber
Bell Chamber
Beverly Hills Chamber
BioCom
Black Business Association
Black Professional Network
Boyle Heights Chamber of Commerce
Bridge Compton Org
Building Industry Association - LA/Ventura Counties
Building Industry Association of Southern California
Building Industry Association- Baldyview
Building Owners & Managers Association of Greater Los Angeles
Burbank Association of Realtors
Burbank Chamber of Commerce
Business and Industry Council for Emergency Planning and Preparedness
Business Resource Group
CalAsian Chamber
CalChamber
California African American Chamber of Commerce
California Apartment Association- Los Angeles
California Asphalt Pavement Association
California Bankers Association
California Black Chamber of Commerce
California Business Properties
California Business Roundtable
California Cleaners Association
California Contract Cities Association
California Council for Environmental & Economic Balance (CCEEB)
California Fuels & Convenience Alliance- Formerly California Independent Oil Marketers Association (CIOMA)
California Gaming Association
California Grocers Association
California Hispanic Chamber
California Hotel & Lodging Association
California Independent Petroleum Association
California Infrastructure Delivery Coalition
California Life Sciences Association
California Manufacturers & Technology Association
California Metals Coalition
California Natural Gas Producers Association
California Restaurant Association
California Retailers Association
California Self Storage Association
California Small Business Alliance
California Travel Association (CalTravel)
California Trucking Association
Californians For Smarter Sustainability
Carson Chamber of Commerce
Carson Dominguez Employers Alliance
Central City Association
Century City Chamber of Commerce
Chatsworth Porter Ranch Chamber of Commerce
Citrus Valley Association of Realtors
Civil Justice Association of California CJAC
Claremont Chamber of Commerce
Commerce Business Council formerly Commercial Industrial Council/Chamber of Commerce
Compton Chamber of Commerce
Compton Community Development Corporation
Compton Entertainment Chamber of Commerce
Construction Industry Air Quality Coalition
Construction Industry Coalition on Water Quality
Council of Infill Builders
Crenshaw Chamber of Commerce
Culver City Chamber of Commerce
Downey Chamber of Commerce

Downtown Alliance
Downtown Long Beach Alliance
DTLA Chamber of Commerce
El Monte/South El Monte Chamber
El Salvador Corridor Association
El Segundo Chamber of Commerce
Employers Group
Energy Independence Now EIN
Engineering Contractor's Association
EXP The Opportunity Engine
FastLink DTLA
Filipino American Chamber of Commerce
Friends of Hollywood Central Park
FuturePorts
Gardena Valley Chamber
Gateway to LA
Glendale Association of Realtors
Glendale Chamber
Glendora Chamber
Greater Antelope Valley AOR
Greater Bakersfield Chamber of Commerce
Greater Coachella Valley Chamber of Commerce
Greater Downey Association of REALTORS
Greater Lakewood Chamber of Commerce
Greater Leimert Park Crenshaw Corridor BID
Greater Los Angeles African American Chamber
Greater Los Angeles Association of Realtors
Greater Los Angeles New Car Dealers Association
Greater San Fernando Valley Chamber
Harbor Association of Industry and Commerce
Harbor Trucking Association
Historic Core BID of Downtown Los Angeles
Hollywood Chamber
Hospital Association of Southern California
Hotel Association of Los Angeles
ICBWA- International Cannabis Women Business Association
Independent Cities Association
Independent Hospitality Coalition
Industrial Environmental Association
Industry Business Council
Inglewood Board of Realtors
Inland Empire Economic Partnership
Irwindale Chamber of Commerce
Kombucha Brewers International
La Cañada Flintridge Chamber
LA County Medical Association
LA Fashion District BID
LA South Chamber of Commerce
Larchmont Boulevard Association
Latin Business Association
Latino Food Industry Association
Latino Golfers Association
Latino Restaurant Association
LAX Coastal Area Chamber
Licensed Adult Residential Care Association- LARCA
Long Beach Area Chamber
Long Beach Economic Partnership
Long Beach Major Arts Consortium
Los Angeles Area Chamber
Los Angeles Economic Development Center
Los Angeles Gateway Chamber of Commerce
Los Angeles Latino Chamber
Los Angeles LGBTQ Chamber of Commerce
Los Angeles Parking Association
Los Angeles Regional Food Bank
MADIA Tech Launch
Malibu Chamber of Commerce
Manhattan Beach Chamber of Commerce
Manhattan Beach Downtown Business & Professional Association
Marina Del Rey Lessees Association
Marketplace Industry Association
Monrovia Chamber
Motion Picture Association of America, Inc.
MoveLA
MultiCultural Business Alliance
NAIOP Southern California Chapter
NAREIT
National Association of Minority Contractors
National Association of Theatre Owners
CA/Nevada
National Association of Women Business Owners
National Association of Women Business Owners - LA
National Association of Women Business Owners- California
National Federation of Independent Business Owners California
National Hookah
National Latina Business Women's Association
Norwegian American Chamber of Commerce
Ofiso Community Foundation

Orange County Business Council
Orange County Hispanic Chamber of Commerce
Pacific Merchant Shipping Association
Panorama City Chamber of Commerce
Paramount Chamber of Commerce
Pasadena Chamber
Pasadena Foothills Association of Realtors
PGA
Pharmaceutical Care Management Association
PhRMA
Pico Rivera Chamber of Commerce
Pomona Chamber
Rancho Southeast REALTORS
ReadyNation California
Recording Industry Association of America
Regional CAL Black Chamber, SVF
Regional Hispanic Chambers
San Gabriel Valley Economic Partnership
San Pedro Peninsula Chamber of Commerce
Santa Clarita Valley Chamber
Santa Clarita Valley Economic Development Corp.
Santa Monica Chamber of Commerce
Secure Water Alliance
Sherman Oaks Chamber
Signal Hill Chamber
South Bay Association of Chambers
South Bay Association of Realtors
South Gate Chamber of Commerce
Southern California Contractors Association
Southern California Golf Association
Southern California Grantmakers
Southern California KFC Franchise
Southern California Leadership Council
Southern California Minority Suppliers Development Council Inc.
Southern California Water Coalition
Southland Regional Association of Realtors
Specialty Equipment Market Association
Structural Engineers Association of Southern California
Sunland/Tujunga Chamber
Sunset Strip Business Improvement District
Swiss American Chamber of Commerce
Thai American Chamber of Commerce
The Bridge Network
The LA Coalition for the Economy & Jobs
The Los Angeles Taxpayers Association
The Two Hundred for Homeownership
Torrance Area Chamber
Tri-Counties Association of Realtors
United Chambers – San Fernando Valley & Region
United Contractors
United States-Mexico Chamber
Unmanned Autonomous Vehicle Systems Association
Urban Business Council
US Green Building Council
US Resiliency Council
Valley Economic Alliance, The
Valley Industry & Commerce Association
Venice Chamber of Commerce
Vermont Slauson Economic Development Corporation
Veterans in Business
Vietnamese American Chamber
Village of Sherman Oaks BID
Warner Center Association
West Covina Chamber
West Hollywood Chamber
West Hollywood Design District
West Los Angeles Chamber
West San Gabriel Valley Association of Realtors
West Valley/Warner Center Chamber
Westchester BID
Western Electrical Contractors Association
Western Manufactured Housing Association
Western Propane Gas Association
Western States Petroleum Association
Westside Council of Chambers
Westwood Community Council
Whittier Chamber of Commerce
Wilmington Chamber
World Trade Center
Yes in My Backyard
7-Eleven Franchise Owners Association of Southern California



Landscape Development, Inc.

July 14, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of LiUNA! Local Union 300 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.



Landscape Development, Inc.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

A handwritten signature in blue ink, appearing to read "Vince Germann".

Vince Germann
Senior Vice President



13691 W. Vaughn St.
San Fernando, CA 91340
C. 858.945.2606
Vince.Germann@brightview.com
www.brightview.com

Cc: L.A. County of Board of Supervisors

C. A. RASMUSSEN, INC.

GENERAL ENGINEERING CONTRACTORS

LICENSE NO. 254681A

7/13/26

Los Angeles County Regional Planning Commission

Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of Local Union 12, 300, 600 and 209 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

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Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

A handwritten signature in blue ink, appearing to read 'AR', is positioned above the printed name.

Adam Rasmussen

President

C. A. RASMUSSEN, Inc

Cc: L.A. County of Board of Supervisors



California Institute of the Arts
24700 McBean Parkway
Valencia, California 91355-2340
calarts.edu

Office of the President
Phone 661 253-7820
president@calarts.edu

June 23, 2026

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract Map 84508), Project No.: PRJ2024-003038

Dear Los Angeles County Regional Planning Commission,

The California Institute of the Arts (CalArts), a Disney endowed, internationally recognized arts college welcomed its first class in 1970, and has been serving the Santa Clarita Valley and beyond ever since. We offer comprehensive degree programs in visual, performing, media and literary arts from our campus in Valencia, where students have access to local experts and extensive community resources.

FivePoint and its subsidiary, the Newhall Land & Farming Company (who helped facilitate the initial opening our campus), have been longstanding members of the community and bring expansive benefits to the region. The first phase of Valencia by FivePoint, now home to several thousand residents, has been a well-recognized success for the Santa Clarita Valley. The proposed next phase – Homestead South.

Importantly, the new community will deliver more much needed high-quality, price-attainable homes that can serve our faculty, staff, students, and alumni; dedicate open space and enhance our valley's trail system.

At CalArts, environmental stewardship is one of our guiding principles. It is a priority we share with FivePoint. At full buildout, Valencia by FivePoint community will be one of the largest in the nation to commit to achieving net zero greenhouse gas emissions, thanks to a variety of on-site and off-site investments. In addition, FivePoint has committed to permanently protect up to 10,000 acres of the vast open space we enjoy in the Santa Clarita region, and its energetic conservation work has protected a variety of native wildlife habitats and animal species.

A rising tide lifts all ships, and the health of CalArts depends on the health of our broader region. The next phase of Valencia by FivePoint will bring meaningful benefits to this community, as well as our school and our environment. We urge you to give this project your full support.

Sincerely,

A handwritten signature in black ink, appearing to read 'KJB', followed by a horizontal line extending to the right.

Kiara Brown, Chief of Staff

cc: Los Angeles County Board of Supervisors



June 29, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT -- Homestead South (Tract 84508), Project No.: PRJ2024-003038

Dear Los Angeles County Regional Planning Commission,

The California Chamber of Commerce (CalChamber) is a non-profit business association with over 14,000 members, both individual and corporate, representing 25% of the state's private sector and virtually every economic interest in the state of California. Seventy-five percent of its members have 100 or fewer employees. CalChamber has proudly supported and fostered the growth and competitiveness of California's dynamic economy for more than a century. We respectfully submit this letter in support of L.A. County's approval of the next phase of Valencia by FivePoint in the Santa Clarita Valley – Homestead South.

Valencia by FivePoint is already home to approximately 4,000 residents and has established itself as a powerful economic engine in the Santa Clarita Valley. To date, the community has generated thousands of construction and permanent jobs, significant economic output, and substantial annual tax revenues for both Los Angeles County and the State of California. The proposed next phase — Homestead South will only expand upon this positive impact, delivering additional jobs, commercial activity, and tax revenue to fund our essential services.

Los Angeles County is facing a severe and well-documented housing shortage that is worsening the statewide housing crisis, undermining business recruitment, and diminishing quality of life for residents across the region. The proposed neighborhood directly addresses this urgent need. Homestead South will deliver more than 3,600 new homes across a range of styles and price points — including options within financial reach for first-time homebuyers and working families. Notably, more than two-thirds of homes sold to date in Valencia by FivePoint were sold below the L.A. County median home price.

The proposed community will also contribute to Valencia's overall balance. Last year, LA County unanimously approved 4 million square feet of commercial space. The current proposals will enable housing to accommodate this commercial space, maintaining the

community's healthy jobs-housing balance and contributing to the excellent quality of life that Valencia provides.

CalChamber strongly urges the County to support this next phase of Valencia by FivePoint and help deliver its lasting benefits to the residents, businesses, and communities of Los Angeles County and the State of California.

Sincerely,

A handwritten signature in black ink, appearing to read 'Corianna Miller', with a stylized, cursive script.

Corianna Miller
Policy Advocate

Cc: L.A. County Board of Supervisors

CM:nrd



CALIFORNIA BUSINESS PROPERTIES ASSOCIATION

1121 L Street, Suite 501 • Sacramento, CA 95814 • Phone (916) 443-4676 • www.cbpa.com

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CRYSTAL WHITFIELD
Director of Communications & Marketing
WILL HIXSON
Sr. Director of Government Relations
SKYLER WONNACOTT

CBPA California Business Properties Association (CBPA) is the recognized voice of all aspects of the commercial – office, retail, and industrial – real estate industry in California, representing the largest commercial real estate consortium with over 10,000 members.

July 21, 2026

County of Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: *SUPPORT for Homestead South (Tract 84508)*

Dear Los Angeles County Planning Commissioners:

California Business Properties Association strongly supports FivePoint's proposed Homestead South development and respectfully urges its approval. The project will continue the development of Valencia by FivePoint and provide needed housing and public amenities in the Santa Clarita Valley.

CBPA has represented California's commercial real estate industry for more than 50 years. We represent more than 10,000 members across the office, retail, and industrial sectors and support responsible development throughout the state.

Homestead South will provide more than 3,600 new homes, including price-attainable workforce housing, helping address the shortage of housing available to workers and families. Locating new housing near major employment centers also gives more residents the opportunity to live closer to where they work.

The project also includes two new parks, recreational amenities, and substantial open-space preservation.

Valencia by FivePoint has already provided housing, jobs, and economic activity in Los Angeles County. Homestead South will continue that progress and help meet the needs of the growing Santa Clarita Valley.

CBPA respectfully urges the Commission to approve Homestead South.

Respectfully,

Matthew Hargrove
President & CEO

cc: Los Angeles County Board of Supervisors

June 26, 2026

County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Members of the Los Angeles County Regional Planning Commission:

I am writing on behalf of the California Business Roundtable to voice our strong support for Homestead South, the next phase of the Valencia by FivePoint master-planned community.

The California Business Roundtable is dedicated to advancing policies and investments that promote economic growth, job creation, and long-term prosperity throughout California. The projects before you reflect the type of thoughtful, forward-looking development our state needs to remain competitive.

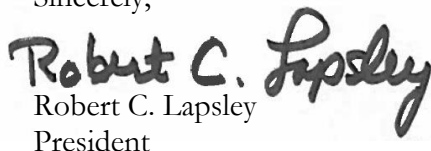
California's housing shortage continues to constrain economic opportunity, workforce mobility, and business growth. Employers across industries face increasing challenges recruiting and retaining workers in regions where housing costs remain out of reach for many families. Expanding housing supply is essential to addressing these challenges.

Homestead South will deliver 3,600 new homes while preserving more than 60% additional acres of open space and creating new parks, schools, recreational amenities, and community infrastructure.

Valencia by FivePoint demonstrates that housing creation, environmental stewardship, and economic development can advance together. The community's commitment to sustainability, including its net-zero greenhouse gas commitment, provides an important model for future growth throughout California.

For these reasons, the California Business Roundtable strongly supports the requested approvals and respectfully urges the Commission to advance these important projects.

Sincerely,


Robert C. Lapsley
President

Cc: Los Angeles County Board of Supervisors



July 6, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Members of the Los Angeles County Regional Planning Commission:

For over 100 years, CCA has advanced policies and partnerships that strengthen Los Angeles as a place to live, work, invest, and visit. We lead by convening diverse perspectives and aligning them around practical, forward-looking solutions. We are pleased to express our strong support for the next chapter in the Valencia by FivePoint community: Homestead South.

Los Angeles County continues to face a profound housing shortage that affects residents, employers, and communities across the region. Encouraging an increase in housing at a range of price points remains one of the most important steps policymakers can take to improve affordability and support economic mobility.

The proposed neighborhood will add more than 3,600 homes while delivering significant community benefits, including new parks, recreational amenities, and extensive open-space preservation.

We are particularly encouraged by FivePoint's continued commitment to sustainability. Valencia by FivePoint demonstrates that large-scale housing production can be paired with environmental stewardship, energy efficiency, mobility investments, and long-term open-space conservation.

Homestead South represents an important opportunity to expand housing supply while strengthening the region's economy and quality of life. For these reasons, CCA respectfully urges the Commission to approve this project.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Nella McOsker". The signature is fluid and cursive, with a large initial "N" and a long, sweeping underline.

Nella McOsker
President & CEO
Central City Association of Los Angeles

CC: L.A. County Board of Supervisors



SOUTHERN CALIFORNIA LEADERSHIP COUNCIL

633 West 5th Street, Suite 3300
Los Angeles, CA 90071
P: 213.622.4300
F: 213.622.7100

Co-Chairs:

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Supervisor Curt Hagman
Fran Inman

July 22, 2026

Vice-Chairs:

Steven Powell
Supervisor Donald Wagner

Hon. Elvin W. Moon, Chair
Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

SCLC Board:

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Steven Neal
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Steve PonTell
Michael Ruane
Martha Santana-Chin
Dr. Peter Slavin
Supervisor Karen Spiegel
Frederick Terrell
Trey Thornton
Raul Vargas
Mike Vomund
Mayor Pro Tem Alan Wapner
Stephanie Wiggins
Steve Williams

RE: SUPPORT Homestead South (Tract 84508)

Dear Chair Moon and Members of the Regional Planning Commission:

The Southern California Leadership Council (SCLC) respectfully submits this letter in support of FivePoint's proposal for the Homestead South community that will soon be before the Regional Planning Commission.

SCLC is a non-partisan, non-profit public policy organization that provides leadership on major public policies and issues that are critical to the economic vitality, job growth, and quality of life in Southern California. Our Board brings together the experience and expertise of three former California Governors (Pete Wilson, Gray Davis, and Arnold Schwarzenegger), a core group of elected leaders from Southern California's largest local government jurisdictions, including the Los Angeles County Board of Supervisors, and nearly four dozen senior leaders from some of the region's largest companies and major public agencies.

As an organization that addresses the important economic and quality of life issues facing Southern California, SCLC considers the current housing affordability crisis as one of the most critical issues challenging our region. Housing affordability has been one of our primary focus areas for many years due to its negative impacts on Southern California's economy, employment, competitiveness, and its residents. Because our view is regional in scope, we rarely comment on individual development projects. However, we have determined that Homestead South, as part of the continued evolution of Valencia by FivePoint, is a project of regional significance, and we are therefore submitting this letter to voice our support.

Executive Staff:

Mike Roos
President

Richard Lambros
Managing Director

Valencia by FivePoint has already done much to address our concerns about the housing crisis. The community has generated significant economic activity, created thousands of jobs, and demonstrated that housing production, economic

growth, and environmental stewardship can advance together. Importantly, FivePoint has pursued these goals while maintaining a commitment to net-zero greenhouse gas emissions and preserving approximately 10,000 acres of permanently protected open space.

The project currently before the County will build upon that success. Homestead South will create approximately 3,600 new homes, helping address one of Southern California's most pressing challenges at a time when housing production remains far below regional need.

We view Valencia by FivePoint and the proposed Homestead South neighborhood as a model for the sustainable community development and housing production our region urgently needs. For these reasons, we respectfully urge your support for this project.

Sincerely,



Mike Roos
President



Richard Lambros
Managing Director

cc: Los Angeles County Board of Supervisors



26455 Rockwell Canyon Road, Santa Clarita, CA 91355 • (661) 259-7800 • www.canyons.edu

June 9, 2026

County of Los Angeles Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Homestead South (Tract Map 84508)

Dear Los Angeles County Planning Commission:

College of the Canyons has proudly served the Santa Clarita Valley for nearly 60 years. From our campuses in Valencia and Canyon Country, we provide high-quality education to more than 40,000 students annually. Today, we offer more than 300 associate degrees and certificates, and — beginning this year — our first bachelor's degree program.

FivePoint, and its predecessor the Newhall Land & Farming Company, have been invaluable partners since our founding. We acquired more than 150 acres in Valencia from the company — which generously returned 10% of the purchase price as a gift to the College.

That spirit of partnership has continued ever since. FivePoint generously donated 53 electric vehicle chargers for our Valencia parking structure — a gift that promotes cleaner transportation and helps reduce climate pollution right here at home. In addition, both the College and FivePoint serve together on the Santa Clarita Valley Economic Development Corporation Board of Directors, working to enhance the continued growth and development of the Santa Clarita Valley.

Economic projections show that Valencia by FivePoint will produce more than \$1 billion of annual tax revenue and support thousands of jobs when fully built out. As the Santa Clarita Valley's leading higher education provider, College of the Canyons stands ready to meet the demands of Valencia's growing workforce and deliver the training and programs that will ensure employees and companies remain competitive in their various industries.

With Valencia's expected growth, we look forward to continuing our partnership with FivePoint and expanding and enhancing our capabilities to meet the emerging needs of the community's new residents, neighborhoods, and businesses.

Thank you for the opportunity to share our perspective on this important project.

Sincerely,

Dr. Jasmine Ruys
Superintendent/President

SANTA CLARITA COMMUNITY COLLEGE DISTRICT BOARD OF TRUSTEES

Edel Alonso • Fred K. Arnold • Carlos R. Guerrero • Sharlene R. Johnson • Darlene Trevino

**Fernandeño Tataviam Band of Mission Indians
Native Sovereign Nation**



Rudy J. Ortega, Jr.

July 2, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Members of the Los Angeles County Regional Planning Commission,

As the Tribal Government of the northern Los Angeles County, including the Santa Clarita Valley, the Fernandeño Tataviam Band of Mission Indians (“FTBMI”) appreciates the opportunity to write in strong support of the Homestead South project, the next phase of the Valencia by FivePoint community. Since the mid-1990s, the FTBMI has worked closely with FivePoint and its predecessor, the Newhall Land and Farming Company, along with Los Angeles County and other regulatory agencies to analyze, monitor, and mitigate impacts to Tribal Cultural Resources (“TCRs”). As descendants of the villages in the Santa Clarita Valley, we are proud of our commitment to protect TCRs on our ancestral lands as Newhall has worked to provide housing and jobs to the community as well as our own Tribal Citizens.

In 2007, the FTBMI entered into an agreement with Newhall that requires Newhall to implement substantial measures to protect significant TCRs on its development sites. This agreement established a precedent setting framework to ensure that cultural resources are protected while allowing for responsible development. It has successfully balanced economic progress and housing production with cultural preservation for nearly 20 years. The agreement also requires Newhall to retain FTBMI Tribal Monitors during soil-disturbing activities and to seek FTBMI review of mitigation for impacts to cultural resources. Under the agreement, the FTBMI has acted as Tribal consultant for Newhall’s developments, including this Project, and provided special expertise regarding Native American heritage and interests. The FTBMI has been the primary liaison between Newhall and the Native American community of the Santa Clarita Valley.

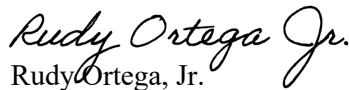
Based on our participation in the archaeological surveys, soil investigations, and County’s implementation of the AB 52 Tribal Consultation process, we support the Project and its measures to protect TCRs. In our role as Tribal Cultural Resources Monitors for the Project, we will work to ensure that any potential cultural resources are identified and treated respectfully.

In addition, as part of the long-term development plan for Valencia, FivePoint is permanently protecting about 10,000 acres of open space, equal to two-thirds of their total land. FivePoint has also invested millions of dollars in habitat restoration, including wetlands and streams along the Santa Clara River that are now home to native animals and plants. The company was also instrumental in bringing back the rare San Fernando Valley Spineflower through experimental seeding and habitat enhancement efforts, and

continues to protect the species with dedicated conservation areas in Valencia by FivePoint neighborhoods, including those before you today. Approving Homestead South will allow FivePoint to extend its environmental stewardship for the benefit of all who reside on our homelands in Los Angeles County.

The FTBMI is proud to continue our collaboration with FivePoint, ensuring that development in our ancestral homelands honors our heritage while creating opportunities for the broader community. We urge the Commission to move this Project forward with confidence that Tribal Cultural Resources will be protected and treated with dignity, and look forward to continued partnership with Valencia by FivePoint to ensure this Project is developed consistently with the preservation of our rich cultural legacy.

Sincerely,

A handwritten signature in black ink that reads "Rudy Ortega Jr." in a cursive script.

Rudy Ortega, Jr.
Tribal President

Cc: Los Angeles County Board of Supervisors



**Greater Los Angeles African
American Chamber of Commerce**

June 7, 2026

501(C) 6

Board Members

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DuVon Davis, *Vice-Chairman*
Angela Gibson, *President*
Lisa Stevens, *Vice President*
Ronald A. Lowe, *Secretary*
Lily Otieno, *Treasurer*

County of Los Angeles Regional Planning Commission

Department of Regional Planning

320 West Temple Street

Los Angeles, CA 90012

Directors

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McKenzie Neely-Wright
Delphine Pruitt
Diana Simmons
Breana Weaver

RE: SUPPORT Homestead South (Tract 84508)

Dear L.A. Regional Planning Commission Members,

The Greater Los Angeles African American Chamber of Commerce (GLAAACC) was established in 1991 to advocate for African-American owned businesses an increase their participation in the L.A. regional economy. Our mission includes fostering job creation, promoting entrepreneurship, and expanding access to economic opportunity for all.

We strongly support the next phase of the Valencia by FivePoint community – Homestead South. The proposed projects will add more than 3,600 new homes as well as two public parks, and 1,000 acres of open space.

FivePoint fuels the business climate of the Santa Clarita Valley. The projects will create significant numbers of new construction and service-sector jobs, new contract opportunities for diverse businesses, and critical housing for our regional workforce. The positive impact for our members, and all Angelenos, will be significant and long-lasting.

FivePoint has received the prestigious designation of Builder of the Year from GLAAACC twice, in 2024 and 2022, demonstrating their commitment to our mission and enhancing our local economy. We encourage you to support this proposal without delay.

Sincerely,

A handwritten signature in black ink that reads "Angela Gibson-Shaw". The signature is written in a cursive, flowing style.

Angela Gibson Shaw
President, GLAAACC



June 15, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

**RE: SUPPORT Homestead South (Tract 84508), Entrada North (Tract 84536)
and Legacy Village (84509)**

Dear L.A. County Regional Planning Commission,

As a longtime resident and business owner in Valencia and an active community volunteer, the long-term health of the Santa Clarita Valley is deeply important to me. That is why I am a strong supporter of the next phase of the Valencia by FivePoint community. I own Salt Creek Grille, a restaurant in the Valencia Town Center. FivePoint and its predecessor played a key role in the creation of the Valencia Town Center, which has served as an valued economic hub and community gathering place for more than 30 years.

California's housing shortage has reached crisis levels, and Valencia by FivePoint is helping address this challenge by adding significant, price-attainable housing to one of the County's fastest-growing areas and largest job centers. The proposed next phase includes three new neighborhoods — Homestead South, Legacy Village, and Entrada North — which together will deliver more than 7,500 new homes to the Santa Clarita Valley, along with up to 300,000 square feet of job-generating commercial space.

As a local business owner, I understand how housing availability and affordability directly impact the region's economic vitality. Providing diverse housing options near our commercial and retail centers allows community members to live near their workplace, which improves employee retention and overall quality of life. Increased local housing also builds the consistent foot traffic that restaurants and retailers need to flourish, supporting broader economic development in the region.

Beyond driving economic prosperity and housing stability, FivePoint has demonstrated a deep and lasting commitment to this community. I have been privileged to serve as the longest-tenured board member of the Henry Mayo Newhall Foundation and as a member of the Boys & Girls Club Advisory Board, and I

have seen firsthand FivePoint's meaningful support of both organizations. This is a company that is genuinely invested in shaping the best possible future for the Santa Clarita Valley.

Approving Homestead South, Legacy Village, and Entrada North will build upon FivePoint's already vibrant and sustainable community and deliver lasting benefits to the entire Santa Clarita region. Thank you for your consideration.

Sincerely,



Greg Amsler, Proprietor

Cc: Los Angeles County Board of Supervisors



June 10, 2026

Dear Regional Planning Commissioners,

Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South, Legacy Village, Entrada North

I am pleased to write to you as in support of Valencia by FivePoint. The Henry Mayo Newhall Hospital Foundation is a nonprofit, philanthropic organization that strives to increase community awareness and raise vital funds for hospital initiatives, such as expanding services and acquiring new technology to bolster the excellent care already available at our renowned hospital.

The most successful hospitals grow and prosper with the help of their community. Henry Mayo Newhall Hospital is no exception, as we proudly celebrate our 50th year serving the Santa Clarita Valley.

FivePoint and its predecessor, Newhall Land, have been leaders in the Santa Clarita Valley community for over a century, providing critical assistance to help our region and our hospital flourish and help keep our community healthy. This continuing commitment to Henry Mayo Newhall Hospital dates back to our hospital's formation, with Newhall Land's donation of 25 acres of land and an initial capital investment back in 1969.

Today, Valencia by FivePoint is a vital asset for the local and regional economies, providing much-needed housing and jobs for this region, and, importantly, helping enable a healthy lifestyle for the thousands of residents that call the community home. With over 50 miles of walking paths planned, as well as public parks and outdoor recreation spaces, Valencia by FivePoint encourages the community to get outside and move. In addition, the community's impressive sustainability investments contribute to cleaner air and healthier lives for us all.

Valencia by FivePoint also supports healthy eating through its on-site farmers market, and fosters connection through communal gathering spaces, inviting people to spend time together and forge healthy social bonds.

These impressive achievements make the entire region better. We support Valencia by FivePoint's continued growth and success through the proposed next phase of the community, Homestead South, Legacy Village, and Entrada North. They are a good corporate partner and committed to quality development.

Sincerely,

A handwritten signature in blue ink, appearing to read "Marlee", with a long horizontal flourish extending to the right.

Marlee Lauffer
Foundation President, Henry Mayo Newhall Hospital Foundation

June 22, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of Operating Engineers Local 12, and Laborers Locals 585 and 300 that have worked on the community development to date at **Valencia by FivePoint's Mission Village** project. We are pleased to support the next phase of the Valencia by FivePoint community, **Homestead South Project**.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

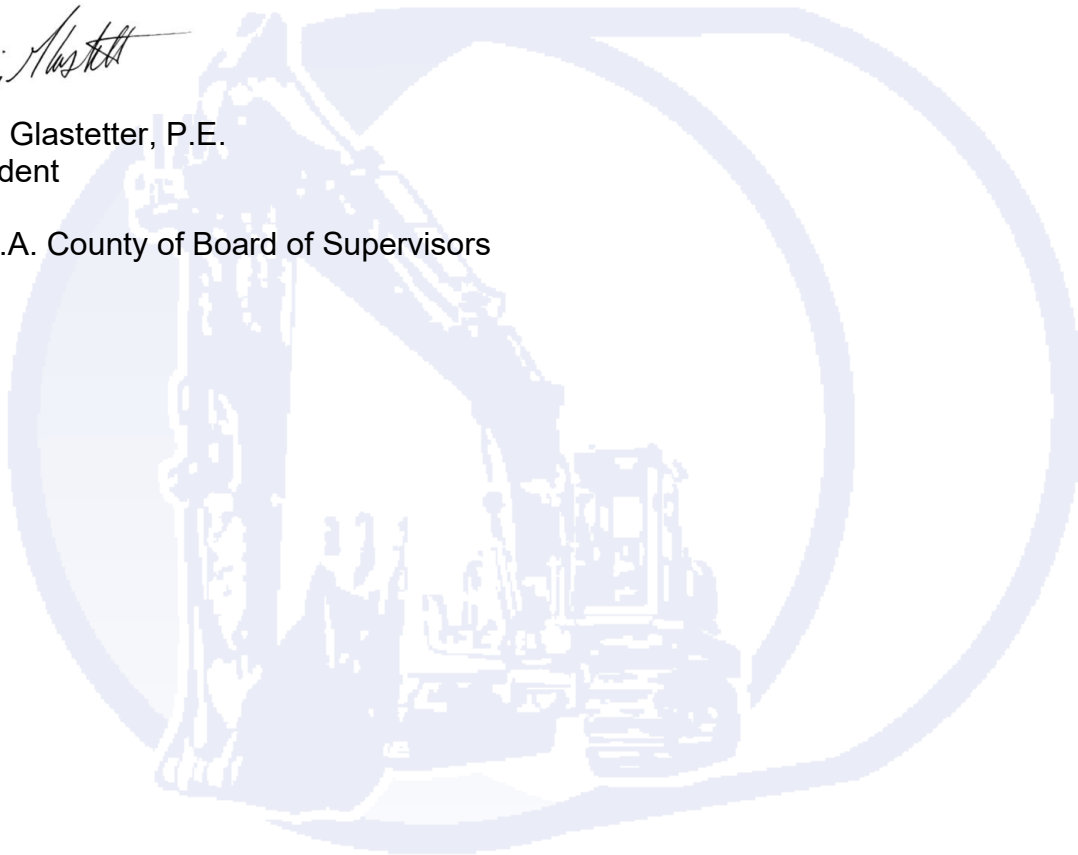
In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

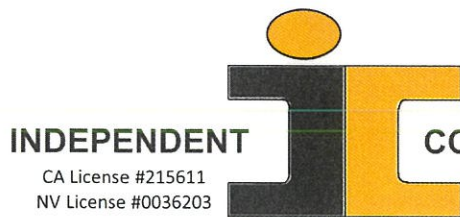
Sincerely,



Craig Glastetter, P.E.
President

Cc: L.A. County of Board of Supervisors





INDEPENDENT

CA License #215611
NV License #0036203

CONSTRUCTION CO.

3911 Laura Alice Way • CONCORD, CALIFORNIA 94520
(925) 686-1780 • FAX: (925) 686-1499 • INDYCC.COM

GRADING — PAVING



June 16, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of International Union of Operating Engineers Local 12 and Southern California District Council of Laborers that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other

features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

A handwritten signature in blue ink, appearing to read "B.C. McCosker", followed by a long horizontal flourish.

Brian McCosker
President

Cc: L.A. County of Board of Supervisors

JERRY PELTON
J&P DEVELOPMENT, LLC
5380 DORWIN LANE
SANTA BARBARA, CA 93111
805 570-2374
jrpelton@aol.com

July 3, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

**RE: SUPPORT Homestead South (Tract 84508), Entrada North (Tract 84536)
and Legacy Village (84509)**

Dear L.A. County Regional Planning Commissioners,

I own seven industrial properties in Los Angeles County and am a business owner at Valencia Commerce Center (VCC) and a member of the VCC Association Board of Directors. I am a strong supporter of FivePoint's proposal for the next phase of the Valencia by FivePoint community: Homestead South, Entrada North and Legacy Village.

VCC is already home to approximately 300 businesses in a range of business that fuel the region's economy, and in 2025 the L.A. County Board of Supervisors unanimously approved 3.4 million square feet of additional commercial and industrial space.

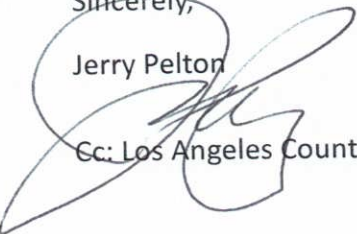
These three projects will bring an additional 300,000 square feet of commercial space to the community which will create more quality, local jobs and fuel the economic growth of the region. Homestead South, Entrada North and Legacy Village will also deliver 7,500 new homes within financial reach to accommodate the projected job generation and support a healthy jobs/housing balance.

The proposal also includes parks, three school sites, an additional fire station, trails, recreation centers and other community amenities that will strengthen the Santa Clarita Valley for years --- even generations --- to come. Please join me in supporting this investment.

Thank you for your consideration.

Sincerely,

Jerry Pelton



Cc: Los Angeles County Board of Supervisors

June 15, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

**RE: SUPPORT Homestead South (Tract 84508), Entrada North (Tract 84536)
and Legacy Village (84509)**

Dear L.A. County Regional Planning Commission,

As a resident and professional in the Santa Clarita Valley for nearly 40 years, I have seen our region grow and flourish into the vibrant community I am proud to call home. I am writing to extend my support to Valencia by FivePoint, a thriving master-planned community from a company that goes above and beyond to serve and support our community.

I had the privilege of serving as the Executive Director of the Boys & Girls Club of Santa Clarita Valley for 29 years. During that time, I collaborated with the dedicated team members behind both the original 1960s Valencia and its modern continuation, Valencia by FivePoint. I am deeply grateful for the unwavering support and longstanding partnership the Boys & Girls Club has enjoyed with both FivePoint and its predecessor, the Newhall Land & Farming Company. They really care about our community.

Valencia by FivePoint is a dynamic and sustainable community already home to approximately 4,000 residents, proving that housing production, community-building, and open space preservation can all move forward together. The next phase of Valencia by FivePoint will extend these contributions even further. The proposed new neighborhoods — Homestead South, Legacy Village, and Entrada North — will deliver more than 7,500 new homes to the region while preserving more than 2,000 additional acres of open space. These projects will also bring four new public parks, interconnected walking paths, and a new regional river trail with a public trailhead, all of which are available to the entire Santa Clarita Valley community. The Boys & Girls Club takes pride in helping to enrich the lives of all children who come to our facilities and take advantage of our programs. Providing access to nature in this way is crucial to supporting their overall health and well-being and fostering their own love for the great outdoors. I commend FivePoint for creating these resources that benefit the broader community. Great vision!

I am proud to support this thoughtful, sustainable community that continues to support the region's economic prosperity, provide much-needed housing, and deliver lasting benefits to everyone in the Santa Clarita Valley. I respectfully encourage you to join me in supporting the next phase of Valencia by FivePoint. Thank you for your consideration.

Sincerely,

Jim Ventress

Retired CEO, Boys & Girls Club of Santa Clarita Valley

Cc: Los Angeles County Board of Directors

Cc: Los Angeles County Board of Supervisors



June 11, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

**RE: SUPPORT Homestead South (Tract 84508), Entrada North (Tract 84536)
and Legacy Village (84509)**

Dear L.A. County Regional Planning Commission,

As a business owner at Valencia Commerce Center, and with two of our five locations in the Santa Clarita area, I strongly support FivePoint's proposal for the next chapter of the Valencia by FivePoint community.

The next phase introduces three new neighborhoods, Homestead South, Legacy Village, and Entrada North. These projects will create an additional 7,500 homes in Valencia by FivePoint --much-needed housing to address the ongoing housing shortage. In addition, Entrada North is planned to provide up to 300,000 square feet of commercial space, which will create quality, local jobs and boost tax revenue to support public services. Together, this blend of residential and commercial development will drive economic growth, support a healthy jobs-housing balance and enhance Santa Clarita Valley's long-term prosperity.

FivePoint is a model community-builder, driving a more sustainable future for Los Angeles County by committing to net-zero greenhouse gas emissions and permanently preserving 10,000 acres of open space. Valencia by FivePoint invests in comprehensive sustainability and mobility programs in the community and beyond, including solar power, zero-net energy homes and buildings, and other innovative initiatives.

FivePoint brings the best of both worlds to our valley, balancing economic growth and job creation with housing production and sustainability. Please join me in supporting Valencia by FivePoint to support a better future for all of L.A. County.

Sincerely,

John Prabhu

John Prabhu
Partner and Co-Owner
LA North Studios LLC

cc: Los Angeles County Board of Supervisors



LOS ANGELES AREA
CHAMBER OF COMMERCE

July 15, 2026

County of Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Valencia by FivePoint Homestead South (Tract 84508) Support

Dear Los Angeles County Regional Planning Commission,

On behalf of the Los Angeles Area Chamber of Commerce (“The Chamber”), the largest business organization in the Los Angeles region, I am writing to express our strong support for the next phase of Valencia by FivePoint: Legacy Village.

Valencia by FivePoint is a community of regionwide economic significance, creating workforce opportunities and meaningful tax revenue that benefits the Los Angeles region. The Chamber believes these proposed neighborhoods will amplify those benefits, most notably by helping address the region’s severe housing shortage.

Homestead South is planned to deliver approximately 3,600 new homes at a variety of price points, located near existing and future employment opportunities. These communities will allow more Angelenos to live closer to where they work, reducing commute times and improving quality of life. In addition, the community will have two public parks totaling over 10,000 acres along with recreational facilities.

The Chamber supports projects that address the housing crisis, strengthen local economies, and create vibrant communities where residents can live, work, and thrive. The Valencia by FivePoint community continues to exemplify these goals.

Valencia by FivePoint is also a national model for sustainable community development. The community is committed to net-zero greenhouse gas emissions and the preservation of approximately 10,000 acres of open space, while investing in mobility programs and other sustainability initiatives. The Chamber believes FivePoint’s vision for advancing housing production, economic growth, and sustainability is commendable, and we urge the County to support these important projects.

Sincerely,

Carlos A. Singer
Chief Policy Officer

cc: Los Angeles County Board of Supervisors



July 8, 2026

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Los Angeles Regional County Planning Commission,

On behalf of the Los Angeles Business Council (LABC), a business research and advocacy organization representing more than 550 members across all industry sector focused on innovative public policy that strengthens our economy while improving quality of life for all, I write in support of the Valencia by FivePoint community in the Santa Clarita Valley.

From the beginning, LABC has been an avid supporter of the Valencia by FivePoint community. This forward-looking, master-planned community is “proof of concept” that, by harnessing well-designed solutions, we can tackle our urgent housing crisis while also protecting the environment and driving economic growth for Los Angeles County.

We extend our enthusiastic support to the next phase of Valencia by FivePoint: Homestead South. This neighborhood will create approximately 3,600 new homes, helping to address Los Angeles County’s well-documented housing shortage while advancing a healthier jobs-housing balance in the region and including 10% deed-restricted affordable for low, very low, and mid-low households. In addition, this community will provide two public parks and 1,000 acres of open space creating a community that promotes recreation, environmental stewardship, and a high quality of life for residents and visitors alike.

Valencia by FivePoint is also a model for climate-forward development. Developed in partnership with the California Air Resources Board, Climate Resolve, and GRID Alternatives, Valencia’s net-zero greenhouse gas commitment is not simply aspirational; it is part of a verified approach to reducing emissions through clean energy, thoughtful land use, mobility options, and conservation. The community’s Valencia GO Transportation Management Organization, neighborhood EV and e-bike incentives, ZEV car share, e-bike share, and mobility hub at Verve Park are exactly the kinds of programs needed to give residents practical, lower-emission transportation choices and reduce vehicle miles traveled.



Just as importantly, Homestead South also advances responsible community design through robust fire safety and resilience measures, including undergrounded utilities, Chapter 7A building standards, fire sprinklers in all homes, fire-resistant and drought-tolerant landscaping, enhanced ingress and egress, and long-term maintenance funding. Valencia is also supported by new and planned fire station investments, which will strengthen emergency response capacity for the broader community.

Valencia by FivePoint remains a model for sustainable development in Southern California, with a commitment to net-zero greenhouse gas emissions, comprehensive mobility programs, and the permanent preservation of approximately 10,000 acres of open space. This is a winning vision for sustainable growth in our region, and we are proud to offer our full support for Homestead South.

Sincerely,

A handwritten signature in black ink that reads "Mary Leslie". The signature is written in a cursive, flowing style.

Mary Leslie
President
Los Angeles Business Council



LOS ANGELES COUNTY
ECONOMIC DEVELOPMENT CORPORATION

Collaboratively Advancing Growth and Prosperity for All

June 17, 2026

County of Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: Support for Homestead South (Tract 84508)

Dear Members of the Los Angeles County Regional Planning Commission:

On behalf of the Los Angeles County Economic Development Corporation (LAEDC), I am pleased to express our support for Homestead South, the next phase of the Valencia by FivePoint community currently under consideration by Los Angeles County.

LAEDC is a nonprofit organization dedicated to advancing inclusive economic growth, strengthening key industries, supporting workforce development, and fostering a competitive business environment throughout Los Angeles County. We recognize that addressing the region's housing shortage is essential to sustaining economic opportunity, attracting talent, and maintaining the long-term competitiveness of our communities.

Valencia by FivePoint has demonstrated a thoughtful approach to community planning by integrating housing, economic development, sustainability, and open space preservation. The proposed Homestead South neighborhood builds upon this foundation and represents a significant investment in the future of the Santa Clarita Valley and Los Angeles County.

The project proposes more than 3,600 new homes, including 360 affordable housing units, helping to address the region's ongoing housing supply challenges. In addition, the community includes over 1,000 acres of open space, two public parks, a new fire station, and sites for future schools that will support the needs of current and future residents.

As Los Angeles County continues to face housing affordability and workforce challenges, projects such as Homestead South play an important role in creating opportunities for residents to live closer to employment centers while strengthening the region's jobs-housing balance. The project's commitment to sustainability, mobility investments, and community amenities further supports the County's broader goals for responsible growth and environmental stewardship.

We believe Homestead South represents a meaningful opportunity to expand housing options, enhance quality of life, and support long-term economic vitality within Los Angeles County.

Thank you for your consideration of this important project.

Sincerely,

Stephen Cheung

President & CEO

Los Angeles County Economic Development Corporation (LAEDC)
213.236.4845 | Stephen.Cheung@laedc.org

633 West 5th Street, Suite 3300, Los Angeles, California 90071
www.laedc.org • info@laedc.org • (213) 622-4300



June 24, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of Union Operating Engineers Local Union 12 and Laborer Union Local 300 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.



Miller Equipment Company, Inc.

Cont. Lic. A83168;

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,
Miller Equipment Company, Inc.



John A. Baron, Vice President

Cc: L.A. County of Board of Supervisors

(661)945-2525 • FAX (661) 945-1183
Post Office Box 2956 • Lancaster, CA 93539-2956



Board of Directors

Samantha Ortega,
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(Fernandeño Tataviam)

Mary Acuna
(Fernandeño Tataviam)

Matthew Vasquez
(Fernandeño Tataviam)

Administration

Pamela Villaseñor,
Executive Director
(Fernandeño Tataviam)

Tribally Founded



July 6, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Los Angeles County Regional Planning Commission,

Thank you for the opportunity for Pukúu Cultural Community Services (Pukúu) to comment on the next chapter of Valencia by FivePoint, Homestead South. Pukúu was founded by the Fernandeño Tataviam Band of Mission Indians in 1971. Our mission is to bridge and expand opportunities for FTBMI Citizens and Native Americans across Los Angeles County. Through Tribal innovation, we provide direct support to individuals and families via emergency services, youth and child development, cultural enrichment, harm reduction, and more.

FivePoint has been a deeply engaged and trusted partner, consistently demonstrating a commitment to our community. This partnership is especially meaningful given Pukúu's stewardship of the Haramokngna American Indian Cultural Center, the only Native American visitors center in the Angeles National Forest. As long-time caretakers of this vital site, we value partners who honor Indigenous heritage through sustained action.

FivePoint has been a responsible steward of Santa Clarita Valley land for decades, investing in substantial and significant conservation and preservation work, including the permanent protection of about 10,000 acres of open space, equal to two-thirds of their total land.

FivePoint's contributions go beyond land preservation and native plant restoration. In 2016, they partnered with Pukúu to establish the Cultural Defender Caitlin Gulley Memorial Scholarship, supporting students pursuing higher education in cultural and environmental preservation. This is not symbolic; it's a lasting, tangible investment in future leaders.

In recognition of FivePoint's dedication, Pukúu proudly honored the company with our Leadership in Cultural Preservation Award, reserved for those who go above and beyond in protecting Native heritage.

FivePoint's efforts have been intentional, sustained, and carried out in direct collaboration with our Native community, reflecting shared values and deep respect for our cultural legacy. For the reasons listed above, Pukúu respectfully encourages the Commission to support Valencia by FivePoint and the significant cultural and environmental conservation efforts it represents.

Respectfully,

A handwritten signature in black ink, appearing to read 'P. Villaseñor', enclosed within a large, stylized oval loop.

Pamela Villaseñor
Executive Director

15 July, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

Re: **SUPPORT Homestead South (Tract 84508)**

Dear Regional Planning Commissioners,

The Rebuild SoCal Partnership consists of 2,750 contractors that represent more than 60,000 union workers in all twelve Southern California counties. We are dedicated to working with elected officials and educating the public in Southern California on the continued need for essential infrastructure funding, including airports, bridges, ports, rail, roads, and water projects. Building a clean energy future and supporting smart, sustainable growth are among our organization's top priorities, and that is why we are pleased to support Homestead South, the next chapter of Valencia by FivePoint.

Homestead South represents the next phase of the long-planned Valencia community, and its approval will generate significant prevailing-wage work hours for our members. More broadly, it is a critical part of the solution to Los Angeles County's severe housing shortage — delivering more than 3,600 new homes and helping to house the workforce that powers our regional economy.

Aligning with our organization's objectives, Valencia by FivePoint advances California's climate leadership. The project includes extensive open space preservation, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, and off-site sustainability improvements in underserved communities. Long-term, Valencia by FivePoint will be one of the largest master-planned communities to achieve net-zero greenhouse gas emissions.

Furthermore, Rebuild SoCal welcomes the important transportation infrastructure enhancements that Valencia by FivePoint will deliver. FivePoint has committed substantial financial support to help improve the Old Road, a major regional artery. FivePoint is also investing in traffic mitigation and transportation improvements locally and regionally, including road widening, new signals, and other upgrades at key intersections and along major interchanges.

For these reasons, the Rebuild SoCal Partnership strongly encourages the Regional Planning Commission to approve the Homestead South project.

Sincerely,



Jon Switalski, Executive Director

LiUNA! SOUTHERN CALIFORNIA
DISTRICT COUNCIL
OF LABORERS
Feel the Power



SCCA
SOUTHERN CALIFORNIA
CONTRACTORS
ASSOCIATION

UNITED
CONTRACTORS

Southern California District Council of Laborers (SCDCL) | The Operating Engineers (IUOE Local 12)

The Building Industry Association of Southern California (BIASC) | Associated General Contractors of California – AGC California

The Associated General Contractors of America – AGC San Diego Chapter | Southern California Contractors Association (SCCA) | United Contractors (UCON)



June 23, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of the International Union of Operating Engineers Local 12 and the Southern California District Council of Laborers Local 585 that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

SAM HILL & SONS, INC. GENERAL ENGINEERING CONTRACTOR
P.O. Box 5670 Ventura, CA 93005

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

Ronald L. Hill

Ronald L. Hill
President
Sam Hill & Sons, Inc.

Cc: L.A. County of Board of Supervisors



Santa Clarita Valley
AUTO DEALERS ASSOCIATION
~Community Driven~

July 10, 2026

Los Angeles Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT - Homestead South (Tract 84508), Entrada North (Tract 84536), and Legacy Village (Tract 84509)

Dear LA County Regional Planning Commission:

The Santa Clarita Automobile Dealers Association fully supports FivePoint and their proposed projects: Homestead South, Entrada North and Legacy Village. Our Association is comprised of 17 participating dealerships, and represents one of the largest combined collections of auto dealers in Los Angeles County and a significant source of sales tax revenue and employment for the local economy.

A commitment to sustainable mobility plays an important role in FivePoint's overall vision for this carbon-neutral, environmentally responsible community. We appreciate that the ValenciaGO program is providing subsidies to residents for the purchase of zero-emission vehicles, and that all homes in Valencia come with a built-in Level 2 EV charging station. FivePoint is also installing many additional charging stations within the Valencia community and elsewhere in L.A. County.

Combined with the creation of more than 7,600 homes and up to 300,000 square feet of job-producing commercial space in the next phase of Valencia, along with the planned preservation of 10,000 acres of open space and 50 miles of trails in the complete Valencia community, this is an enlightened proposal that will elevate and strengthen our entire region. We hope it has earned your support as well.

Sincerely,

Michael Gade
Corporate Secretary
Santa Clarita Automobile Dealers Association

cc: Los Angeles County Board of Supervisors



June 30, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: Homestead South (84508), Entrada North (84536) and Legacy Village (84509) - SUPPORT

Dear Chair and Members of the Los Angeles County Regional Planning Commission:

On behalf of the Santa Clarita Valley Chamber of Commerce, I am pleased to express our support for Homestead South, Entrada North, and Legacy Village, three planned communities that will continue the implementation of the long-approved Valencia vision.

The Santa Clarita Valley Chamber of Commerce is the largest business membership organization in the Santa Clarita Valley, representing more than 65,000 member employees. Our mission includes supporting a strong local economy, advocating for policies that allow our business community to grow, and promoting investments that enhance the quality of life in our region.

Continuing the tradition of success established by FivePoint's predecessor, the Newhall Land and Farming Company, Valencia by FivePoint has become an important contributor to the Santa Clarita Valley and Los Angeles County. The community is helping address the region's housing needs while creating a balanced community that includes open space, transportation investments, schools, parks, recreation opportunities, and other critical infrastructure. Valencia by FivePoint has also demonstrated a continued commitment to sustainability and environmental stewardship, including its commitment to net zero greenhouse gas emissions and the permanent preservation of approximately 10,000 acres of open space.

The next phase of Valencia by FivePoint includes Homestead South, Legacy Village, and Entrada North. Together, these communities will provide approximately 7,600 homes, including designated affordable housing, along with approximately 2,000 acres of protected open space, transportation infrastructure improvements, public parks, school sites, trail connections, recreation facilities, enhanced mobility options, and other community and public benefits.

These communities represent an important opportunity to help address one of the Santa Clarita Valley's most pressing challenges: the continued shortage of housing opportunities for working families. Expanding housing supply is critical to maintaining a strong regional economy, supporting local employers, and ensuring that more people have the opportunity to live closer to where they work.

We encourage the County, developer, and community stakeholders to work collaboratively to ensure these projects are thoughtfully implemented and deliver the strongest possible benefits for the Santa Clarita Valley and Los Angeles County.

For these reasons, the Santa Clarita Valley Chamber of Commerce is pleased to support Homestead South, Entrada North, and Legacy Village. We respectfully encourage the Regional Planning Commission to support these important projects and the benefits they will bring to the residents of Los Angeles County.

Sincerely,

Ivan Volschenk
President & CEO



June 2, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508), Entrada North (Tract 84536), and Legacy Village (84509)

Dear Los Angeles County Regional Planning Commission
Copy : Los Angeles County Board of Supervisors

I am writing in support of Valencia by FivePoint and respectfully urge the Regional Planning Commission to recommend approval of the project.

I submit this letter as a private citizen, a 45-year resident of Santa Clarita, and the owner of a local small business, SCV Commercial Real Estate Services. Having lived in Santa Clarita for nearly my entire life, I have witnessed the community's growth from a small suburban town into one of the most desirable places to live, work, and raise a family in Los Angeles County. The communities that have succeeded over time are those that have embraced thoughtful, long range planning while preserving the quality of life that residents value. Valencia by FivePoint reflects that type of planning.

California continues to face significant housing challenges, and our region is no exception. Valencia by FivePoint will help address the need for additional housing opportunities while providing the infrastructure, amenities, and community planning necessary to support future residents. The project's integrated approach to housing, transportation, parks, trails, and open space creates a balanced framework for growth.

As a commercial real estate broker serving the Santa Clarita Valley, I regularly work with business owners and employers who struggle to attract and retain employees because of housing availability and affordability challenges. Expanding housing opportunities within well-planned communities helps strengthen the local workforce, supports economic vitality, and reduces pressure on surrounding communities.

Equally important is the project's commitment to preserving substantial open space and incorporating recreational amenities that contribute to the quality of life enjoyed by residents throughout the region. The balance between development and conservation is one of the reasons Santa Clarita has remained an attractive and vibrant community for decades.

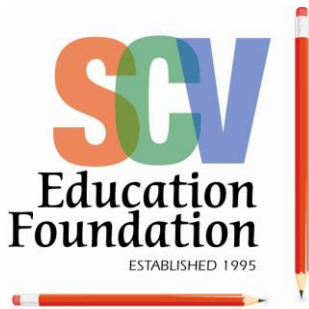
As a longtime resident who has raised a family here and operated a small business in this community, I believe Valencia by FivePoint represents responsible growth that will provide lasting benefits for future generations. I respectfully encourage the Regional Planning Commission to support the project and move it forward in the approval process.

Sincerely,

Pamela Verner, President

SCV Commercial Real Estate Services, Inc.

DRE#01815191



June 10, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

**RE: SUPPORT Homestead South (Tract 84508), Entrada North (Tract 84536)
and Legacy Village (84509)**

Dear L.A. County Regional Planning Commissioners:

The Santa Clarita Valley Education Foundation has served all five of the local school districts in the Santa Clarita Valley since 1984, and is currently supporting 55 public schools, 50,000+ students and over 2,200 teachers. Our goal is to touch the lives of each and every teacher and student through one of our programs and events.

FivePoint and its predecessor company, The Newhall Land & Farming Company, have supported our Foundation for many decades, aiding in our mission and supporting our award-winning schools. FivePoint is a trusted and longstanding partner, and we are proud to support the next phase of Valencia by FivePoint -- Homestead South, Entrada North, and Legacy Village.

Valencia by FivePoint is a vibrant and diverse master-planned community already home to approximately 4,000 residents, many of whom are children enrolled in our local schools. From the beginning, FivePoint has prioritized education and access to quality public schools as an integral part of community design. The company works closely with local districts to ensure that schools are adequately planned and ready to serve students as the community grows. The next phase is a continuation this commitment: Homestead South includes dedicated sites for a new elementary, junior high, and high school, ensuring that families who call these new neighborhoods home will have access to quality public education close to where they live.

The proposed new neighborhoods will also deliver much needed housing and thoughtful, community-serving amenities, including 4 new public parks, hiking and biking trails, and new recreation centers designed to foster community connection. FivePoint will also extend its community-wide sustainability and mobility features to these new projects, which will protect our environment for future generations.

FivePoint is an important part of the fabric of this community, and the company has proven itself to be a good neighbor, environmental steward, and trustworthy champion for all of L.A. County. For the reasons noted above, the Santa Clarita Valley Education Foundation is proud to support Valencia by FivePoint's next phase, Homestead South, Entrada North, and Legacy Village. Thank you for your consideration and support of this important plan.

Sincerely,
Joe Satorhelyi
Executive Director

Cc: L.A. County Board of Supervisors

Board Members

James Backer
*President
JSB Development*

Ron Hock
*Treasurer
CFO/Retired*

Renee Marshall
*Vice-President
Education Consultant*

Joelle Beigel
Princess Cruises

Julee Brooks
Woodcraft Rangers

Julee Brooks
Woodcraft Rangers

Edwin Clement
Saugus USD

Stephanie Beach
Castaic USD

Michael Hall
Sulphur Springs SD

Nattie Vowel

Dr. Carolyn Hoffman
Wm S. Hart USD

Amanda Montemayor
Newhall SD

Mariam Nasiry
California Credit Union

Amy Seyerle
SCV Water

Taylor Kellstrom
Kellstrom Reality Group

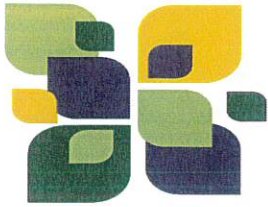
Alexis Yannich
Retired Educator

Kyle Lopez
City of Santa Clarita

Staff

Joe Satorhelyi
Executive Director

Lety Ledesma
Events Coordinator



Santa Clarita Valley Committee on Aging

Independence ♦ Dignity ♦ Quality of Life

27180 Golden Valley Road
Santa Clarita, CA 91350

June 19, 2026

County of Los Angeles Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

**RE: SUPPORT Homestead South (Tract 84508), Entrada North (Tract 84536)
and Legacy Village (84509)**

Dear Members of the Los Angeles County Regional Planning Commission,

The Santa Clarita Valley Senior Center, operated by the Santa Clarita Valley Committee on Aging, has served older adults and their families in the Santa Clarita and Antelope Valleys for nearly 50 years. Each year, we provide a wide range of services – including nutrition, transportation, wellness programs, caregiver support, and adult day care – to over 10,000 seniors and their families who rely on us to help them live with dignity, independence, and connection.

FivePoint and its predecessor company, Newhall Land & Farming Company, have been generous supporters of the SCV Senior Center for more than 30 years. This includes supporting the development of our modern and beautiful 30,000-square-foot building that opened in 2019 – whose courtyard is named in FivePoint's honor.

We are excited to support the next chapter of Valencia by FivePoint, which includes Homestead South, Legacy Village, and Entrada North. Together, these three neighborhoods will bring more than 7,500 new homes to the area, including designated affordable units.

As an organization dedicated to serving older adults in our community, we see firsthand the growing challenge many seniors face in finding housing they can afford. With limited fixed incomes and a shortage of age-appropriate housing options have made it increasingly difficult for many older residents to remain in the communities where they have lived, worked, and built their lives.

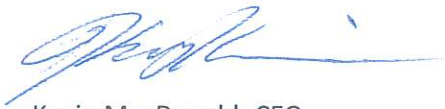
We strongly support Valencia by FivePoint's next phase because they provide an opportunity to expand affordable housing options that could serve seniors, families, or a combination of both. Collectively, these next projects can deliver up to 762 affordable housing units, including homes affordable to very low-income, low-income and moderate-income households.

Valencia by FivePoint is a thoughtful, holistic master-planned community that closely aligns with our mission to promote a better quality of life for seniors. Not only does it champion healthy, sustainable

living, but it does so at a price point within financial reach for residents. In fact, two-thirds of homes sold in the community to-date have been below the L.A. County median home price. Expanding the supply of price-attainable housing can help older adults remain connected to family and community support networks, and continue accessing nearby services, healthcare providers, and community resources.

FivePoint is an important part of the fabric of this community, and we value their dedication to the greater Santa Clarita Valley region. The next chapter of Valencia by FivePoint will extend the benefits of this flourishing and healthy multi-generational community, and we are proud to lend our support for Homestead South, Entrada North, and Legacy Village. Please join us in supporting this important plan.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Kevin MacDonald', with a long horizontal flourish extending to the right.

Kevin MacDonald, CEO

Cc: Los Angeles County Board of Supervisors



June 18, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508), Entrada North (Tract 84536), and Legacy Village (84509)

Dear Chair and Members of the Regional Planning Commission,

On behalf of the Santa Clarita Valley Economic Development Corporation, I am writing to express our strong support for FivePoint's proposed Homestead South, Entrada North, and Legacy Village projects, three transformative developments that are essential to the continued economic and community growth of the Santa Clarita Valley.

SCVEDC's mission is to foster a thriving economic environment for our region, which is home to the third largest city in Los Angeles County and one of its most dynamic growth areas. Over the past 15 years, our organization has supported more than 644 companies, facilitated the creation and retention of over 23,000 jobs, and welcomed over 174 new businesses to the area.

FivePoint has been a long-standing and trusted partner in this progress. The company's sustained investment in our region, particularly through the visionary Valencia community, has significantly contributed to job creation, economic resilience, and the attraction of new industries to the Santa Clarita Valley. Based on information provided, the long-term Valencia by FivePoint community is estimated to create thousands of permanent and construction jobs and generate significant annual tax revenues for Los Angeles County, supporting the long-term economic growth of the region.

Homestead South, Entrada North, and Legacy Village represent a critical next step in the continued development of Valencia by FivePoint. In 2025, the Los Angeles County Board of Supervisors unanimously approved 4.1 million square feet of commercial space in the Valencia Commerce Center. These three projects will deliver an additional 300,000 square feet of commercial space and accommodate the incoming workforce with approximately 7,500 additional homes.

This combination of commercial space and housing is directly aligned with SCVEDC's economic development mission. The availability of employment-generating land and high-quality commercial space is essential to attracting and retaining companies, supporting job creation, expanding the regional tax base, and ensuring the Santa Clarita Valley remains competitive for future investment.

The proposed homes will also help support the workforce needs of the region by providing additional housing opportunities near jobs, schools, transportation corridors, and community amenities. A healthy jobs-housing balance allows residents to live closer to where they work, reduces long commutes, improves quality of life, and reinforces the region's long-term economic sustainability.

In addition, FivePoint's ongoing investments in sustainability, mobility, and infrastructure are an important driver of regional success. These proposals are expected to advance significant improvements to The Old Road, a vital transportation corridor in the Santa Clarita Valley, and support the continued development of a balanced master-planned community with parks, trails, open space, schools, public safety facilities, and other community-serving amenities.

The proposed Homestead South, Entrada North, and Legacy Village projects are an important piece of a long-term vision for a balanced community that will drive job creation, regional competitiveness, infrastructure investment, and resilient economic growth for the greater Santa Clarita Valley.

On behalf of our organization and our 50-member board, I respectfully urge the Commission to approve these important proposals.

Sincerely,

A handwritten signature in black ink that reads "André Seltzer". The signature is written in a cursive, flowing style.

Ondré H. Seltzer
President & CEO
Santa Clarita Valley Economic Development Corporation

SANTA MONICA MOUNTAINS CONSERVANCY

LOS ANGELES RIVER CENTER & GARDENS
570 WEST AVENUE TWENTY-SIX, SUITE 100
LOS ANGELES, CALIFORNIA 90065
PHONE (323) 221-8900
FAX (323) 221-9001
WWW.SMMC.CA.GOV



July 27, 2026

Los Angeles County Regional Planning Commission
Ms. Alejandrina Baldwin, Planner
County of Los Angeles
320 West Temple Street, Room 150
Los Angeles, California 90012

File No. 26-203, Project No. PRJ2024-003038-(5), Homestead South Project

Dear Chairperson Moon and Commissioners:

The Santa Monica Mountains Conservancy (Conservancy) strongly objects to the above-referenced subject proposed project due to the erroneous Categorical Exemption from the California Environmental Quality Act (CEQA) that is being improperly granted based on outdated information about the biological resources of the proposed project site. The two previously issued Environmental Impact Reports (EIR) being used to justify this improper Categorical Exemption were certified in 1996, and 2005. Since 2005, there have been changes to the regional ecology due to the cumulative impacts of development, changes to protections for State-listed species that potentially occur on the proposed project site, and changes in the common best practices for biological mitigation measures, none of which could have been accounted for in those practically ancient EIR documents. A new Environmental Impact Report is required for the subject proposed project.

The subject project proposes to develop approximately 684 acres of a 1,752-acre project site adjacent to the Santa Clara River with 3,617 dwelling units. Regardless of the amount of open space being proposed for protection, for any project of that scale to be approved based on environmental findings that have not been updated in 22 years flies in the face CEQA. No analysis of alternative projects has been done to advise the Commission on what course of action would be the least damaging feasible project.

Has the County held any public scoping hearings, or solicited public comment regarding the scope of the proposed project in the last ten years? Did the County seek to consult with any outside agencies before the decision was made to Categorically Exempt the subject project?

Neither the EIR for the Newhall Ranch Specific Plan (1996), nor the EIR for the Newhall Ranch Resource Management Development Plan / Spineflower Conservation Plan Joint

Los Angeles County Regional Planning Commission

Ms. Alejandrina Baldwin, Planner

File No. 26-203, Project No. PRJ2024-003038-(5), Homestead South Project

July 27, 2026

Page 2

Environmental Impact Statement (2005) contain information or address any issues regarding the following:

- 1) The State-listings of Western pond turtle (*Actinemys marmorata*), and California mountain lion (*puma concolor*) as Threatened Species under the California Endangered Species Act (CESA).
- 2) The changes in State-required fuel modification (brush clearance), evacuation requirements and State Minimum Fire Safe Regulations regarding Very High Fire Hazard Severity Zones per Senate Bill 901, which was passed in 2018.
- 3) The Cumulative Impacts of development near the proposed project site since 2005.
- 4) Climate Change/Climate Impact, or carbon footprint, which would not have been required for an EIR published in 1996 or 2005.
- 5) An analysis of Green House Gas emissions that accounts for the loss of 269 oak trees (including 100 heritage oaks) that are proposed for removal as part of the subject project.

The Conservancy advises the Commission to either disapprove the subject proposed project based on an inadequate environmental review, or else to require that an EIR be prepared.

Please send all correspondence regarding the proposed project to my attention at the above letterhead address. To discuss the issues raised above, please feel free to contact me either by phone at 310-589-3200, ext. 128, or by e-mail at edelman@smmc.ca.gov. Thank you for your consideration of these issues.

Sincerely,



PAUL EDELMAN

Deputy Director

Natural Resources and Planning



FOR REVIEW AND PLACEMENT IN APPLICATION FILE

Board of Supervisors
County of Los Angeles

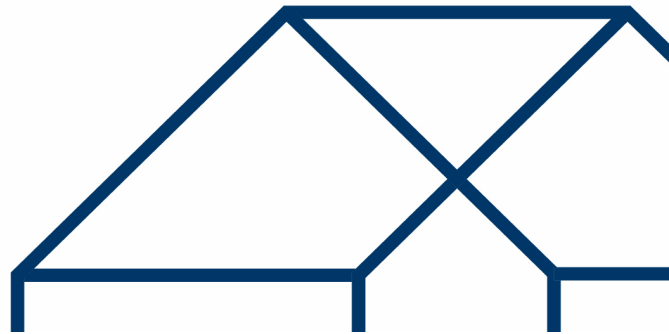
RE: South of State Route 126 and West of Interstate 5
Santa Clarita Valley Planning Area
Agenda Item 13., Project No. PRJ2024-003038-(5)

To the Board of Supervisors:

Californians for Homeownership is a 501(c)(3) organization devoted to using legal tools to address California's housing crisis. We request that the letter included below be considered in connection with an Application¹ that appears to be governed by the Housing Accountability Act, Government Code Section 65589.5. The address or application number associated with the Application is identified in the cover email or letter you received with this letter. For the purposes of Government Code Section 65589.5(k)(2), this letter constitutes our written comments on the application. We specifically request that you take the following actions with respect to this letter:

1. Place the letter in your agency's official file for the Application.
2. Provide the letter to any official, hearing officer, public body, or other public agency charged with reviewing or making any determination regarding the Application or the development to which it relates.
3. Publish the letter in the same manner you would publish other public correspondence received in advance of a public hearing regarding the Application or the development to which it relates.
4. Provide notice at notices@caforhomes.org regarding the Application or the development to which it relates, as required by Government Code section 65092.
5. Ensure that this letter is included in the administrative record in any litigation concerning the Application or the development to which it relates.

¹ All references to the "Application" in this letter include any subsequent formal application if the Application is a preliminary application, any subsequent, amended, or related application, and any application for an ancillary or related permit concerning the development to which the Application relates.



* * *

To the Reviewing Official, Hearing Officer, or Public Body:

We are writing regarding an application to develop a residential or mixed-use project that includes two or more residential units. Your approval of this project is governed by the Housing Accountability Act (HAA).

The HAA generally requires you to approve a housing development project unless the project fails to comply with “applicable, objective general plan, zoning, and subdivision standards and criteria, including design review standards, in effect at the time that the application was deemed complete.” Gov. Code § 65589.5(j)(1). To count as “objective,” a standard must “involve[e] no personal or subjective judgment by a public official and be[] uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” Gov. Code § 65589.5(h)(9). In making this determination, you must approve the project if the evidence “would allow a reasonable person to conclude” that the project met the relevant standard. Gov. Code § 65589.5(f)(4). Projects subject to modified standards pursuant to a density bonus are judged against the standards as modified. Gov. Code § 65589.5(j)(3). The courts interpret these provisions broadly to mandate approval. *California Renters Legal Advocacy & Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, 830.

A “disapproval” under the HAA includes not only the failure to approve an application or a necessary land use approval for the project, but also the failure to comply with specified time periods, the failure to comply with SB 330’s five hearing limit (Gov. Code § 65905.5), the failure to cease conduct “undertaken for an improper purpose” that “effectively disapproves” the project, and the failure to make a CEQA exemption determination or to adopt or approve a CEQA document. Gov. Code §§ 65589.5(h)(6), 65589.5.1, 65589.5.2. The inclusion of an improper item in an incompleteness determination under the Permit Streamlining Act also constitutes a denial. Gov. Code § 65589.5(h)(6)(G). And for most purposes, the HAA treats the imposition of a “condition that the project be developed at a lower density” or a condition that renders the project infeasible as the equivalent of a disapproval. Gov. Code §§ 65589.5(d), (j).

Your agency is subject to strict timing requirements under the HAA. If it desires to find that a project is inconsistent with any of its land use standards, it must issue written findings to that effect within 30 to 60 days after a legally complete application is *received* from the applicant; the ultimate date of your agency’s completeness determination is irrelevant. Gov. Code §§ 65589.5(j)(2)(A), (h)(1). If the applicant has not been timely notified of a purported inconsistency with a local standard, the project is deemed consistent with that standard, and you are permanently foreclosed from determining otherwise. Gov. Code § 65589.5(j)(2)(B).

If your agency has determined that a project is consistent with its objective standards, or the project is deemed consistent with such standards, but you nevertheless propose to reject it, you must make written findings, supported by a preponderance of the evidence, that the project would have a “specific, adverse impact upon the public health or safety,” meaning that the project would

have “a significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards, policies, or conditions as they existed on the date the application was deemed complete.” Gov. Code § 65589.5(j)(1)(A); *see* Gov. Code § 65589.5(k)(1)(A)(i)(II). Once again, “objective” means “involving no personal or subjective judgment by a public official and being uniformly verifiable by reference to an external and uniform benchmark or criterion available and knowable by both the development applicant or proponent and the public official.” Gov. Code § 65589.5(h)(9).

Even if you are able to identify legally sufficient health and safety concerns about a project, you may only reject the project if “[t]here is no feasible method to satisfactorily mitigate or avoid the adverse impact . . . other than the disapproval of the housing development project or the approval of the project upon the condition that it be developed at a lower density.” Gov. Code § 65589.5(j)(1)(B). Thus, before rejecting a project, you must consider every conceivable, reasonable measure that could be used to mitigate the impact at issue. At a minimum, you must direct staff to prepare an exhaustive list of potential mitigations based on their professional expertise, and you must review each of these for feasibility. Because your agency must affirmatively prove that no feasible mitigation exists in order to lawfully reject a project, you may not reject a project merely because the applicant has failed to come forward an acceptable mitigation measure; that is your job, not theirs.

The HAA applies to the full range of housing types, including a project to build two or more single-family homes, a project to build a single-family home with an accessory dwelling unit, multifamily projects (both market-rate and income-limited), and mixed-use developments. Gov. Code § 65589.5(h)(2); *see Honchariw v. Cty. of Stanislaus*, 200 Cal. App. 4th 1066, 1074-76 (2011). And the Legislature has directed that the HAA be “interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” Gov. Code § 65589.5(a)(2)(L).

If your agency is out of compliance with the law governing general plan housing elements, it is subject to the “builder’s remedy” provisions in the HAA, which further restrict its ability to disapprove qualifying developments. Gov. Code § 65589.5(f)(6). Your agency may be subject to the builder’s remedy even if its compliance has been certified by the California Department of Housing and Community Development (HCD), if a court later determines that it was actually out of substantial compliance during the period it received a preliminary application or complete application for a qualifying project. For example, your agency may be out of compliance for failing to follow state law provisions restricting lower-income housing site zoning, notwithstanding certification by HCD. *New Commune DTLA LLC v. City of Redondo Beach* (2025) 115 Cal.App.5th 111, *review denied*.

When a locality rejects or downsizes a housing development without complying with the rules described above, the action may be challenged in a writ of mandate action. Gov. Code § 65589.5(m). The legislature has significantly reformed this process over the last decade in an effort to increase compliance. Today, a non-profit organization like Californians for Homeownership can sue without the consent of the project applicant, to protect the public’s interest

in the development of new housing. A local agency that is sued to enforce the HAA must prepare the administrative record itself, at its own expense, within 30 days after service of the petition. Gov. Code § 65589.5(m). And if an enforcement lawsuit brought by a non-profit organization is successful, the locality must pay the organization's attorneys' fees. Gov. Code § 65589.5(k)(2). In certain cases, the court will also impose fines that start at \$10,000 per proposed housing unit. Gov. Code § 65589.5(k)(1)(B). If a locality has previously been notified by the Attorney General or HCD that an action or inaction would violate a housing reform law, a court must impose at least the minimum fine amount, and if it is a repeating violation, the fine will be quintupled. Gov. Code § 65914.2. An applicant cannot be required to indemnify a locality for costs related to litigation under the HAA. Gov. Code § 65914.2(c)(1).

An action brought by an applicant challenging a denial is subject to an expedited judicial review process, with shorter time given to certify the administrative record, and calendar preference in both the trial court and on appeal. C.C.P. § 1094.9.

In recent years, there have been a number of successful lawsuits to enforce the HAA:

- In *Eden Housing, Inc. v. Town of Los Gatos*, Santa Clara County Superior Court Case No. 16CV300733, the court determined that Los Gatos had improperly denied a subdivision application based on subjective factors. The court found that the factors cited by the town, such as the quality of the site design, the unit mix, and the anticipated cost of the units, were not objective because they did not refer to specific, mandatory criteria to which the applicant could conform.
- *San Francisco Bay Area Renters Federation v. Berkeley City Council*, Alameda County Superior Court Case No. RG16834448, was the final in a series of cases relating to Berkeley's denial of an application to build three single family homes and its pretextual denial of a demolition permit to enable the project. The Court ordered the city to approve the project and to pay \$44,000 in attorneys' fees.
- In *40 Main Street Offices v. City of Los Altos*, Santa Clara County Superior Court Consolidated Case Nos. 19CV349845 & 19CV350422, the court determined that Los Altos violated the HAA, among other state housing laws, by failing to identify objective land use criteria to justify denying a mixed-use residential and commercial project. After the City was ordered to pay a \$7 million bond, it dropped its appeal in the case. The City was ultimately forced to pay approximately \$1 million in delay compensation and attorneys' fees.
- In *Ruegg & Ellsworth v. City of Berkeley*, Alameda County Superior Court Case No. RG18930003, after the Court of Appeal held that Berkeley had violated state law by denying a 135-unit mixed-use project, the trial court determined that the denial constituted a violation of the HAA. As a result of the HAA violation, the City was responsible for approximately \$4 in attorneys' fees and penalties.

- In *California Renters Legal Advocacy & Education Fund v. City of San Mateo* (2021) 68 Cal.App.5th 820, the Court of Appeal held that San Mateo had improperly applied subjective criteria in denying a housing development project. The City ultimately agreed to pay \$450,000 in the petitioner's attorneys' fees.
- In *Californians for Homeownership v. City of Huntington Beach*, Orange County Superior Court Case No. 30-2019-01107760-CU-WM-CJC, the court ruled that Huntington Beach violated the HAA when it rejected a 48-unit condominium project based on vague concerns about health and safety. Following the decision, the City agreed to pay a total of \$600,000 in attorneys' fees to our organization and two other plaintiffs.
- In *Yes In My Back Yard, et al. v. City of Los Angeles*, L.A.S.C. Case No. 21STCP03883, the court ruled that Los Angeles violated the HAA in denying a housing development, and ordered the city to pay approximately \$240,000 in attorneys' fees.
- In *Janet Jha v. City of Los Angeles*, L.A.S.C. Case No. 23STCP03499, the court held that Los Angeles violated the HAA by refusing to process a housing development application based on its erroneous interpretation of state law. After the Court ordered the city to pay a \$7.4 million bond, the city abandoned its appeal. The city was ordered to pay approximately \$120,000 in attorneys' fees.
- In a series of three cases against the City of Los Angeles, L.A.S.C. Case Nos. 24STCP00524, 24STCP00070, and 24STCP00385, three different trial court judges determined that Los Angeles had violated the HAA by refusing to comply with the terms of its own affordable housing streamlining policy. Between the three cases, the city was ordered to pay over \$350,000 in attorneys' fees.
- In *Yes in My Back Yard v. City of Los Angeles*, Los Angeles County Superior Court Case No. 24STCP00524, the court ruled that the City's finding that an application was incomplete constituted a disapproval under the HAA. The City was ordered to pay over \$90,000 in attorneys' fees.
- In *District Square LLC v. City of Los Angeles*, L.A.S.C. Case No. 20STCP00654, and *Cesar Chavez 888, LLC v. City of Los Angeles et al.*, L.A.S.C. Case No. 24STCP01880, the court determined that the city's purported "health and safety findings" for denying two housing development projects did not meet the requirements in the HAA, determined that the City had acted deliberately and in bad faith, and ordered the projects approved. In the *Cesar Chavez 888* matter, the court ordered the city to pay approximately \$170,000 in attorneys' fees.
- In *600 Foothill Owner, LP v. City of La Cañada Flintridge, et al.* and *California Housing Defense Fund v. City of La Cañada Flintridge, et al.*, Los Angeles

Superior Court Case Nos. 23STCP02575 and 23STCP02614, the trial court determined that the City of La Cañada Flintridge had unlawfully rejected a project subject to the HAA. After the City was ordered to pay a \$14 million bond, it abandoned its appeal and agreed to pay California Housing Defense Fund nearly \$1.3 million in attorneys' fees. A further fee settlement in the millions of dollars is expected with the applicant, and the city has paid its own attorneys over \$2 million to litigate the case.

We urge you to comply with the HAA as you review this project.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew Gelfand', with a stylized, flowing script.

Matthew Gelfand



July 23, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Los Angeles County Planning Commission,

For over 100 years, the Southland Regional Association of REALTORS® (SRAR) has been the "Voice for Real Estate" in the Santa Clarita and San Fernando Valleys. We represent nearly 9,000 members who are deeply committed to championing real property rights and expanding pathways to homeownership for all.

Southern California continues to face a severe and long-standing housing shortage. With the supply of homes failing to keep pace with demand, rent levels and home prices remain out of reach for too many in our region. It is more critical than ever that we increase our housing supply in order to bring down costs and expand housing opportunities.

Valencia by FivePoint is a smart, sustainable master-planned community and an important part of the solution. Homestead South will deliver more than 3,600 new homes to the Santa Clarita Valley. Notably, Valencia by FivePoint has demonstrated that new homes can remain within reach for first-time homebuyers, middle-class families, and older adults. To date, more than two-thirds of the homes sold in Valencia by FivePoint have been below the Los Angeles County median home price.

This project helps address one of the most significant barriers to economic growth in California: the lack of available housing for workers and families. Expanding housing opportunities near major employment centers strengthens workforce stability and supports continued business investment.

Combined with two new parks, recreational amenities, and substantial open-space preservation, these investments will enhance the long-term vitality of the region while providing attainable workforce housing.

Approving Homestead South will make a meaningful difference for families throughout the Santa Clarita Valley and benefit the greater Los Angeles region. The Southland Regional Association of REALTORS® is proud to support a project that expands homeownership opportunities and increases the supply of attainable housing. We respectfully urge your approval of Homestead South (Tract 84508) and your continued support for the Valencia by FivePoint community.

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Stinson", with a long horizontal flourish extending to the right.

Nicole Stinson, 2026 President
Southland Regional Association of REALTORS®

A handwritten signature in black ink, appearing to read "Valerie Biletsky", with a long horizontal flourish extending to the right.

Valerie Biletsky, CEO
Southland Regional Association of REALTORS®

cc: Supervisor Kathryn Barger, 5th District
Supervisor Lindsey Horvath, 3rd District

June 11, 2026

**Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012**

RE: SUPPORT Homestead South (Tract Map 84508)

Dear Regional Planning Commissioners:

Our company is a licensed General Contractor and a member of Local Union 12, Operating Engineers and Local 300 Laborers Union that has worked on the community development to date at Valencia by FivePoint's Mission Village project. We are pleased to support the next phase of the Valencia by FivePoint community, Homestead South Project.

Pursuant the CFD Acquisition Agreement with Los Angeles County, prevailing wage is required for all contracts for construction of public improvements for horizontal infrastructure within the Project's Community Facilities District, which will ultimately account for hundreds of millions of dollars in public infrastructure work. We as contractors comply with these prevailing wage requirements.

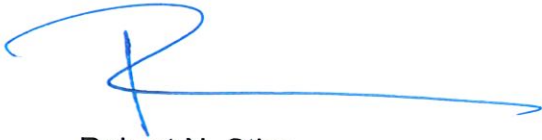
The Project also advances California's climate leadership and protects the environment. Valencia by FivePoint is the only Net Zero Greenhouse Gas master planned community project of its kind under construction that implements a comprehensive Net Zero program approved by the California Air Resources Board and State resource officials. The Project is consistent with and implements the County's Housing Element and General Plan, and it is consistent with the region's Sustainable Communities Strategy.

The Project also includes extensive open space, a commitment to clean energy, zero-emission transportation investments, comprehensive bike and pedestrian trails, off-site sustainability improvements in underserved communities, and scores of other features that protect the environment and advance health and wellness. Importantly, the Project also complies with California's stringent fire codes to promote comprehensive fire prevention and protection.

Mission Village continues to be a powerful economic driver for our company, our employees and our community. We believe Homestead South will be an even stronger catalyst to promote prosperity throughout this region.

In conclusion, we urge this Commission and the County's Board of Supervisors to approve this Project now so our employees can get to work and seize this extraordinary opportunity for us to keep working - to create jobs, urgently needed housing, and significant tax revenues for the region.

Sincerely,

A handwritten signature in blue ink, appearing to be 'R. Stice', with a long horizontal flourish extending to the right.

Robert N. Stice

President

Stice Company, Inc.

Lic #515997 Exp 4/30/28

Cc: L.A. County of Board of Supervisors

From: [Kevin Klockenga](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 8:50:38 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

As a Valencia by FivePoint resident, I can confidently say the community has exceeded every expectation I had when I first moved in. The trails, parks, and events make this place feel truly special — a true community.

I fully support the next phase of our community: Homestead South, Legacy Village, and Entrada North. More parks, schools, and walking trails mean an even better quality of life for all of us who already call Valencia home.

Please say yes!

Thank you,

Kevin Klockenga
KevinKlockenga@outlook.com

Cc: Los Angeles County Board of Supervisors

From: [Evan Faucette](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 8:49:39 AM

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning Commission—

FivePoint is investing in the entire Santa Clarita Valley community, and that is why I am writing to express my support for Valencia by FivePoint. Here are a few examples:

- The community is achieving net-zero greenhouse gas emissions through a variety of investments within the community, in LA County, and elsewhere in the State.
- FivePoint is investing millions in open space conservation and habitat conservation and restoration, including in the High Country and along the Santa Clara River wetlands.
- FivePoint has invested heavily in transportation improvements across the region, not only within the Valencia community but also widening roads and improving major interchanges to reduce congestion for all community members. Their current proposal includes a commitment for significant new funding for transportation improvements to the Old Road project.

This is a proposal that will benefit the entire county , and I urge you strongly to approve Homestead South, Legacy Village and Entrada North without delay.

Thank you,

Evan Faucette
efaucette@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Bob Khalsa](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 8:43:07 AM

CAUTION: External Email. Proceed Responsibly.

To the Regional Planning Commission:

As someone who proudly lives at Valencia by FivePoint, I am a strong supporter of the proposals for Homestead South, Legacy Village and Entrada North that will help this community evolve.

I've been genuinely impressed by how much thought has gone into creating this thriving community. My neighbors and I enjoy regular access to well-maintained walking paths, public parks, swimming pools, and green spaces where we can relax or take a stroll. The community garden and farmers market are also wonderful features of our community.

I support the plans for the upcoming neighborhoods because I believe in Valencia's long-term vision. I wish more communities had the same spirit and commitment to "doing development right."

Please join me and say 'yes' to Valencia by FivePoint!

Sincerely,

Bob Khalsa
bobfoxbat@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Colette Brown](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 8:34:13 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commission,

The Valencia by FivePoint proposal isn't just about creating lasting benefits for one community. It's an economic and environmental asset for the entire region, and I fully support the proposed plans for Homestead South, Entrada North and Legacy Village. With its thoughtful combination of new housing, job-generating commercial space, schools, parks, clean energy infrastructure, and preserved open space, Valencia is setting a new standard for the future of communities in L.A. County.

Projects like this are rare: they address the region's housing shortage while also investing in long-term sustainability and economic strength. The three neighborhoods will deliver 7,500+ new homes at a variety of price points, 4 public parks, a public trailhead, school sites, quality local jobs and more.

I happily lend my support to Valencia by FivePoint, and encourage you to approve Homestead South, Entrada North and Legacy Village.

Thank you,

Colette Brown
Colette@livebetterfinancial.com

Cc: Los Angeles County Board of Supervisors

From: [Johanna Palmer](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:05:30 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA Regional Planning Commission,

I am deeply impressed by Valencia by FivePoint's commitment to sustainable development. It is one of the largest master-planned communities in the nation to commit to net-zero GHG emissions, proving we can address climate change and our urgent housing crisis simultaneously.

FivePoint is now seeking your vote to support the next three villages: Homestead South, Legacy Village, and Entrada North. These villages will bring a variety of benefits. For example, Homestead South will deliver more than 3,500 homes, as well as park and school sites. More than 70% of Legacy Village is dedicated to open space, and Entrada North will bring a new public trailhead and nearly a mile of regional river trail in addition to abundant new housing.

I commend FivePoint's commitment to creating a holistic community while protecting the planet. I hope you will vote to move this project forward.

Regards,

Johanna Palmer
johannapalmer@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Peyton Poulsen](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:06:44 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

I write to you as a devoted supporter of Valencia by FivePoint, which has proven that we don't need to choose between environmental sustainability, economic prosperity, and a high quality of life.

Homestead South, Legacy Village and Entrada North will build on the successful Valencia vision while achieving trailblazing standards of environmental responsibility. From preserving vast expanses of open space to implementing zero-net energy building designs, not to mention providing crucial protection for plant and wildlife habitat, FivePoint continues to be a leader in meaningful sustainability. Their work shows that easing our housing crisis while embracing land conservation and climate resilience can all go hand in hand.

I urge you to support these proposals without delay!

Yours truly,

Peyton Poulsen
Peyton.poulsen23@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Pam Ingram](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:10:06 AM

CAUTION: External Email. Proceed Responsibly.

To the Los Angeles County Regional Planning Commission:

As a proud Valencia resident, I support continued plans for our community.

I love the community's existing parks – Confluence, Verve and Riparian – and I am looking forward to the expansion of parks, trails, and open space that will make up more than 60% of these new neighborhoods, along with new homes and schools.

Please support Homestead South, Entrada North, and Legacy Village.

Yours truly,

Pam Ingram
pamingram@pamingram.com

Cc: Los Angeles County Board of Supervisors

From: [Gina Boersma](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:11:56 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

Valencia by FivePoint continues to strengthen the regional economy, and I fully support the next phase of the community.

Entrada North will bring up to 300,000 square feet of commercial space to create jobs and fuel economic growth, including significant annual tax revenue . Together, Entrada North, Homestead South and Legacy Village, the community is planned to deliver more than 7,500 new homes so people can live closer to where they work and play.

FivePoint's vision promises to provide shared prosperity for our entire community. Please approve this next step.

Sincerely,

Gina Boersma
gina@ginabeeevents.com

Cc: Los Angeles County Board of Supervisors

From: [Michael Lebecki](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:13:22 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commission,

I would like to express my support for the Valencia by FivePoint community. Already, it is home to around 4,000 residents and offers a wide range of amenities for residents, including pools, parks, a community garden, trails and open space, and much more. The proposed next stage – Entrada North, Homestead South, and Legacy Village -- will build on this legacy with thousands more quality homes and amenities.

Valencia by FivePoint also prioritizes clean energy transportation and public transit to decrease our reliance on cars and protect the environment. This is a great project that deserves to move forward.

Yours truly,

Michael Lebecki
michael.lebecki@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Brienne Kilmartin](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:17:59 AM

CAUTION: External Email. Proceed Responsibly.

To the L.A. County Planning Commission,

Valencia by FivePoint is different. They've proven that they can create housing – at scale -- while protecting the environment, supporting clean energy transportation, boosting the economy, and increasing quality of life for the entire region.

With the housing- and open space-driven proposals for Homestead South, Entrada North, and Legacy Village, FivePoint is building on its legacy and delivering exactly what LA County needs.

Let's keep this momentum going. Please move these proposals forward and support Homestead South, Entrada North and Legacy Village.

Yours truly,

Brienne Kilmartin
events@happytrailsbar.co

Cc: Los Angeles County Board of Supervisors

From: [Michelle Rubenstein](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:18:35 AM

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning Commission,

I am writing to express my strong support for Homestead South, Entrada North and Legacy Village, the next phase of the Valencia by FivePoint project.

Valencia's use of solar energy, electric vehicle infrastructure, and preserved open space reflect a serious commitment to protecting our planet and reducing our collective environmental footprint. Plus, they have committed to achieving net zero greenhouse gas emissions during both construction and operation of this expansive new destination. This is a visionary community that demonstrates how housing and jobs don't have to come at the expense of sustainability.

Please approve Homestead South, Entrada North and Legacy Village.

Best,

Michelle Rubenstein
michelle@ginabeeevents.com

Cc: Los Angeles County Board of Supervisors

From: [Gloria Mercado-Fortine](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:22:17 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles Planning Commissioners,

As the Santa Clarita Valley continues to evolve, we must make sure to lead with environmental stewardship. That's why I strongly support the Valencia by FivePoint community.

This is so much more than a "housing development." It is a thoughtful blueprint for sustainable living. Long-term, FivePoint is permanently protecting 10,000 acres of open space, creating 50 miles of trails for hiking and biking, and setting a national example by pledging to achieve net-zero greenhouse gas emissions through a wide variety of on and off site investments.

FivePoint backs this commitment with additional action outside its project borders in other areas of LA County: installing solar panels, cool roofs, and EV chargers and more throughout economically disadvantaged areas. This is more than just checking a box -- FivePoint is making meaningful investments in the long-term health of our community and our state.

Approving Homestead South, Entrada North and Legacy Village is a chance to provide much-needed housing without leaving the environment behind. I hope you'll join me in supporting this future-focused vision and approve these projects.

Best,

Gloria Mercado-Fortine
gmercado@earthlink.net

Cc: Los Angeles County Board of Supervisors

From: [Marlon Roa](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:25:05 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

We are in the middle of a housing crisis that continues to stretch families and strain our regional economy. Homeownership feels increasingly out of reach for many, and yet we know that stable, price-attainable housing is one of the most powerful tools for building healthy communities.

That's why I'm writing in support of FivePoint's proposal for Homestead South, Entrada North and Legacy Village. Valencia by FivePoint is already making a meaningful impact: most of the homes sold so far have been below the L.A. County median home price. That's real affordability, not just in name but in practice.

Adding another 7,500+ homes in a high-opportunity, jobs-rich area like the Santa Clarita Valley is a smart and necessary step forward. This is the kind of thoughtful development that puts working families first, and I urge you to support these entitlements.

Yours truly,

Marlon Roa
marlon@mroainsurance.com

Cc: Los Angeles County Board of Supervisors

From: [Mary Perdue](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:25:53 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I am a current resident of Valencia by FivePoint, and I support the proposals before you for Entrada North, Homestead South, and Legacy Village.

This community represents a wonderful success story coming to life. Last year, the Board of Supervisors unanimously approved the most recent phase. The next phase, three well-thought-out neighborhoods, will continue this legacy of excellence by bringing 7,500 more homes, 4 public parks, and schools while preserving open space and protecting the environment.

The team at FivePoint has met and surpassed our expectations for Valencia. They deserve the chance to continue developing this great community.

I hope you'll join me in supporting this important project!

Thank you,

Mary Perdue
mperdue@landscapedevelopment.com

Cc: Los Angeles County Board of Supervisors

From: [Brian Schlick](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:26:17 AM

CAUTION: External Email. Proceed Responsibly.

LA County Regional Planning Commission—

I'm writing in support of FivePoint's continued investment in mobility and transportation infrastructure in LA County. Within the Valencia by FivePoint community, they have designed miles of walking trails and pathways that connect residents to parks, schools, and neighborhood centers.

Entrada North, just one part of the next phase, will feature nearly a mile of regional river trail and a public trailhead while also dedicating over 60% of the neighborhood to open space and parks. The other communities make similarly impressive commitments to sustainability.

These kinds of investments promote healthier living and less congestion—not just in Valencia, but across the entire Santa Clarita Valley. I urge you in the strongest possible terms to support Valencia by FivePoint. Thank you for considering this request.

Regards,

Brian Schlick
brian@schlickart.com

Cc: Los Angeles County Board of Supervisors

From: [Joseph Satorhelyi](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:26:51 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA Planning Commission,

FivePoint has been part of the fabric of the Santa Clarita Valley for decades, not just building homes but creating a community — boosting the economy, supporting local organizations, and building trust. The company has a long-standing presence and proven track record of positive partnership, and I support their proposed next phase of Valencia by FivePoint: Homestead South, Legacy Village, and Entrada North.

Valencia by FivePoint blends new housing, job creation, sustainability, and community engagement in a way that few developers even attempt. The proposals for these three new neighborhoods are a continuation of this thoughtful and holistic approach, bringing more than 7,500 new homes, new parks, schools, and over 2,000 additional acres of permanently protected open space.

I urge you to support Valencia by FivePoint

Thank you,

Joseph Satorhelyi
joe@scveducationfoundation.org

Cc: Los Angeles County Board of Supervisors

From: [Steve Corn](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:28:15 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. Planning Commissioners,

I'm writing to express my strong support for the next phase of Valencia by FivePoint, including Homestead South, Legacy Village, and Entrada North.

Valencia by FivePoint brings together the essential pillars of a thriving, balanced community—high-quality housing, good-paying local jobs, accessible park space, and a forward-thinking approach to environmental responsibility. This thoughtful, community-centered development is exactly what we need more of in Los Angeles County.

The 7,500+ planned homes in these three neighborhoods will help address the housing crisis and support a healthier jobs-to-housing balance, while providing benefits for the entire region to enjoy, including public parks, trails and walking paths.

FivePoint has been a trusted presence in the Santa Clarita Valley for many years. Their strong partnerships with residents in the valley, civic leaders, and nonprofit groups reflect a deep commitment to building not just homes, but lasting communities.

I urge you to approve this next phase and continue supporting a team that puts the needs of Los Angeles County residents and our shared future first.

Sincerely,

Steve Corn
stevecorn62@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Dennis Verner](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:29:43 AM

CAUTION: External Email. Proceed Responsibly.

L.A. County Planning Commission--

I fully support the next phase of Valencia by FivePoint: Entrada North, Homestead South and Legacy Village. This project will bring local housing, support local, quality jobs, and help maintain the Santa Clarita Valley's strong economy.

The commercial area in Entrada North will create new space for even more companies to establish themselves and deliver job opportunities for our community across industries. This is a smart plan that benefits the entire region.

Say 'yes' and support more jobs, housing, and a stronger economy in the Santa Clarita Valley!

Yours truly,

Dennis Verner
dennis@scvcommercial.com

Cc: Los Angeles County Board of Supervisors

From: [Nikki Buckstead](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:31:30 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I am writing in support of FivePoint's continued efforts to thoughtfully advance sustainability and open space preservation within the Valencia community.

As our region continues to grow, it is increasingly important that development be approached in a way that balances housing, community infrastructure, environmental stewardship, and long-term quality of life. What stands out in FivePoint's vision is the commitment to not only creating housing and community amenities, but also preserving significant open space, expanding trail systems, and incorporating sustainability measures that reflect the future needs of the Santa Clarita Valley. Plans to preserve additional open space, create new parks and recreation areas, and continue investments in mobility and environmentally conscious design reflect the kind of balanced planning our community should encourage.

It is also encouraging to see a broader approach that recognizes that strong communities require more than homes alone. The inclusion of parks, school sites, community-serving amenities, commercial opportunities, and transportation improvements helps create a more connected and livable environment for families and residents. In particular, the focus on open space preservation, trail connectivity, and sustainability measures such as rooftop solar, EV infrastructure, and reduced vehicle miles traveled demonstrates a meaningful commitment to responsible community-building.

The Santa Clarita Valley benefits when planning efforts take into account both current needs and future generations. Protecting open space, supporting thoughtful growth, and investing in sustainability are not competing goals; they are essential parts of building a healthy and resilient community. For these reasons, I support FivePoint's continued work in these areas and appreciate the emphasis being placed on preserving the natural beauty and livability of the region while meeting the needs of a growing population.

Yours truly,

Nikki Buckstead

nikkibuckstead@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Barbara Myler](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:32:22 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commissioners,

The Valencia by FivePoint community has my full support because it addresses the housing crisis in a meaningful and responsible way.

L.A. County has made very poor progress toward meeting the housing allotment required in our Housing Element. The Homestead South, Entrada North and Legacy Village projects will make a real difference, bringing more than 7,500 new homes to the community. Long-term, the Valencia by FivePoint community is planned to include up to 20,500 homes, putting high-quality housing within reach for individuals, families, seniors, and all those looking for a safe and stable place to live in our beautiful County.

In tandem with proposed commercial space in Entrada North, and impressive sustainability and mobility programs, this is a well-rounded proposal that will benefit our entire region.

Please join me in my support for Homestead South, Legacy Village, and Entrada North. Thank you so much .

Yours truly,

Barbara Myler
Barbara@SummitWestPR.com

Cc: Los Angeles County Board of Supervisors

From: [Lindsay Schlick](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:33:44 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commission,

I am reaching out to share my deep support for and excitement about Valencia by FivePoint. The community's long-term vision for a balanced community vision includes new homes, along with thousands of construction and permanent jobs, public parks and other amenities – all while maintaining net zero greenhouse gas emissions.

The next phase (the Homestead South, Legacy Village, and Entrada North projects) includes 7,500+ additional housing units, including some that are designated affordable, as well as community-serving amenities, and hundreds of thousands of square feet of commercial space that will create quality local jobs. This will benefit the Santa Clarita Valley in the short and long term, and it deserves our support!

Yours truly,

Lindsay Schlick
lindsay@schlickart.com

Cc: Los Angeles County Board of Supervisors

From: [Kevin Tamaki](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:35:16 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission,

I am pleased to support Valencia by FivePoint, a net-zero community already home to around 4,000 residents. Now, FivePoint is seeking County approval for Homestead South, Entrada North and Legacy village, which include plans for more than 7,500 new residences, ranging from apartments and townhomes to single-family detached condos, as well as open space, parks, and other community amenities. This is a great plan that addresses the region's urgent housing needs, and I think it is worthy of our support.

Thank you for your consideration.

Best,

Kevin Tamaki
kevin.tamaki@yahoo.com

Cc: Los Angeles County Board of Supervisors

From: [Recyl Chapman](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:37:50 AM

CAUTION: External Email. Proceed Responsibly.

To the Los Angeles County Planning Commission,

I am writing to express my strong support for the next phase of the Valencia master-planned community — Homestead South, Legacy Village, and Entrada North.

Thoughtful, forward-looking communities like Valencia by FivePoint are rare, and this project represents a model for responsible, sustainable development that meets the needs of today while planning wisely for tomorrow.

FivePoint has consistently demonstrated a deep commitment to sustainability. From achieving net zero greenhouse gas emissions and designing zero net energy homes and buildings, to preserving thousands of acres of open space and restoring local ecosystems, the company has made environmental stewardship a cornerstone of its community-building philosophy.

Homestead South, Legacy Village, and Entrada North are not simply about new housing—they are a continuation of this thoughtful, integrated approach. With over 50 miles of walking and hiking trails and 10,000 acres of permanently protected open space planned, as well as a clear focus on clean energy, these projects offer a blueprint for how vibrant communities and environmental responsibility can coexist and thrive.

Approving this project is a vote for a cleaner, smarter, and more sustainable Santa Clarita Valley. I encourage LA County to support this next chapter of Valencia and help bring to life a community that reflects our shared values for the future.

Sincerely,

Recyl Chapman
RecylChapman@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Scott Heffernan](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:38:34 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

FivePoint is building a wonderful community—Valencia by FivePoint—in the Santa Clarita Valley that is already home to several thousand residents. In addition to creating much-needed housing, the community is preserving a significant majority of its land as protected open space.

That commitment continues in the next phase, where Homestead South, Legacy Village and Entrada North will dedicate between 60% and 70% of their land to open space, parks, and trails, alongside new recreational amenities and community-centered spaces.

FivePoint's investments in trails, habitat conservation, and open space set a commendable example for other community builders, and these new plans build on that legacy.

Please support these entitlements!

Sincerely,

Scott Heffernan
scottheffernan@scvedc.org

Cc: Los Angeles County Board of Supervisors

From: [Princella Zeno](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:39:24 AM

CAUTION: External Email. Proceed Responsibly.

Planning Commissioners,

I am writing to share my support for Valencia by FivePoint. As a Valencia resident, I am proud to call it my home. Many of my neighbors have become friends, and it feels like a true, tight-knit community. I am excited to see Valencia continue to blossom with more families, more parks and walking paths, and community amenities. Please support Homestead South, Legacy Village and Entrada North, and help ensure the long-term vision for Valencia as a great place to live and raise a family can continue to be realized.

Yours truly,

Princella Zeno
B.tchimvegan@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Ted Sirotta](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:41:25 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commission,

The Valencia by FivePoint proposal is worthy of the County's support. FivePoint is designing Valencia by FivePoint to be a vibrant and sustainable community that promotes healthy living, protects our great outdoors, and encourages community investment.

The next phase—including Legacy Village, Homestead South and Entrada North, with more than 7,500 homes planned and up to 70% of its land dedicated to open space and trails—demonstrates how thoughtful planning can deliver both housing and quality of life.

I happily lend my support to Valencia by FivePoint, and encourage you to do the same.

Regards,

Ted Sirotta
sirottatd@henrymayo.com

Cc: Los Angeles County Board of Supervisors

From: [Patrick Moody](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:42:55 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I wholeheartedly support Valencia by FivePoint's proposals for Homestead South, Entrada North and Legacy Village, largely because sustainability is embedded directly into the community's design. FivePoint integrates solar panels, EV chargers, and drought-tolerant landscaping throughout the community, among many other environmentally responsible measures. Many other measures are included in LA County and other places in California, ranging from EV chargers to pool covers, clean energy retrofits, and even forest conservation! It's a long and impressive list of investments to make our planet healthier.

These choices reflect the kind of leadership and vision we need in our communities. Preserving natural resources and reducing carbon emissions should be a priority across the region, and FivePoint sets a strong example.

Please approve Homestead South, Entrada North and Legacy Village!

Yours truly,

Patrick Moody
moodypj@henrymayo.com

Cc: Los Angeles County Board of Supervisors

From: [Patrick Moody](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:42:55 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I wholeheartedly support Valencia by FivePoint's proposals for Homestead South, Entrada North and Legacy Village, largely because sustainability is embedded directly into the community's design. FivePoint integrates solar panels, EV chargers, and drought-tolerant landscaping throughout the community, among many other environmentally responsible measures. Many other measures are included in LA County and other places in California, ranging from EV chargers to pool covers, clean energy retrofits, and even forest conservation! It's a long and impressive list of investments to make our planet healthier.

These choices reflect the kind of leadership and vision we need in our communities. Preserving natural resources and reducing carbon emissions should be a priority across the region, and FivePoint sets a strong example.

Please approve Homestead South, Entrada North and Legacy Village!

Yours truly,

Patrick Moody
moodypj@henrymayo.com

Cc: Los Angeles County Board of Supervisors

From: [Maria Parr](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:43:45 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commission,

I am writing in support of the next phase of the Valencia by FivePoint community. Homestead South will deliver more than 3,600 new homes, plus parks totaling over 10 acres, schools and a fire station. Legacy Village will bring 2,800 homes and community-serving amenities. Entrada North is a mixed-use neighborhood that will provide more than 1,000 new homes and significant commercial area, supporting the jobs-housing balance.

I also support Valencia by FivePoint because they are actively investing in local and regional traffic mitigation and transportation improvements, including road-widening and major intersection upgrades.

FivePoint cares about the Santa Clarita Valley, and I urge you to support this next phase of the project.

Thank you,

Maria Parr
mariaidelgado71@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Randy Moberg](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:45:41 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

Valencia by FivePoint has earned my full support for its remarkable sustainability commitment in action, with walking trails, native habitat restoration and Level 2 EV chargers in every home, among many other initiatives being implemented on the property and throughout the County and State.

The Valencia by FivePoint proposals before you for Legacy Village, Homestead South and Entrada North will build on Valencia's success to date by bringing much-needed housing and commercial area, as well as parks and space for future schools, to the Santa Clarita Valley.

Few communities at this scale lead with sustainability like Valencia by FivePoint. Let's continue moving toward environmentally-friendly development that reflects California's values.

I urge you to support this project and keep this momentum going. Thank you!

Regards,

Randy Moberg
randy@modawg.net

Cc: Los Angeles County Board of Supervisors

From: [Cal Naulls](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:46:10 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

Valencia by FivePoint is a model community, already home to around 4,000 residents.

Now, the next phase will bring more than 7,500 additional homes, along with recreational facilities and commercial space—while preserving thousands of acres of open space and continuing strong sustainability practices.

Valencia by FivePoint proves that housing, jobs, and environmental responsibility can all move forward together—and that is worth our support. Please approve their plan!

Thank you,

Cal Naulls
cwnaulls@cbbank.com

Cc: Los Angeles County Board of Supervisors

From: [Monica Aquin](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:46:56 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

Valencia by FivePoint's commitment to sustainable development is nothing short of groundbreaking. It is one of the largest communities of its kind in the nation to pledge carbon neutrality, proving we can address climate change and provide meaningful relief for our regional housing crisis all at the same time.

FivePoint is now seeking your vote for Homestead South, Legacy Village and Entrada North. Homestead South will deliver more than 3,500 new homes, two public parks and schools. Legacy Village will bring more than 2,800 homes, along with a planned daycare center and recreational facilities. Entrada North is a mixed-use neighborhood that will bring more than 1,100 homes, nearly a mile of regional river trail and a public trailhead, plus some commercial area.

Thank you for your consideration – I look forward to seeing the long-term Valencia vision brought to life!

Yours truly,

Monica Aquin
stsgirl_mo@yahoo.com

Cc: Los Angeles County Board of Supervisors

From: [Kenneth Raleigh](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:48:24 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission:

FivePoint is an environmental leader in Los Angeles County. Not only is the Valencia by FivePoint community built with energy-efficient designs, but the company invests in sustainability initiatives outside the borders of Valencia, including installing EV chargers, solar roofs, and pool covers across the county. Their support for the environment goes all the way north to Humboldt County, where they are providing permanent protection for expansive forest land.

Additionally, FivePoint will be investing millions in funding for permanent habitat conservation and stewardship in the High Country area and along the Santa Clara River.

A vote for Valencia by FivePoint is a vote for a sustainable future in LA County!

Regards,

Kenneth Raleigh
kwraleigh@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Fred Arnold](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:49:36 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

As a longtime resident of Santa Clarita, local business owner, former Chairman of the Santa Clarita Valley Chamber of Commerce, and someone who proudly raised four children in this community, I am writing to express my strong support for Valencia by FivePoint and the next phase of its development.

Over the years, I have had the privilege of watching Santa Clarita grow into one of the most desirable communities in California.

However, like many communities throughout Los Angeles County, we continue to face a significant housing shortage that affects families, young professionals, seniors, and future generations seeking the opportunity to live and work here.

Valencia by FivePoint has demonstrated a thoughtful and responsible approach to growth.

It is one of the largest master-planned communities in the nation to commit to net-zero greenhouse gas emissions, showing that environmental stewardship and housing development can successfully go hand in hand.

I strongly support FivePoint's request for approval of Homestead South, Entrada North, and Legacy Village. Together, these neighborhoods will provide more than 7,500 new homes, along with valuable commercial space, public parks, recreational amenities, and a public trailhead that will enhance the quality of life for residents throughout the region.

As someone deeply invested in the future of Santa Clarita—both professionally and personally—I believe these projects represent the type of responsible planning that will help address our housing needs while preserving the values and quality of life that make our community so special.

I respectfully encourage the Commission to vote in favor of advancing Homestead South, Entrada North, and Legacy Village.

Thank you for your consideration and your service to the residents of Los Angeles County.

Regards,

Fred Arnold
Fred@fredarnold.com

Cc: Los Angeles County Board of Supervisors

From: [Renee Leon](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:51:01 AM

CAUTION: External Email. Proceed Responsibly.

To the Los Angeles County Regional Planning Commission:

My name is Renee Leon, and I have proudly served Henry Mayo Newhall Hospital for the past 15 years. As Director of Development for our hospital foundation, I have had the privilege of working alongside physicians, nurses, clinical staff, hospital leadership, donors, and community members who are deeply invested in the health and well-being of the Santa Clarita Valley. I am writing in support of the continued development of Valencia by FivePoint and its planned neighborhoods, including Homestead South, Legacy Village, and Entrada North.

One of the greatest challenges facing healthcare organizations today is attracting and retaining talented physicians, nurses, and healthcare professionals. Housing affordability and availability are among the top concerns we hear from current and prospective employees. Many healthcare workers who dedicate their lives to caring for our community are forced to commute long distances because they cannot find housing close to where they work.

The addition of thousands of new homes across a range of price points will help address this critical need and create opportunities for healthcare workers and their families to live closer to their jobs. A stronger jobs-to-housing balance benefits not only employers like Henry Mayo but also the patients we serve, who depend on having access to a stable and highly skilled healthcare workforce. The planned communities include more than 7,500 homes, along with parks, schools, trails, and community amenities that support families and long-term community growth.

As someone who works in healthcare, I am also encouraged by the emphasis on walkability, bike paths, trails, open space, and recreational opportunities. Communities that encourage physical activity contribute to healthier lifestyles and improved health outcomes. Access to walking trails, parks, and alternative transportation options promotes cardiovascular health, mental wellness, and overall quality of life for residents of all ages. The project's commitment to trail networks, mobility programs, open space preservation, and active transportation infrastructure aligns with many of the health and wellness goals we strive to achieve as a healthcare institution.

Valencia by FivePoint represents a thoughtful approach to community planning that balances housing, economic development, sustainability, and quality of life. As our region continues to grow, developments such as this play an important role in

ensuring that Santa Clarita remains a place where families, healthcare workers, educators, first responders, and other essential employees can live, work, and thrive.

Please support Homestead South, Entrada North, and Legacy Village. Thank you for your consideration and for your continued service to Los Angeles County.

Sincerely,

Renee Leon
leonrm@henrymayo.com

Cc: Los Angeles County Board of Supervisors

From: [Matthew Nelson](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:52:34 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I am writing today because I support the proposal before you for the Valencia by FivePoint community.

This next phase will deliver thousands of new homes, along with plans to deliver new parks, schools, and job-generating commercial space, while continuing to achieve impressive sustainability goals and preserve open space at a large scale.

Valencia by FivePoint is a true model for how communities can grow responsibly, and I encourage your support to keep that progress going.

Regards,

Matthew Nelson
huatonelson@mac.com

Cc: Los Angeles County Board of Supervisors

From: [Craig Peters](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:53:16 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commission,

I would like to express my support for the Valencia by FivePoint community. Already, it is home to approximately 4,000 residents and offers a wide range of amenities, including pools, parks, a community garden, trails and open space, and much more. The proposed next stage — Homestead South, Legacy Village, and Entrada North — will build on this important jobs and housing creation, adding more than 7,500 new homes, parks, school sites, and commercial space across three thoughtfully planned and integrated neighborhoods.

Valencia by FivePoint also prioritizes clean energy transportation and promotes sustainable mobility through the unique Valencia GO program on the property.

This is a thoughtful, sustainable project that deserves to move forward.

Yours truly,

Craig Peters
craig.peters@cbre.com

Cc: Los Angeles County Board of Supervisors

From: [Nimit Sudan](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:53:39 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

Valencia by FivePoint is a model community that expertly balances housing, jobs, sustainability, and mobility. The proposed Homestead South, Legacy Village, and Entrada North neighborhoods will bring more than 7,500 new homes to one of the County's fastest-growing areas, along with parks, schools, trails, and job-generating commercial space. This is smart, responsible growth that benefits not only the Santa Clarita Valley, but the entire County of Los Angeles. I urge you to vote yes.

Regards,

Nimit Sudan
nimitmunnu@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Munnu Sudan](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:55:07 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

Valencia by FivePoint has earned my support because it addresses real community needs, including the creation of price-attainable housing, business-friendly commercial space and sustainable mobility options. Their proposed next phase, Homestead South, Entrada North and Legacy Village, will build on an already-successful model.

FivePoint works closely with local organizations, prioritizes open space, and supports environmentally friendly planning. I believe in what they're doing, and I encourage you to approve this next phase of the community.

Best,

Munnu Sudan
nimitmunnu@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Verania Cordero](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:00:09 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I am writing to share my support for the next phase of Valencia by FivePoint, including Homestead South, Legacy Village, and Entrada North.

Valencia by FivePoint is already home to 4,000 residents who enjoy parks, walking paths, community events, and access to open space throughout the community. It is encouraging to see a development that prioritizes quality of life alongside housing and long-term planning!

The next phase will add more than 7,500 new homes across a range of styles and price points while also delivering new public parks, school sites, state-of-the-art fire protection, and community-serving amenities. I especially appreciate the focus on sustainability and that more than 60% of the land in these villages will remain dedicated to open space and parks.

Please support Homestead South, Legacy Village, and Entrada North.

Best,

Verania Cordero
verania.cordero@fsresidential.com

Cc: Los Angeles County Board of Supervisors

From: [Lyndsie Dellefield](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:58:13 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. Planning Commissioners,

I'm writing to express my support for the next phase of Valencia by FivePoint: Homestead South, Legacy Village, and Entrada North. Valencia by FivePoint brings together so many important pillars of a healthy community— high-quality housing, good-paying local jobs, abundant park space, and innovative environmental responsibility. It reflects the kind of thoughtful, community-centered living we need more of in L.A. County.

FivePoint has been a trusted presence in the Santa Clarita Valley for years. Their partnerships with environmental and nonprofit groups show that they're deeply committed to the entire community. I hope you'll approve this next step and continue supporting a team that puts LA County first.

Thank you,

Lyndsie Dellefield
lyndsie.dellefield@fsresidential.com

Cc: Los Angeles County Board of Supervisors

From: [Mario Orozco](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:01:23 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

Valencia by FivePoint is proposing a smart, eco-friendly plan that addresses our community's needs. The net-zero GHG community is helping address the region's critical housing shortage and is already home to more than 4,000 community members. Up next, Homestead South, Legacy Village, and Entrada North will create more than 7,500 new homes for working families, with two-thirds of homes sold to date coming in below the L.A. County median home price.

Long-term, the community will create thousands of construction and permanent local jobs. Additionally, Entrada North's commercial space will create room for even more growth across a wide range of industries and contribute to the critical tax revenue we need to fund the vital public services we rely on every day.

This is an impressive community, and its benefits extend far beyond its borders. Please support Homestead South, Legacy Village, and Entrada North!

Thank you,

Mario Orozco
mario.orozco@fsresidential.com

Cc: Los Angeles County Board of Supervisors

From: [Elizabeth Ward](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:01:56 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission,

Valencia by FivePoint is one of the most thoughtfully designed communities in Los Angeles County, and I am excited to support its continued development!

The next phase will create new homes alongside parks, recreation facilities, school sites, and trails. Entrada North's public trailhead and regional river trail connection are especially exciting additions for residents and visitors alike and will help to attract hikers from around the region – everyone wins!

FivePoint's long-standing commitment to the Santa Clarita Valley and thoughtful community planning is clear, and I believe Homestead South, Legacy Village, and Entrada North will bring meaningful long-term benefits to the region.

Thank you,

Elizabeth Ward
elizabeth.ward@fsresidential.com

Cc: Los Angeles County Board of Supervisors

From: [John Vance](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:02:56 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. Planning Commissioners,

I would like to express my full support for the next phase of Valencia by FivePoint.

I care deeply about the long-term health of the Santa Clarita Valley, and FivePoint's thoughtful planning shows they are a reliable and community-focused partner. Valencia by FivePoint has already created a vibrant, sustainable, and inclusive community that seamlessly blends housing, jobs and innovation. With close proximity to the City of LA and within the entertainment studios' 30-mile zone, Valencia has great potential to add substantial economic value to the region.

The next pieces of the community, Homestead South, Legacy Village and Entrada North, will benefit the entire County, and I hope you will join me in supporting the project.

Yours truly,

John Vance
john.vance@vancewealth.com

Cc: Los Angeles County Board of Supervisors

From: [Gary Horton](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:06:43 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

I am writing in support of Newhall Land's proposed Homestead South, Legacy Village, and Entrada North communities.

As a 44-year resident of the Santa Clarita Valley, I have had the opportunity to watch our community grow from a much smaller town into one of California's most desirable places to live. Throughout that time, I have learned an important lesson: growth itself is neither good nor bad. What matters is whether it is planned thoughtfully, with attention to quality, infrastructure, community amenities, and the long-term needs of residents.

In my view, Newhall Land has consistently demonstrated that it understands how to build communities, not just houses. The neighborhoods, parks, trails, recreational facilities, and open spaces they have created over the years have become defining features of our valley and have contributed greatly to the quality of life that residents enjoy today.

At the same time, our region faces a very real housing challenge. As Chairman of the College of the Canyons Foundation, I regularly interact with students and young families who are working hard to build their futures but struggle to find attainable housing within the community they call home. Many would like to remain in Santa Clarita after completing their education, raising families, and contributing to the local workforce, yet housing availability remains a significant obstacle.

For that reason, I believe it is especially important that high-quality, well-planned housing projects continue to move forward. The need for housing is urgent, and communities such as Homestead South, Legacy Village, and Entrada North represent the kind of responsible development that can help meet that need while preserving the qualities that make Santa Clarita such a special place to live.

Among large developers, Newhall Land has established a long record of creating attractive, livable neighborhoods that add lasting value to the community. I believe these projects will continue that tradition and provide opportunities for future generations of residents to live, work, and raise families here.

I respectfully encourage the Commission to support these projects and allow them to move forward.

Thank you,

Gary Horton
ghortonen@icloud.com

Cc: Los Angeles County Board of Supervisors

From: [Kyle Barratt](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:08:59 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

I believe Valencia by FivePoint represents the type of housing development Los Angeles County should continue encouraging.

The project does not simply add homes. It creates well-planned and completely integrated neighborhoods with parks, school sites, walking trails, fire stations, open space, and community amenities like rec centers and mobility hubs. That balance and close attention to detail is incredibly important as our region continues to grow.

Please support Homestead South, Legacy Village, and Entrada North.

Sincerely,

Kyle Barratt
Kyle.barratt@cbre.com

Cc: Los Angeles County Board of Supervisors

From: [Jacqueline Chun](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:10:14 AM

CAUTION: External Email. Proceed Responsibly.

L.A. County Regional Planning Commission,

I support Valencia by FivePoint because it reflects a responsible and community-focused approach to development.

The proposal for Homestead South, Legacy Village, and Entrada North includes not just homes, but parks, space for future schools, a new fire station, mobility improvements, and permanently protected open space. These projects are helping create a holistic and integrated community, instead of isolated developments.

FivePoint has already proven they have the skill, knowledge and experience to deliver a vibrant and welcoming place to live, work and play. I encourage the County to support this next chapter.

Best,

Jacqueline Chun
jacqueline.chun@cbre.com

Cc: Los Angeles County Board of Supervisors

From: [Josh Caruana](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:10:53 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commission,

I am writing in support of Valencia by FivePoint and its plans to deliver needed housing to the Santa Clarita Valley. The next phase will include more than 7,500 homes at a variety price points, along with plans for future parks, schools, and many more community-serving amenities.

This is a practical and people-focused approach to planning, and I urge you to support it without delay.

Yours truly,

Josh Caruana
josh.caruana@cbre.com

Cc: Los Angeles County Board of Supervisors

From: [Geoff Martin](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:11:29 AM

CAUTION: External Email. Proceed Responsibly.

Los Angeles County Regional Planning Commission,

FivePoint has shown that it is possible to create new housing while still protecting our natural environment.

The next phase of Valencia by FivePoint will preserve thousands of additional acres of open space while expanding access to trails, parks, and recreational amenities—all with fire safety in mind. These investments will benefit both current and future residents for generations.

I appreciate the thoughtful planning and sustainable vision behind Homestead South, Legacy Village, and Entrada North, and I hope you vote ‘yes’ to advance the next phase of development. I wish more developers would follow FivePoint’s lead when it comes to protecting our environment for future generations.

Yours truly,

Geoff Martin
Geoff.Martin@cbre.com

Cc: Los Angeles County Board of Supervisors

From: [Emilee Johnson](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:12:50 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I am writing today because I support the proposal before you today for Homestead South, Legacy Village, and Entrada North.

Valencia by FivePoint is a dynamic and growing community built on a simple idea: that high-quality housing, open space preservation, economic investment, and sustainability can all co-exist in the same cutting-edge master planned community.

This new chapter will bring more than 7,500 new homes, new parks, and school sites to the Santa Clarita Valley, expanding opportunity for all. I believe this proposal will uplift our entire region and I ask that you give it your full support.

Thank you for your consideration.

Best,

Emilee Johnson
emilee.johnson@cbre.com

Cc: Los Angeles County Board of Supervisors

From: [Ryan Burnett](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:14:10 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA Planning Commission,

FivePoint is an important part of the business community here in the Santa Clarita Valley, and I am writing to enthusiastically support the current proposal for Valencia by FivePoint's next chapter.

The long-term vision for the community will stimulate the regional economy, create thousands of local construction and permanent jobs, create massive tax revenue, and bring job-generating businesses to the region. The next phase – Entrada North, Legacy Village, and Homestead South -- will also create more than 7,500 housing units and increase quality of life in the region. It's a great plan by a great company that has been investing in the success of LA County for decades.

I encourage you to support Valencia by FivePoint's current entitlements up for approval! Thank you.

Regards,

Ryan Burnett
ryan.burnett@cbre.com

Cc: Los Angeles County Board of Supervisors

From: [Nancy Starczyk](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 8:49:25 AM

CAUTION: External Email. Proceed Responsibly.

As a REALTOR who conducts most of my business in Santa Clarita, I am writing in support of Homestead South, Entrada North, and Legacy Village.

I love the sense of community so prevalent at Valencia, the frequent community events, and the welcoming environment that FivePoint has created.

With new neighborhoods bringing additional homes, parks, schools, and open space, this community will continue to be a place where families can thrive. I was a big fan of the new communities approved unanimously by the Board of Supervisors last year, and I'm excited to see this latest chapter come to life as well. Thank you in advance for your support.

Thank you,

Nancy Starczyk
Nancy@elitestates.com

Cc: Los Angeles County Board of Supervisors

From: [Cailee Poulsen](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 9:02:09 AM

CAUTION: External Email. Proceed Responsibly.

Regional Planning Commission,

I am writing to express my support for Valencia by FivePoint, a vibrant and growing community home to approximately 4,000 residents who enjoy walking trails, parks, events, and more.

In 2025, the Board of Supervisors unanimously approved approximately 1,500 additional homes and significant job-producing commercial space, further strengthening this forward-looking community.

Valencia by FivePoint protects the environment every step of the way: it is built to zero-net energy standards, embraces clean energy, prioritizes drought-tolerant landscaping, and offers innovative zero-emission transportation options for residents.

FivePoint is also dedicated to permanently preserving 10,000 acres of open space at full buildout and restoring native plants and habitats.

Approving the Homestead South, Entrada North and Legacy Village entitlements means this community can benefit thousands more Angelenos now and for generations to come, and supports the Valencia Vision for a balanced community providing both homes and jobs for the region.

Best,

Cailee Poulsen
cepoulsen21@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Renee Roque](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 8:47:30 AM

CAUTION: External Email. Proceed Responsibly.

We need housing - please move to approve and help us put folks in homes.

Best,

Renee Roque
renee@reneeroque.com

Cc: Los Angeles County Board of Supervisors

From: [Troy Allen](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 8:52:47 AM

CAUTION: External Email. Proceed Responsibly.

I completely support the build-out plans for FivePoint. We have worked with executives from their team and we support the vision and important community development they are committed to building throughout the Santa Clarita Valley.

Thank you,

Troy Allen
teallen@calarts.edu

Cc: Los Angeles County Board of Supervisors

From: [Evan Faucette](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 8:49:39 AM

CAUTION: External Email. Proceed Responsibly.

Dear Regional Planning Commission—

FivePoint is investing in the entire Santa Clarita Valley community, and that is why I am writing to express my support for Valencia by FivePoint. Here are a few examples:

- The community is achieving net-zero greenhouse gas emissions through a variety of investments within the community, in LA County, and elsewhere in the State.
- FivePoint is investing millions in open space conservation and habitat conservation and restoration, including in the High Country and along the Santa Clara River wetlands.
- FivePoint has invested heavily in transportation improvements across the region, not only within the Valencia community but also widening roads and improving major interchanges to reduce congestion for all community members. Their current proposal includes a commitment for significant new funding for transportation improvements to the Old Road project.

This is a proposal that will benefit the entire county , and I urge you strongly to approve Homestead South, Legacy Village and Entrada North without delay.

Thank you,

Evan Faucette
efaucette@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [denise mitchell](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:29:00 AM

CAUTION: External Email. Proceed Responsibly.

I'm a Valencia by FivePoint resident Housing Sustainability & Open Space General Support

Dear Planning Commissioners,

Living in Valencia by FivePoint has been one of the best decisions my family has ever made. The open space, the sustainability features, the sense of community — it all comes together in a way that is rare and worth protecting and expanding.

That's why I support the proposed Homestead South, Legacy Village, and Entrada North neighborhoods. Growth done right — with parks, schools, trails, and affordability in mind — is something we should all be excited about.

Please vote yes.

Yours truly,

denise mitchell
housesbydenise@yahoo.com

Cc: Los Angeles County Board of Supervisors

From: [Adam Browning](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:28:17 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

I strongly support the proposed next phase of Valencia by FivePoint.

This project strikes an important balance between housing, sustainability, recreation, and community investment. The plans for Homestead South, Legacy Village, and Entrada North include several parks, miles of trails, three new school sites, and significant open space preservation while also helping address our region's housing needs.

I believe these projects will strengthen the Santa Clarita Valley and improve quality of life for current and future residents.

Best,

Adam Browning
Adamb@newurbanwest.com

Cc: Los Angeles County Board of Supervisors

From: [Jenori Galicia](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:27:12 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Committee,

I am writing to you today in support of the next phase of the Valencia by FivePoint community, in large part because I am so impressed with their commitment to sustainability and environmental stewardship.

When it comes to sustainability, Valencia by FivePoint goes above and beyond what other master-planned communities are doing.

The planned projects, Homestead South, Entrada North, and Legacy Village, are planned to include zero-energy construction, Level 2 EV chargers for every home and throughout the community, and the use of recycled water.

All of this is in addition to the company permanently preserving two thirds of their land as open space.

I am proud to support a sustainable future for our community, not just for our generation but for generations to come.

Please support the plans for Valencia by FivePoint!

Best,

Jenori Galicia
2jgalicia@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Marisa Fradin](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:25:40 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commission,

As a Valencia by FivePoint resident, I can personally say that this community has exceeded our expectations. The neighborhood feels welcoming, walkable, and family-friendly. We especially enjoy the farmers market, community events, and access to outdoor spaces throughout the area. It's also great to have access to e-bikes and EV cars right here on the property. And maybe most importantly, we count our new neighbors as some of our closest friends.

The FivePoint team has shown that they genuinely understand the Santa Clarita Valley, and what we need to be successful for the future. I fully support Homestead South, Legacy Village, and Entrada North and hope the County will approve them without delay.

Regards,

Marisa Fradin
marisa_paige72@aol.com

Cc: Los Angeles County Board of Supervisors

From: [Ana Fonseca](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:24:24 AM

CAUTION: External Email. Proceed Responsibly.

Los Angeles County Regional Planning Commission:

I am writing to express my support for the Homestead South, Legacy Village, and Entrada North projects proposed by FivePoint.

As President and CEO of Logix Federal Credit Union, one of the largest employers and financial institutions headquartered in the Santa Clarita Valley, I have seen firsthand the importance of thoughtfully planned communities in attracting and retaining a strong workforce, supporting local businesses, and enhancing quality of life for residents throughout Los Angeles County.

Many of our employees and members live in the Santa Clarita Valley. The FivePoint Valencia community demonstrates how housing, parks, trails, open space, schools, recreation, and community gathering places can be integrated in a manner that creates a vibrant and connected environment. This type of planning not only benefits residents but also contributes to the long-term economic health and competitiveness of our region.

As Los Angeles County continues to face housing and affordability challenges, projects that expand housing opportunities while maintaining a strong commitment to open space, community amenities, and infrastructure are important to our future. The proposed next phases build upon an established vision that has already delivered meaningful benefits to the Santa Clarita Valley.

For these reasons, I respectfully encourage the Commission to support Homestead South, Legacy Village, and Entrada North.

Thank you for your consideration.

Regards,

Ana Fonseca
afonseca@lfcu.com

Cc: Los Angeles County Board of Supervisors

From: [Calvin Hedman](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:23:17 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles Planning Commission,

I support the next phase of Valencia by FivePoint because it aligns housing with community benefits like schools and parks, encourages eco-friendly transportation options, preserves the open space we all rely on, and fuels the business climate of the Santa Clarita Valley. Together, Homestead South, Entrada North and Legacy Village will create more than 7,500 additional housing units, helping to relieve the regional housing crisis.

I encourage you to support the Homestead South, Entrada North and Legacy Village proposals!

Sincerely,

Calvin Hedman
calvin.hedman@hpllp.com

Cc: Los Angeles County Board of Supervisors

From: [Diane Kauzlarich](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:22:52 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I am a Valencia by FivePoint resident and a vocal advocate for this community. From the farmers market to the hiking trails to the friendly neighbors, this is a community that enriches the lives of residents and the general public alike.

The next phase — Homestead South, Legacy Village, and Entrada North — will bring more of what makes Valencia great: parks, open space, schools, and homes at a range of price points. I strongly encourage you to approve these proposals and welcome more families into this wonderful community.

Thank you,

Diane Kauzlarich
Devoteddi@aol.com

Cc: Los Angeles County Board of Supervisors

From: [Sabrina Hart Neve](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:21:54 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners:

I am writing in support of Valencia by FivePoint's proposed Homestead South, Entrada North, and Legacy Village communities.

As a community management professional who has worked closely with the Valencia community, I have seen firsthand the benefits of thoughtful, long-range planning and the positive impact that well-designed neighborhoods have on residents and the surrounding region. Valencia has become a model for how housing, infrastructure, recreation, environmental stewardship, and community connectivity can successfully work together.

Our region continues to face significant housing challenges, particularly for working families seeking attainable homeownership opportunities. The proposed communities will add more than 7,500 homes to Los Angeles County's housing supply, offering a variety of housing types and price points while expanding opportunities for families to establish roots in a safe, vibrant, and well-resourced community.

Equally important, this proposal demonstrates that growth and environmental responsibility do not need to be competing priorities. Valencia by FivePoint has incorporated sustainability measures throughout its planning, including walkable neighborhoods, trail connectivity, open space preservation, renewable energy features, and transportation solutions designed to support a more sustainable future. The commitment to preserving substantial open space and recreational amenities helps ensure that future residents will enjoy the same high quality of life that has become synonymous with Valencia.

Strong communities require more than housing alone. They require parks, trails, gathering spaces, infrastructure, and a long-term vision for how people will live, work, and connect with one another. Valencia by FivePoint has consistently demonstrated that comprehensive approach to community building, and these proposed neighborhoods represent an important continuation of that vision.

For these reasons, I respectfully encourage the Commission to approve the requested entitlements and support the next phase of Valencia's growth.

Thank you for your time and consideration.

Thank you,

Sabrina Hart Neve
sabrina.hartneve@fsresidential.com

Cc: Los Angeles County Board of Supervisors

From: [Marlee Lauffer](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:21:14 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners:

As a longtime resident, I am impressed with Valencia by FivePoint and the sustainable manner in which they blend housing, employment and the environment. FivePoint is continuing its proud tradition of creating a model master-planned community.

I support the Valencia by FivePoint proposal to add needed housing through new neighborhoods like Homestead South and Legacy Village, as well as Entrada North which will bring jobs and services to enhance a healthy jobs/housing balance in this region.

Valencia is already a successful community and the new neighborhoods by FivePoint will serve the Santa Clarita Valley and Los Angeles County's broader needs.

FivePoint has invested millions in transportation improvements in the area, including road widening, new signals, and other upgrades at key intersections and along major interchanges, with future transportation investments planned for our region.

I think this is a well-thought-out plan that deserves the opportunity to continue moving forward.

Thank you for your attention to these thoughtful proposed developments.

Marlee Lauffer

Thank you,

Marlee Lauffer
marleelauffer@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Jack Casey](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:20:45 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I am in support of the Homestead South, Legacy Village and Entrada North communities.

The new homes will create much needed housing for our community.

The need for this continues to grow-- something I see though my role as an ED physician.

Sincerely,

Jack Casey
caseyr@henrymayo.com

Cc: Los Angeles County Board of Supervisors

From: [Nicholas Casasante](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:19:32 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commissioners,

Housing affordability continues to be one of the biggest challenges facing our region, which is why I support Valencia by FivePoint's proposed next phase.

These neighborhoods will create thousands of new homes while preserving open space and investing in top-quality community amenities. It is refreshing to see a project focused on both livability and long-term planning!

I hope the County will support this thoughtful approach to addressing our housing needs.

Yours truly,

Nicholas Casasante
ncasasante@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Troy Hooper](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:18:18 AM

CAUTION: External Email. Proceed Responsibly.

Dear Members of the L.A. County Planning Commission,

I am an enthusiastic supporter of Valencia by FivePoint because it addresses the housing gap in one of the county's fastest-growing areas. With many homes to date sold below the L.A. County median home price, Valencia is offering real options for working, middle-class families.

The next phase of the project -- Homestead South, Legacy Village and Entrada North -- will add even more homes in a job-rich area, supporting the region's strong jobs to housing balance and improving quality of life. FivePoint's commitment to a balanced community — where people can live, work, and thrive — is something we need more of throughout our County and our State.

Please approve this next phase and keep going!

Regards,

Troy Hooper
troyhooper@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Neal Weichel](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:17:23 AM

CAUTION: External Email. Proceed Responsibly.

As a resident since 1987, I have seen the valley grow, responsibly. We support the planned growth of this area to meet sorely needed housing.

Regards,

Neal Weichel
neal@nealweichel.com

Cc: Los Angeles County Board of Supervisors

From: [Jay Julien](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:16:06 AM

CAUTION: External Email. Proceed Responsibly.

Dear Members of the Commission,

I live in Valencia by FivePoint and am excited to support the community's next phase.

FivePoint is creating a community that truly prioritizes residents through parks, trails, recreation areas, and sustainability features that improve everyday life. The recent groundbreaking for a new fire station, plus plans for another fire station in this next phase of Valencia by FivePoint, is just another sign that this company plans carefully for the long-term future to make sure the community is safe, healthy and prosperous.

In addition., the sense of community here is something special, and I hope more families will have the opportunity to live in this kind of environment through the approval of Homestead South, Legacy Village, and Entrada North.

Best,

Jay Julien
usajay@aol.com

Cc: Los Angeles County Board of Supervisors

From: [Linda Storli-Koontz](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:15:24 AM

CAUTION: External Email. Proceed Responsibly.

Dear Members of the Commission,

I live in Valencia and have been a supporter of (Newhall Land and Farming) FivePoint for many years. My first home after living in Europe was a NLF one. I was extremely pleased with it and them.

I live in Tesoro now and have watched the new residences being built (as a REALTOR have also shown some). I truly appreciate the attention paid to Open Space.

As a past Parks and Recreation Commissioner I found NLF to be easy to work with and built within the "rules".

Regards,

Linda Storli-Koontz
linda@storli-koontz.com

Cc: Los Angeles County Board of Supervisors

From: [Jerrod Ferguson](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 11:00:05 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA County Planning Commission,

Valencia by FivePoint wants to provide what our region needs most: housing.

If approved, FivePoint's proposed plans for Homestead South, Entrada North, and Legacy Village will add over 7.5k homes to the community, including condos, townhomes and detached, single-family condos.

And FivePoint does more than build homes. Entrada North is planned to include 300k square feet of commercial space for job-generating businesses – and that's on top of the 4.1m square feet approved by LA County in 2025. That means residents will have the option to work near home, which reduces commute times and traffic congestion.

In addition, FivePoint is investing millions in transportation improvements, including \$62 million in funding for The Old Road, as well as funding sustainability initiatives across LA County.

And I hope you'll join me in supporting these entitlements.

Yours truly,

Jerrod Ferguson
jerrod.ferguson@vancewealth.com

Cc: Los Angeles County Board of Supervisors

From: [Lawrence Fleischman](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:59:15 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Commission,

The housing shortage in Southern California has impacted countless community members, and it has never been more necessary to address this issue. Valencia by FivePoint is working to make homeownership accessible and I am proud to support them in their upcoming entitlements.

They have already delivered nearly 2,000 homes in the community, and the Homestead South, Entrada North and Legacy Village proposals will bring an additional 7,500 to the area, building on the vibrant and diverse community.

The homes are also within financial reach. Two-thirds of the homes sold to-date in the community have been below the LA County median home price.

I encourage you to support FivePoint's proposal – the plan offers a meaningful solution to our region's housing needs.

Sincerely,

Lawrence Fleischman
larry@Fleischmanassociates.com

Cc: Los Angeles County Board of Supervisors

From: [Edward Masterson](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:58:32 AM

CAUTION: External Email. Proceed Responsibly.

Dear Members of the Los Angeles County Regional Planning Commission.

I write this letter in support of Valencia by FivePoint's Homestead South, Legacy Village and Entrada North. FivePoint has always been, and continues to be, one of the Santa Clarita Valley's true community partners. Their commitment to going above and beyond in every element of the communities they develop is what sets them apart, and allows the Santa Clarita Valley to benefit from providing not just much needed housing, but true "communities", where families and individuals can enjoy trails, parks, open space, and events that build true camaraderie and a spirit of community. As a long-time resident of the Santa Clarita Valley, I respectfully ask that you support the next phase of thoughtfully planned homes and community elements, as I believe it provides families and individuals an opportunity to experience the joy and benefits of living in a community they can truly call "Home". Thank you for your time, consideration and kindness. Best regards, Ed Masterson.

Regards,

Edward Masterson
ed.masterson.sos@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [AMBER BRANCH](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:58:07 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission:

FivePoint is a true partner working to better the entire Santa Clarita Valley, and I am a proud supporter of their Valencia by FivePoint master-planned community. The project brings needed housing and jobs, boosting the economy, all while maintaining net-zero greenhouse gas emissions. The entitlement package for Homestead South, Entrada North, and Legacy Village will extend and deepen that positive impact.

In addition, FivePoint goes above and beyond with innovative mobility initiatives, including the ValenciaGo program, which offers eligible homeowners subsidy reimbursements on the purchase of a zero-emission vehicle, neighborhood electric vehicle or electric bike. Pre-paid transit passes are also available to eligible residents at no charge.

With your support, Valencia by FivePoint can continue to evolve, creating lasting benefits for the greater LA region.

Sincerely,

AMBER BRANCH
amberfrazier1991@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [bob vela](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:56:57 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

As a current Valencia by FivePoint resident, I wanted to share my strong support for the next evolution of our community— Homestead South, Legacy Village, and Entrada North.

Living here has been a wonderful experience for my family. We regularly use the parks, trails, pools, and walking paths, and the community events have helped us feel connected to our neighbors. The new mobility hub offering e-bike share and EV carshare services is also a great addition!

I believe these new neighborhoods will give more families like ours the opportunity to experience the same high quality of life we enjoy, and we look forward to welcoming our new neighbors!

Sincerely,

bob vela

Cc: Los Angeles County Board of Supervisors

From: [Josh Rivas](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:56:25 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

As a proud Santa Clarita Valley resident for nearly three decades, a local business owner, community leader, and the 2025 Santa Clarita Valley Man of the Year, I care deeply about the thoughtful growth of our city.

What impressed me most about Valencia by FivePoint is its forward-thinking approach to community design. The emphasis on walkable neighborhoods, abundant parks and open space, and long-term sustainability creates the kind of environment that benefits both current and future generations.

I am especially encouraged by ValenciaGO, FivePoint's transportation program, which helps residents embrace cleaner, more efficient transportation through incentives for electric vehicles, neighborhood electric vehicles (NEVs), e-bikes, and prepaid public transit passes.

I believe this development represents smart, responsible planning, and I respectfully encourage you to support the next phase of Valencia.

Thank you for your time and consideration.

Sincerely,

Josh Rivas
josh@getjoshed.com

Cc: Los Angeles County Board of Supervisors

From: [Selina M Thomas](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:55:49 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

I am writing to once again express my strong support for the continued advancement of the Valencia by FivePoint community as it moves into its next phase of development.

As the CEO and Founder of 6 Degrees HR Consulting, Inc., the Former Chairwoman of the Valley Industry Association (2024–2025), a Santa Clarita Valley business owner, and a homeowner who has proudly called this community home for the past fifteen years,

I have had the privilege of working alongside leaders dedicated to strengthening our region. My perspective is not only professional—it is personal. As both a homeowner and a stakeholder in the continued success and responsible growth of the Santa Clarita Valley, I understand the importance of thoughtful planning that preserves our quality of life while creating opportunities for future generations.

Responsible development is essential to sustaining a vibrant economy, supporting local families, and ensuring our community continues to thrive.

Since my previous letter of support, FivePoint has continued to demonstrate its commitment to thoughtful planning, environmental stewardship, and meaningful investment in our community. Their vision extends well beyond building homes—they continue to create complete neighborhoods that incorporate schools, parks, trails, open space, transportation improvements, and community gathering places that contribute to an exceptional quality of life.

The Santa Clarita Valley continues to experience significant housing demand while striving to maintain the quality of life that has made our community one of the most desirable places to live in Southern California. This next phase of Valencia by FivePoint represents an important opportunity to address those needs through a balanced approach that supports housing, economic development, infrastructure, and environmental sustainability.

From my perspective as both a business leader and long-time resident, I believe this project will continue to provide substantial benefits to our region by:

- Expanding housing opportunities for families, young professionals, seniors, and future generations.
- Creating quality jobs while stimulating long-term economic growth throughout Los Angeles County.
- Supporting local businesses and encouraging continued private investment within the Santa Clarita Valley.
- Enhancing community infrastructure through continued investment in parks, trails, schools, transportation improvements, and recreational amenities.
- Preserving the thoughtful planning, environmental stewardship, and open space that have become hallmarks of the Valencia by FivePoint community.

Throughout my career in Human Resources and organizational consulting, I have witnessed the direct relationship between housing availability, workforce stability, and economic prosperity.

Employers depend upon communities that provide attainable housing, excellent schools, modern infrastructure, and recreational opportunities to attract and retain talented employees. Master-planned communities such as Valencia by FivePoint help create that foundation while strengthening the long-term vitality of the Santa Clarita Valley.

As someone who has invested both professionally and personally in the Santa Clarita Valley, I believe our future depends on responsible, master-planned growth that balances housing, economic opportunity, environmental stewardship, and community investment. My family, my business, and my home are all rooted here, and I remain committed to supporting initiatives that strengthen the community we have built together while leaving a lasting legacy for future generations.

I respectfully encourage the Planning Commission to support the next phase of Valencia by FivePoint. This development reflects the type of responsible, forward-thinking growth that will continue to benefit residents, strengthen our local economy, and position Los Angeles County and the Santa Clarita Valley for continued success.

Thank you for your consideration and for your continued service to the residents of Los Angeles County.

Regards,

Selina M Thomas
selinaphr@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Ilisa Gooden](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:55:21 AM

CAUTION: External Email. Proceed Responsibly.

To the LA County Planning Commission,

As a resident of Valencia by FivePoint, I can confidently say this community has exceeded my expectations.

Our neighborhood feels like a true community with walking paths, parks, a farmers market, a mobility hub, and other family-friendly amenities. We especially enjoy the calendar of events, like Friday Night Happenings, that foster connection between neighbors.

The next phase — Homestead South, Legacy Village, and Entrada North — will bring more of what makes Valencia great: parks, open space, schools, and homes at a range of price points. I strongly encourage you to approve these proposals and welcome more families into this wonderful community.

Thank you,

Ilisa Gooden
ilisajuried@yahoo.com

Cc: Los Angeles County Board of Supervisors

From: [Shreyas Seshadri](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:54:02 AM

CAUTION: External Email. Proceed Responsibly.

L.A. County Regional Planning Commission,

My name is Shreyas, and I'm a current resident of the Five Point Community. I would like to express my support for the Valencia community currently being developed by FivePoint. This community is already home to 4,000 residents and offers an array of enviable amenities like pools, parks, recreation centers, miles of trails and open space, and so much more.

I believe that the proposed next stage — Homestead South, Legacy Village, and Entrada North — will do more than just build upon the current planned community with 7,500 new houses and expanded community amenities. I believe the next stage will be a huge economic boost to our community. The current plans include school sites and commercial spaces that will fuel the business climate of the Santa Clarita Valley.

I strongly urge you to approve the next phase of expanding this community.

Sincerely,

Shreyas Seshadri
shreyass11991@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Stephen Yao](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:53:16 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

As a Valencia by FivePoint resident, I want to say – I love living here! From our warm and welcoming community and family-friendly events, there's no place I'd rather call home.

FivePoint has done an incredible job at creating this unique neighborhood where I know my neighbors and it feels like a real community. The FivePoint team has proven again and again that they know the Santa Clarita Valley and clearly care a lot about it.

I am excited for this community to keep evolving. I support the proposed plans for Homestead South, Entrada North and Legacy Village, especially the added amenities, space for new schools, several new parks, an expanded network of walking trails, and the potential for new community members and future friends.

I genuinely believe these additions will make Valencia even better, and I fully support FivePoint in the next phases of the development process.

Thank you,

Stephen Yao
stephen.h.yao@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Christina Dove](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:51:55 AM

CAUTION: External Email. Proceed Responsibly.

To the Los Angeles County Regional Planning Commission:

As a proud Valencia resident, I feel incredibly grateful to call this community home. One of the things I cherish most about living here is the strong sense of community. As my husband and I raise our young daughter, I've come to appreciate just how important it is to have safe, beautiful places where families can gather, children can play, and neighbors can build lasting friendships.

Some of our favorite places are parks like Confluence, Verve, and Riparian. They aren't just green spaces—they're where memories are made, where kids explore, and where our community comes together. That's why I'm so encouraged by plans to expand parks, trails, and open space while also providing new homes and schools. Knowing that more than 60% of these new neighborhoods will be dedicated to parks, trails, and open space reassures me that Valencia's growth is being approached thoughtfully, with families and future generations in mind.

I believe these projects will help preserve the welcoming, family-oriented community that makes Valencia so special while creating opportunities for even more families to experience the same sense of community that we have.

I respectfully ask that you support the Homestead South, Entrada North, and Legacy Village projects.

Thank you for your time, your service, and your thoughtful consideration.

Yours truly,

Christina Dove
christinaforddove@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Larry Eugenio](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:51:28 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

As a current resident of Valencia by FivePoint, I want to express my enthusiastic support for this next phase moving forward.

My wife and I have really grown to love Valencia because it provides a feeling of belonging and inclusivity. Neighbors genuinely care and get along with each other. It has a wonderful small-town environment within a big metropolitan area of Los Angeles County.

We've been introduced to different clubs such as walking club, garden club and game nights. The regular community events and weekend farmers market that's hosted by FivePoint also foster a strong sense of community.

Expanding upon this community to include new homes and more open space makes a lot of sense, as it provides an opportunity for more people to enjoy Valencia by FivePoint. Please vote 'yes' on this next phase. Thank you.

Thank you,

Larry Eugenio
lawrence.eugenio@yahoo.com

Cc: Los Angeles County Board of Supervisors

From: [Nithin Gridhalluru](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:51:05 AM

CAUTION: External Email. Proceed Responsibly.

Support Letter for the Proposed Valencia by FivePoint Neighborhoods

Our first move from India to the United States was to Los Angeles, where my wife and I began our careers as software engineers.

During our nearly eight years in Los Angeles, we searched extensively for a place that truly felt like home. After exploring many communities, we found exactly what we were looking for in Valencia.

Valencia offered us the perfect balance of affordability and value, outstanding schools, safe and stable neighborhoods, a pleasant climate, abundant outdoor recreation, and a reasonable commute to our jobs in Los Angeles. These qualities made it the ideal place to build our future and raise our family.

It is for these reasons that we support the proposed Homestead South, Legacy Village, and Entrada North neighborhoods. We believe these new communities will provide more couples and families with the same opportunity we were fortunate to find—a welcoming, high-quality community where they can put down roots and thrive within Valencia by FivePoint.

Thank you for considering my support for these proposed neighborhoods.

Yours truly,

Nithin Gridhalluru
Nithinreddy.gr@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [NyAsia Jordan](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:50:25 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

I am writing as a proud resident of the Valencia by FivePoint community to express my strong support for the proposed projects before you, including Homestead South, Legacy Village, and Entrada North.

Valencia by FivePoint is truly one of the hidden gems of Los Angeles County. My family and I have loved calling this community home because it offers the perfect balance of beautiful neighborhoods, abundant open space, and a genuine sense of community. The walking and biking trails, parks, and family-friendly amenities encourage an active, healthy lifestyle, while the many community events bring neighbors together. Every visit to the park or pool feels like an opportunity to meet someone new, and I appreciate the diversity and welcoming spirit that make this community so special.

The Santa Clarita Valley is made even better by its natural beauty, and preserving access to open space for hiking, biking, walking, and simply enjoying nature is important for the health and well-being of our community. FivePoint has demonstrated a meaningful commitment to that vision by permanently protecting nearly 10,000 acres of land as dedicated open space, along with its longstanding conservation efforts, including preservation of the Santa Clara River corridor.

This isn't simply about building more homes—it's about demonstrating that responsible growth and environmental stewardship can go hand in hand. Valencia by FivePoint has shown that it is possible to thoughtfully expand housing while preserving the natural resources that make this region such a wonderful place to live.

I respectfully ask that you approve Homestead South, Legacy Village, and Entrada North. Your support will help continue the development of a community that prioritizes families, environmental responsibility, and a high quality of life for current and future residents.

Thank you for your time, your service, and your thoughtful consideration.

Regards,

NyAsia Jordan
asiaj11@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Kaushal Naik](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:50:01 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

My name is Kaushal Naik, and I am a proud resident of Valencia by FivePoint.

My wife, Anee, and I have lived in a variety of places across Los Angeles County over the past 20 years—from Burbank and Glendale to Long Beach. While those cities all had their merits, Valencia by FivePoint is the very first place that is truly conducive to the way we want to live our lives.

We absolutely love Valencia's fresh air and abundant open space. Every single day, I find myself appreciating the expansive view of the sky right from our bedroom window, feeling grateful to be surrounded by so much natural sunlight and beauty.

The sense of community here is unmatched. My wife thoroughly enjoys participating in Valencia's gardening club, and together, we love taking long walks along the beautifully maintained nature trails. Our weekends are anchored by visiting the vibrant Farmers Market every Sunday, and we regularly look forward to attending community events like Movie Nights, which bring everyone together.

Beyond the natural surroundings, we have been incredibly impressed by the forward-thinking amenities designed to make modern living both convenient and sustainable. In particular, we really appreciate the community's electric car rentals and bike rentals. Having seamless access to green transportation options makes it incredibly easy to explore our neighborhood, run local errands, and minimize our carbon footprint without any hassle. It's clear that every detail here was planned with the future in mind.

FivePoint truly knows what they are doing. They have created an exceptional, special place to call home, and they have my full blessing to continue developing this community so even more people can enjoy this incredible lifestyle. Based on the world-class environment they have created to date, I know you won't be disappointed with the next chapter of Valencia.

Best,

Kaushal Naik
kpnaik04@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Kaushal Naik](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:50:01 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

My name is Kaushal Naik, and I am a proud resident of Valencia by FivePoint.

My wife, Anee, and I have lived in a variety of places across Los Angeles County over the past 20 years—from Burbank and Glendale to Long Beach. While those cities all had their merits, Valencia by FivePoint is the very first place that is truly conducive to the way we want to live our lives.

We absolutely love Valencia's fresh air and abundant open space. Every single day, I find myself appreciating the expansive view of the sky right from our bedroom window, feeling grateful to be surrounded by so much natural sunlight and beauty.

The sense of community here is unmatched. My wife thoroughly enjoys participating in Valencia's gardening club, and together, we love taking long walks along the beautifully maintained nature trails. Our weekends are anchored by visiting the vibrant Farmers Market every Sunday, and we regularly look forward to attending community events like Movie Nights, which bring everyone together.

Beyond the natural surroundings, we have been incredibly impressed by the forward-thinking amenities designed to make modern living both convenient and sustainable. In particular, we really appreciate the community's electric car rentals and bike rentals. Having seamless access to green transportation options makes it incredibly easy to explore our neighborhood, run local errands, and minimize our carbon footprint without any hassle. It's clear that every detail here was planned with the future in mind.

FivePoint truly knows what they are doing. They have created an exceptional, special place to call home, and they have my full blessing to continue developing this community so even more people can enjoy this incredible lifestyle. Based on the world-class environment they have created to date, I know you won't be disappointed with the next chapter of Valencia.

Best,

Kaushal Naik
kpnaik04@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Debora Esmeralda](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:49:34 AM

CAUTION: External Email. Proceed Responsibly.

Dear County Planning Commission,

As a four-year resident of Valencia by FivePoint, I am writing to express my support for this incredible community that my family and I are fortunate to call home.

Sustainability is not an afterthought in this community—it is built into everyday life. From solar power and EV chargers in homes and public areas to drought-tolerant landscaping, bike and walking trails, and community parks, Valencia by FivePoint reflects the kind of forward-thinking planning our region needs. FivePoint also takes fire safety seriously, with builders using advanced fire-resilient standards that help protect residents and strengthen the community's long-term resilience.

These features are not merely amenities—they are essential to building a thriving 21st-century community and are a major reason my family chose to make Valencia by FivePoint our home. I am proud to live in a place that prioritizes environmental responsibility while also supporting thoughtful, forward-looking affordable housing.

By approving the entitlements before you—Homestead South, Entrada North, and Legacy Village - more families will have the opportunity to live in a truly sustainable, forward-thinking community.

For these reasons, I respectfully urge the Commission to approve these entitlements which will allow more families to benefit from the thoughtful planning, sustainability, safety, and opportunity that Valencia by FivePoint represents.

Thank you,

Debora Esmeralda
debsglow@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Kathy Song](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:48:38 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners.

As a current Valencia by FivePoint resident, I wanted to share my strong support for the approval of the next phase of our community's expansion - Homestead South, Legacy Village, and Entrada

Choosing to make this community our home was about much more than buying a house. We chose it because of the vision—a safe, thoughtfully planned neighborhood where families can enjoy parks, pools, walking trails, and open spaces that bring people together. We've experienced firsthand how these amenities create a true sense of community, where neighbors know one another, children have safe places to play, and families spend more time outdoors together.

Approving this next phase is an investment in the generations that will call this community home. It is an opportunity to continue building a safe, vibrant, and sustainable neighborhood that will benefit Valencia for many years to come.

Best,

Kathy Song
Song.kathy@yahoo.com

Cc: Los Angeles County Board of Supervisors

From: [Mohamed Tantawi](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:48:03 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

As a proud Valencia by FivePoint resident, I can tell you firsthand that FivePoint has built something really special here. With friendly neighbors, sustainability features, and several parks and walking paths, it's the kind of community I always hoped to find.

I enthusiastically support Homestead South, Legacy Village, and Entrada North. More families deserve the chance to experience what we have here, and I urge you to approve this next chapter.

Yours truly,

Mohamed Tantawi
mxt3216@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Andrea M Carpenter](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:47:29 AM

CAUTION: External Email. Proceed Responsibly.

To the Regional Planning Commission,

I am encouraged by the sustainability investments planned for Homestead South, Legacy Village, and Entrada North, and I want to express my strong support for these developments.

FivePoint's focus on energy-efficient homes, renewable energy, clean energy transportation, and walkable neighborhood design reflects the kind of future-focused development California should encourage. And they have made fire protection a top-tier priority, which I appreciate. I am also grateful for the emphasis on parks, trails, and open space preservation throughout this thoughtfully planned community.

Please support this next phase of Valencia by FivePoint.

Thank you,

Andrea M Carpenter
acarpenter@lfcu.com

Cc: Los Angeles County Board of Supervisors

From: [John Terrien](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:46:45 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

When my husband and I were looking for a home, Valencia by FivePoint was literally our only consideration. I appreciate the walkability, the green space and parks, and the focus on innovative sustainability and mobility practices. The fact that each home came with solar, an EV Charger (with a rebate for new EV purchases), and reclaimed water irrigation for public areas synched the deal for us.

I am pleased to support FivePoint's plans for Valencia by FivePoint. LA County, like much of the country, is facing a dire housing crisis. The proposed Homestead South, Entrada North, and Legacy Village neighborhoods will go a long way to delivering some of that much-needed housing. As Ezra Klein and Derek Thompson describe in their book, "Abundance", democratically run states and municipalities need to endorse a more progressive stance towards development.

My husband and I have two children we adopted through L.A. County foster care system and did our best to raise them to be good citizens. I fear that without developments like FivePoint's they will be priced out of leading the rest of their lives in the county that they were born and raised in.

Valencia is already a successful community, led by FivePoint going above and beyond in the greater L.A. region. The company invests in sustainability initiatives outside the borders of Valencia, including installing EV chargers, solar roofs, and pool covers in L.A. County. Importantly, FivePoint will be investing over time about \$15 million in funding for permanent habitat conservation and stewardship in the SCV.

In addition, FivePoint has invested millions in transportation improvements in the area, including road widening, new signals, and other upgrades at key intersections and along major interchanges, with future transportation investments planned for our region. I think this is a well-thought-out plan that deserves the opportunity to continue moving forward.

Please support Homestead South, Entrada North and Legacy Village.

Thank you for your consideration.

Thank you,

John Terrien

johnterrien@me.com

Cc: Los Angeles County Board of Supervisors

From: [Shunna Jones-Moreno](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:45:53 AM

CAUTION: External Email. Proceed Responsibly.

To the Los Angeles County Regional Planning Commission and the Los Angeles County Board of Supervisors:

I am writing as a proud resident of Valencia to express my strong support for the proposed **Homestead South** village as part of the Valencia by FivePoint master-planned community.

My husband and I have called Valencia home for the past four years, and it has exceeded every expectation we had when we moved here. What has impressed us most isn't simply the beautiful homes or well-designed neighborhoods—it's the intentional way this community has been planned to encourage connection, outdoor living, and a high quality of life.

We've watched neighbors become friends, families gather in parks, children ride bikes safely, and residents enjoy the extensive trail system that connects our community. These are not accidental benefits; they are the result of thoughtful planning and a long-term vision.

I also appreciate FivePoint's commitment to sustainability and responsible development. Features such as drought-tolerant landscaping, recycled water systems, energy-conscious design, and walkable neighborhoods demonstrate that growth and environmental stewardship can go hand in hand.

Our family has experienced both tremendous joy and profound loss while living here. During the past year, we said goodbye to our 15-year-old son after his courageous five-year battle with cancer. Throughout that difficult season, this community surrounded us with kindness, friendship, and support. Valencia is much more than a place to live—it has truly become home.

As Los Angeles County continues to grow, I believe thoughtfully planned communities like Homestead South are exactly the kind of development we should encourage. Expanding housing while preserving open spaces, creating parks and trails, and providing nearby commercial amenities allows families to enjoy a balanced and connected lifestyle.

For these reasons, I respectfully encourage the Regional Planning Commission and the Los Angeles County Board of Supervisors to approve the Homestead South proposal. I am excited to see Valencia continue to grow in a way that reflects the same vision, quality, and sense of community that my family has been blessed to

experience.

Thank you for your time, your service, and your thoughtful consideration.

Thank you,

Shunna Jones-Moreno
shunna@me.com

Cc: Los Angeles County Board of Supervisors

From: [Jenny Ketchepaw](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:45:28 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

Valencia by FivePoint is already one of the most thoughtfully designed communities in Los Angeles County, and I am excited to see it continue to grow. Homestead South, Legacy Village, and Entrada North will add more than 7,500 new homes, new parks, schools, and a public trailhead, while extending innovative sustainability and mobility programs.

FivePoint has earned our trust, and this next phase deserves your support.

Sincerely,

Jenny Ketchepaw
jennyketchepaw@yahoo.com

Cc: Los Angeles County Board of Supervisors

From: [Caitlin O'Connell](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:44:05 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Commission—

I am reaching out to share my great excitement about Valencia by FivePoint. The community's long-term vision includes a balanced community with new homes, thousands of construction and permanent jobs, public parks and other amenities—all while maintaining net zero greenhouse gas emissions.

The next phase—Homestead South, Legacy Village, and Entrada North—will bring more than 7,500 new homes across a range of styles and price points, along with new parks, school sites, and community-serving amenities. These thoughtfully planned neighborhoods will dedicate up to 70% of their land to open space, parks, and trails!

With these benefits, it's no surprise that the Board of Supervisors voted unanimously to approve Entrada South and Valencia Commerce Center in 2025. This next phase will benefit the Valley in the short and long term, and it deserves continued support. Please vote YES.

Best,

Caitlin O'Connell
caitlin.oconnell@hotmail.com

Cc: Los Angeles County Board of Supervisors

From: [Diiehma Thompson](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:42:34 AM

CAUTION: External Email. Proceed Responsibly.

Dear Members of the Commission,

I strongly support Homestead South, Legacy Village, and Entrada North.

Too many families are struggling to find housing in communities that also offer parks, access to great schools, trails, and family-friendly recreation. Valencia by FivePoint helps meet those needs by creating complete neighborhoods designed for long-term quality of life.

The addition of more than 7,500 homes across a variety of housing styles will provide meaningful opportunities for residents throughout the region.

This project has a great deal of support. Please vote 'yes' on the next phase of development!

Best,

Diiehma Thompson
di@thompsonrealtyadvisors.com

Cc: Los Angeles County Board of Supervisors

From: [Matt Dierckman](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:42:07 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

As a current resident of Valencia by FivePoint, I want to express my enthusiastic support for Entrada North, Homestead South, and Legacy Village.

Our family frequently takes advantage of the parks and walking trails, and we have grown quite close to our neighbors thanks to FivePoint's regular community events.

We welcome the plans to expand this community with new homes and even more open space for all to enjoy. Please vote 'yes' on this next phase of Valencia by FivePoint!

Thank you,

Matt Dierckman
matt.dierckman@colliers.com

Cc: Los Angeles County Board of Supervisors

From: [Charlotte McCorrister](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:41:04 AM

CAUTION: External Email. Proceed Responsibly.

LA Planning Commission,

At full buildout, Valencia by FivePoint will have 50 miles of walking and biking trails as well as NEV pathways, transforming how we think about mobility. Walkable communities are critical to building connections and reducing reliance on cars. FivePoint makes choosing the environment easier and more affordable.

I am proud to support FivePoint's plans for Homestead South, Entrada North, and Legacy Village, which together will advance this sustainable vision and deliver much-needed housing and space for job-producing businesses.

Exemplified by these three projects, FivePoint works to create a strong jobs-to-housing balance, which further limits traffic congestion and reduces emissions in the area.

I hope you'll join me in supporting these entitlements for Valencia by FivePoint.

Yours truly,

Charlotte McCorrister
charlotte@oakridgelandscape.net

Cc: Los Angeles County Board of Supervisors

From: [Dylan Shierts](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:39:55 AM

CAUTION: External Email. Proceed Responsibly.

L.A. County Regional Planning Commission,

L.A. County is facing a critical housing shortage and an environmental crisis, and Valencia by FivePoint is showing that progress in one area does not have to come at the expense of the other. At full buildout, the community is planned to bring up to 20,500 new homes to the region, in addition to abundant new parks, community gathering spaces, new trails and open space.

Valencia by FivePoint is also one of the largest communities to achieve net-zero greenhouse gas emissions, a feat they are achieving through on-site investments (EV chargers for every home, solar energy, etc.) and off-site investments throughout LA County and beyond.

FivePoint is also investing in meaningful transportation improvements across the County, including a total of \$62 million in funding towards The Old Road here in Santa Clarita.

We can create the housing we need while protecting the environment – this is exactly the kind of community we should be supporting. Please support the approval of Homestead South, Legacy Village, and Entrada North!

Best,

Dylan Shierts
Dylan@oakridgelandscapenet.net

Cc: Los Angeles County Board of Supervisors

From: [Rafaela Serna](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:39:32 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

I'm writing to you today in support of the next phase of Valencia by FivePoint: Homestead South, Legacy Village and Entrada North.

Our community is facing an unprecedented housing shortage and inventory is low. These proposals being considered will create more than 7,500 new homes, many at an affordable price point, parks, school sites, and commercial space across three thoughtfully planned and integrated neighborhoods. This will be a great draw, especially for younger families who can raise their children here in a safe and vibrant community.

Please prioritize younger families, and please vote to approve these projects!

Best,

Rafaela Serna
rafaelaserna@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Hillary Broadwater](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:38:34 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

I am writing to express my support for the continued development of Valencia by FivePoint.

As someone who values responsible growth, I appreciate the thoughtful planning that has gone into this community. Valencia by FivePoint has demonstrated a strong commitment to sustainability through features like drought-tolerant landscaping, rooftop solar, and transportation improvements that encourage a more connected community.

I'm especially encouraged that more than 60% of the proposed three new villages will remain dedicated to parks and open space. Preserving that balance between development and nature is important. The project's achievement of net zero greenhouse gas emissions is another significant milestone that reflects the forward-thinking approach behind this community.

I believe Valencia by FivePoint is setting an example for how communities can grow responsibly while protecting the environment and enhancing quality of life. I respectfully ask that you vote YES and help move this project forward.

Thank you for your time and consideration.

Thank you,

Hillary Broadwater
hillary@qmdesigngroup.com

Cc: Los Angeles County Board of Supervisors

From: [Dale Donohoe](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:37:18 AM

CAUTION: External Email. Proceed Responsibly.

Dear LA Regional Planning Commission,

I support Valencia by FivePoint because it reflects what thoughtful community planning should look like.

In addition to 20,500 homes and thousands of jobs, the full Valencia by FivePoint vision includes building to the highest standard of fire safety and delivering innovative investments in transportation and mobility infrastructure, protecting 10,000 acres of open space permanently, building 50 miles of interconnected hiking and biking trails, and maintaining carbon neutrality.

This next chapter is an important part of the overall Valencia vision.

Valencia by FivePoint is a model master-planned community, and I urge your support of Homestead South, Entrada North, and Legacy Village.

Sincerely,

Dale Donohoe
ddonohoe@intertexcompanies.com

Cc: Los Angeles County Board of Supervisors

From: [Rachel Geraci](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:36:39 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commission,

The housing crisis has reached a critical point. We need more housing, and we need it to be affordable for the average family.

Valencia by FivePoint is working to address this crisis, one neighborhood at a time, and I am proud to support their plans for Homestead South, Entrada North and Legacy Village, which will bring more than 7,500 new homes into the community.

And Valencia by FivePoint offers residents more than just a home: FivePoint works hard to support sustainable living and foster connection within the community through parks, clubs, and events.

Please approve these entitlements and support FivePoint in creating meaningful housing solutions.

Regards,

Rachel Geraci
rachelgeraci@kw.com

Cc: Los Angeles County Board of Supervisors

From: [Anita Brevell](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:36:12 AM

CAUTION: External Email. Proceed Responsibly.

Regional Planning Commission,

The Valencia by FivePoint community proves that housing and job creation, environmental protection, and innovative transportation solutions can all move forward together. It's no surprise the Board of Supervisors unanimously approved their most recent proposal!

With more than 7,500 new homes planned and a commitment to preserving the majority of land to open space and trails, the proposal for Homestead South, Entrada North and Legacy Village is a clear win for our County and our community. I hope it will earn your vote.

Regards,

Anita Brevell
abrevell1@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Richard Neville](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:35:35 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Planning Commission members,

Santa Clarita Valley needs more housing. That's why I'm proud to support the next phase of Valencia by FivePoint.

FivePoint has been a trusted and longstanding community partner in the Santa Clarita Valley, and they are a proven master-planned community builder. FivePoint knows the SCV, and they know we need more high-quality homes within financial reach to address the far-reaching housing shortage.

I also appreciate that, as part of their net-zero GHG commitment, every home is built with energy efficient designs and comes with an EV charger. Valencia by FivePoint also invests in several advanced fire protection features, including fire-resistant landscaping, fuel modification zones, and underground utilities.

Please support this important project!

Best,

Richard Neville
richardneville@realtyexecutives.com

Cc: Los Angeles County Board of Supervisors

From: [Marcie Washburn](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:33:50 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners,

The next phase of Valencia by FivePoint — Homestead South, Legacy Village, and Entrada North — is exactly the kind of well-balanced proposal that deserves our support.

FivePoint is creating new jobs, preserving extensive open space, and providing homes priced within reach for working families. It's a thoughtful, forward-looking model for smart development in L.A. County.

Now, with more than 7,500 new homes across three new neighborhoods, new parks, schools, and community-serving amenities, we have an opportunity to build on that momentum. These projects will bring more homes, more jobs, and more vitality to the region.

The next step is here: Homestead South, Legacy Village, and Entrada North. Please support this project and help keep Santa Clarita thriving in a responsible and inclusive way.

Yours truly,

Marcie Washburn
marcie.washburn@nycote.com

Cc: Los Angeles County Board of Supervisors

From: [Adel Villalobos](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:33:34 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

Too many working families in our region have been priced out of homeownership. Valencia by FivePoint is helping change that, with two-thirds of homes sold to date costing less than the L.A. County median home price. Homestead South, Legacy Village, and Entrada North will add more than 7,500 homes to our County housing stock across a range of styles and price points, giving even more families a path to owning a home in a safe, well-resourced community with great schools, parks, and trails.

Please support these entitlements and help make homeownership a reality for thousands more families.

Sincerely,

Adel Villalobos
adel@liefororganics.com

Cc: Los Angeles County Board of Supervisors

From: [Ron Smith](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:31:29 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

I am writing in strong support of Valencia by FivePoint's proposed next phase because of its impressive commitment to sustainability and environmental stewardship.

Valencia by FivePoint is already recognized as a pioneering net-zero GHG community, with rooftop solar, energy-efficient homes, drought-tolerant landscaping, and Level 2 EV chargers included throughout the development.

In addition, FivePoint plans to permanently preserve thousands of acres of open space and continue expanding trails and recreation access for the community. This is the type of environmental stewardship we need!

I encourage you to support Homestead South, Legacy Village, and Entrada North.

Yours truly,

Ron Smith
Ron@rmsrealestateteam.com

Cc: Los Angeles County Board of Supervisors

From: [Jim Tanner](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:30:59 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles Regional Planning Commission,

FivePoint, a longtime steward of Santa Clarita Valley land, is addressing the housing crisis head-on with plans for its community, Valencia by FivePoint.

Homestead South, Legacy Village, and Entrada North propose bringing more than 7,500 additional homes to the area, including designated affordable units. Adding thousands of new residences and welcoming thousands of new families also boosts local businesses and fosters a more connected and inclusive community.

I encourage your support and approval of these entitlements. Thank you!

Best,

Jim Tanner
Jimtanner@realtyexecutives.com

Cc: Los Angeles County Board of Supervisors

From: [denise mitchell](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:29:00 AM

CAUTION: External Email. Proceed Responsibly.

I'm a Valencia by FivePoint resident Housing Sustainability & Open Space General Support

Dear Planning Commissioners,

Living in Valencia by FivePoint has been one of the best decisions my family has ever made. The open space, the sustainability features, the sense of community — it all comes together in a way that is rare and worth protecting and expanding.

That's why I support the proposed Homestead South, Legacy Village, and Entrada North neighborhoods. Growth done right — with parks, schools, trails, and affordability in mind — is something we should all be excited about.

Please vote yes.

Yours truly,

denise mitchell
housesbydenise@yahoo.com

Cc: Los Angeles County Board of Supervisors

From: [Adam Browning](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:28:17 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Commission,

I strongly support the proposed next phase of Valencia by FivePoint.

This project strikes an important balance between housing, sustainability, recreation, and community investment. The plans for Homestead South, Legacy Village, and Entrada North include several parks, miles of trails, three new school sites, and significant open space preservation while also helping address our region's housing needs.

I believe these projects will strengthen the Santa Clarita Valley and improve quality of life for current and future residents.

Best,

Adam Browning
Adamb@newurbanwest.com

Cc: Los Angeles County Board of Supervisors

From: [Jenori Galicia](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:27:12 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles County Regional Planning Committee,

I am writing to you today in support of the next phase of the Valencia by FivePoint community, in large part because I am so impressed with their commitment to sustainability and environmental stewardship.

When it comes to sustainability, Valencia by FivePoint goes above and beyond what other master-planned communities are doing.

The planned projects, Homestead South, Entrada North, and Legacy Village, are planned to include zero-energy construction, Level 2 EV chargers for every home and throughout the community, and the use of recycled water.

All of this is in addition to the company permanently preserving two thirds of their land as open space.

I am proud to support a sustainable future for our community, not just for our generation but for generations to come.

Please support the plans for Valencia by FivePoint!

Best,

Jenori Galicia
2jgalicia@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Marisa Fradin](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:25:40 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commission,

As a Valencia by FivePoint resident, I can personally say that this community has exceeded our expectations. The neighborhood feels welcoming, walkable, and family-friendly. We especially enjoy the farmers market, community events, and access to outdoor spaces throughout the area. It's also great to have access to e-bikes and EV cars right here on the property. And maybe most importantly, we count our new neighbors as some of our closest friends.

The FivePoint team has shown that they genuinely understand the Santa Clarita Valley, and what we need to be successful for the future. I fully support Homestead South, Legacy Village, and Entrada North and hope the County will approve them without delay.

Regards,

Marisa Fradin
marisa_paige72@aol.com

Cc: Los Angeles County Board of Supervisors

From: [Ana Fonseca](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:24:24 AM

CAUTION: External Email. Proceed Responsibly.

Los Angeles County Regional Planning Commission:

I am writing to express my support for the Homestead South, Legacy Village, and Entrada North projects proposed by FivePoint.

As President and CEO of Logix Federal Credit Union, one of the largest employers and financial institutions headquartered in the Santa Clarita Valley, I have seen firsthand the importance of thoughtfully planned communities in attracting and retaining a strong workforce, supporting local businesses, and enhancing quality of life for residents throughout Los Angeles County.

Many of our employees and members live in the Santa Clarita Valley. The FivePoint Valencia community demonstrates how housing, parks, trails, open space, schools, recreation, and community gathering places can be integrated in a manner that creates a vibrant and connected environment. This type of planning not only benefits residents but also contributes to the long-term economic health and competitiveness of our region.

As Los Angeles County continues to face housing and affordability challenges, projects that expand housing opportunities while maintaining a strong commitment to open space, community amenities, and infrastructure are important to our future. The proposed next phases build upon an established vision that has already delivered meaningful benefits to the Santa Clarita Valley.

For these reasons, I respectfully encourage the Commission to support Homestead South, Legacy Village, and Entrada North.

Thank you for your consideration.

Regards,

Ana Fonseca
afonseca@lfcu.com

Cc: Los Angeles County Board of Supervisors

From: [Calvin Hedman](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:23:17 AM

CAUTION: External Email. Proceed Responsibly.

Dear Los Angeles Planning Commission,

I support the next phase of Valencia by FivePoint because it aligns housing with community benefits like schools and parks, encourages eco-friendly transportation options, preserves the open space we all rely on, and fuels the business climate of the Santa Clarita Valley. Together, Homestead South, Entrada North and Legacy Village will create more than 7,500 additional housing units, helping to relieve the regional housing crisis.

I encourage you to support the Homestead South, Entrada North and Legacy Village proposals!

Sincerely,

Calvin Hedman
calvin.hedman@hpllp.com

Cc: Los Angeles County Board of Supervisors

From: [Diane Kauzlarich](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:22:52 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I am a Valencia by FivePoint resident and a vocal advocate for this community. From the farmers market to the hiking trails to the friendly neighbors, this is a community that enriches the lives of residents and the general public alike.

The next phase — Homestead South, Legacy Village, and Entrada North — will bring more of what makes Valencia great: parks, open space, schools, and homes at a range of price points. I strongly encourage you to approve these proposals and welcome more families into this wonderful community.

Thank you,

Diane Kauzlarich
Devoteddi@aol.com

Cc: Los Angeles County Board of Supervisors

From: [Sabrina Hart Neve](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:21:54 AM

CAUTION: External Email. Proceed Responsibly.

Dear Commissioners:

I am writing in support of Valencia by FivePoint's proposed Homestead South, Entrada North, and Legacy Village communities.

As a community management professional who has worked closely with the Valencia community, I have seen firsthand the benefits of thoughtful, long-range planning and the positive impact that well-designed neighborhoods have on residents and the surrounding region. Valencia has become a model for how housing, infrastructure, recreation, environmental stewardship, and community connectivity can successfully work together.

Our region continues to face significant housing challenges, particularly for working families seeking attainable homeownership opportunities. The proposed communities will add more than 7,500 homes to Los Angeles County's housing supply, offering a variety of housing types and price points while expanding opportunities for families to establish roots in a safe, vibrant, and well-resourced community.

Equally important, this proposal demonstrates that growth and environmental responsibility do not need to be competing priorities. Valencia by FivePoint has incorporated sustainability measures throughout its planning, including walkable neighborhoods, trail connectivity, open space preservation, renewable energy features, and transportation solutions designed to support a more sustainable future. The commitment to preserving substantial open space and recreational amenities helps ensure that future residents will enjoy the same high quality of life that has become synonymous with Valencia.

Strong communities require more than housing alone. They require parks, trails, gathering spaces, infrastructure, and a long-term vision for how people will live, work, and connect with one another. Valencia by FivePoint has consistently demonstrated that comprehensive approach to community building, and these proposed neighborhoods represent an important continuation of that vision.

For these reasons, I respectfully encourage the Commission to approve the requested entitlements and support the next phase of Valencia's growth.

Thank you for your time and consideration.

Thank you,

Sabrina Hart Neve
sabrina.hartneve@fsresidential.com

Cc: Los Angeles County Board of Supervisors

From: [Marlee Lauffer](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:21:14 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners:

As a longtime resident, I am impressed with Valencia by FivePoint and the sustainable manner in which they blend housing, employment and the environment. FivePoint is continuing its proud tradition of creating a model master-planned community.

I support the Valencia by FivePoint proposal to add needed housing through new neighborhoods like Homestead South and Legacy Village, as well as Entrada North which will bring jobs and services to enhance a healthy jobs/housing balance in this region.

Valencia is already a successful community and the new neighborhoods by FivePoint will serve the Santa Clarita Valley and Los Angeles County's broader needs.

FivePoint has invested millions in transportation improvements in the area, including road widening, new signals, and other upgrades at key intersections and along major interchanges, with future transportation investments planned for our region.

I think this is a well-thought-out plan that deserves the opportunity to continue moving forward.

Thank you for your attention to these thoughtful proposed developments.

Marlee Lauffer

Thank you,

Marlee Lauffer
marleelauffer@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Jack Casey](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:20:45 AM

CAUTION: External Email. Proceed Responsibly.

Dear Planning Commissioners,

I am in support of the Homestead South, Legacy Village and Entrada North communities.

The new homes will create much needed housing for our community.

The need for this continues to grow-- something I see though my role as an ED physician.

Sincerely,

Jack Casey
caseyr@henrymayo.com

Cc: Los Angeles County Board of Supervisors

From: [Nicholas Casasante](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:19:32 AM

CAUTION: External Email. Proceed Responsibly.

Dear L.A. County Planning Commissioners,

Housing affordability continues to be one of the biggest challenges facing our region, which is why I support Valencia by FivePoint's proposed next phase.

These neighborhoods will create thousands of new homes while preserving open space and investing in top-quality community amenities. It is refreshing to see a project focused on both livability and long-term planning!

I hope the County will support this thoughtful approach to addressing our housing needs.

Yours truly,

Nicholas Casasante
ncasasante@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Troy Hooper](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:18:18 AM

CAUTION: External Email. Proceed Responsibly.

Dear Members of the L.A. County Planning Commission,

I am an enthusiastic supporter of Valencia by FivePoint because it addresses the housing gap in one of the county's fastest-growing areas. With many homes to date sold below the L.A. County median home price, Valencia is offering real options for working, middle-class families.

The next phase of the project -- Homestead South, Legacy Village and Entrada North -- will add even more homes in a job-rich area, supporting the region's strong jobs to housing balance and improving quality of life. FivePoint's commitment to a balanced community — where people can live, work, and thrive — is something we need more of throughout our County and our State.

Please approve this next phase and keep going!

Regards,

Troy Hooper
troyhooper@gmail.com

Cc: Los Angeles County Board of Supervisors

From: [Neal Weichel](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:17:23 AM

CAUTION: External Email. Proceed Responsibly.

As a resident since 1987, I have seen the valley grow, responsibly. We support the planned growth of this area to meet sorely needed housing.

Regards,

Neal Weichel
neal@nealweichel.com

Cc: Los Angeles County Board of Supervisors

From: [Jay Julien](#)
To: [Alejandrina Baldwin](#)
Cc: [DRP Public Comment](#)
Subject: SUPPORT Homestead South (PRJ2024-003038)
Date: Tuesday, July 28, 2026 10:16:06 AM

CAUTION: External Email. Proceed Responsibly.

Dear Members of the Commission,

I live in Valencia by FivePoint and am excited to support the community's next phase.

FivePoint is creating a community that truly prioritizes residents through parks, trails, recreation areas, and sustainability features that improve everyday life. The recent groundbreaking for a new fire station, plus plans for another fire station in this next phase of Valencia by FivePoint, is just another sign that this company plans carefully for the long-term future to make sure the community is safe, healthy and prosperous.

In addition., the sense of community here is something special, and I hope more families will have the opportunity to live in this kind of environment through the approval of Homestead South, Legacy Village, and Entrada North.

Best,

Jay Julien
usajay@aol.com

Cc: Los Angeles County Board of Supervisors



California Institute of the Arts
24700 McBean Parkway
Valencia, California 91355-2340
calarts.edu

Office of the President
Phone 661 253-7820
president@calarts.edu

June 23, 2026

Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract Map 84508), Project No.: PRJ2024-003038

Dear Los Angeles County Regional Planning Commission,

The California Institute of the Arts (CalArts), a Disney endowed, internationally recognized arts college welcomed its first class in 1970, and has been serving the Santa Clarita Valley and beyond ever since. We offer comprehensive degree programs in visual, performing, media and literary arts from our campus in Valencia, where students have access to local experts and extensive community resources.

FivePoint and its subsidiary, the Newhall Land & Farming Company (who helped facilitate the initial opening our campus), have been longstanding members of the community and bring expansive benefits to the region. The first phase of Valencia by FivePoint, now home to several thousand residents, has been a well-recognized success for the Santa Clarita Valley. The proposed next phase – Homestead South.

Importantly, the new community will deliver more much needed high-quality, price-attainable homes that can serve our faculty, staff, students, and alumni; dedicate open space and enhance our valley's trail system.

At CalArts, environmental stewardship is one of our guiding principles. It is a priority we share with FivePoint. At full buildout, Valencia by FivePoint community will be one of the largest in the nation to commit to achieving net zero greenhouse gas emissions, thanks to a variety of on-site and off-site investments. In addition, FivePoint has committed to permanently protect up to 10,000 acres of the vast open space we enjoy in the Santa Clarita region, and its energetic conservation work has protected a variety of native wildlife habitats and animal species.

A rising tide lifts all ships, and the health of CalArts depends on the health of our broader region. The next phase of Valencia by FivePoint will bring meaningful benefits to this community, as well as our school and our environment. We urge you to give this project your full support.

Sincerely,

A handwritten signature in black ink, appearing to read 'KJB', followed by a horizontal line extending to the right.

Kiara Brown, Chief of Staff

cc: Los Angeles County Board of Supervisors



SOUTHERN CALIFORNIA LEADERSHIP COUNCIL

633 West 5th Street, Suite 3300
Los Angeles, CA 90071
P: 213.622.4300
F: 213.622.7100

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Fran Inman

July 22, 2026

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Hon. Elvin W. Moon, Chair
Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles, CA 90012

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Frederick Terrell
Trey Thornton
Raul Vargas
Mike Vomund
Mayor Pro Tem Alan Wapner
Stephanie Wiggins
Steve Williams

RE: SUPPORT Homestead South (Tract 84508)

Dear Chair Moon and Members of the Regional Planning Commission:

The Southern California Leadership Council (SCLC) respectfully submits this letter in support of FivePoint's proposal for the Homestead South community that will soon be before the Regional Planning Commission.

SCLC is a non-partisan, non-profit public policy organization that provides leadership on major public policies and issues that are critical to the economic vitality, job growth, and quality of life in Southern California. Our Board brings together the experience and expertise of three former California Governors (Pete Wilson, Gray Davis, and Arnold Schwarzenegger), a core group of elected leaders from Southern California's largest local government jurisdictions, including the Los Angeles County Board of Supervisors, and nearly four dozen senior leaders from some of the region's largest companies and major public agencies.

As an organization that addresses the important economic and quality of life issues facing Southern California, SCLC considers the current housing affordability crisis as one of the most critical issues challenging our region. Housing affordability has been one of our primary focus areas for many years due to its negative impacts on Southern California's economy, employment, competitiveness, and its residents. Because our view is regional in scope, we rarely comment on individual development projects. However, we have determined that Homestead South, as part of the continued evolution of Valencia by FivePoint, is a project of regional significance, and we are therefore submitting this letter to voice our support.

Executive Staff:

Mike Roos
President

Richard Lambros
Managing Director

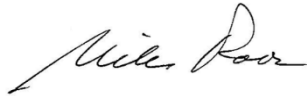
Valencia by FivePoint has already done much to address our concerns about the housing crisis. The community has generated significant economic activity, created thousands of jobs, and demonstrated that housing production, economic

growth, and environmental stewardship can advance together. Importantly, FivePoint has pursued these goals while maintaining a commitment to net-zero greenhouse gas emissions and preserving approximately 10,000 acres of permanently protected open space.

The project currently before the County will build upon that success. Homestead South will create approximately 3,600 new homes, helping address one of Southern California's most pressing challenges at a time when housing production remains far below regional need.

We view Valencia by FivePoint and the proposed Homestead South neighborhood as a model for the sustainable community development and housing production our region urgently needs. For these reasons, we respectfully urge your support for this project.

Sincerely,



Mike Roos
President



Richard Lambros
Managing Director

cc: Los Angeles County Board of Supervisors



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(Fernandeño Tataviam)

Tribally Founded



July 6, 2026

Los Angeles County Regional Planning Commission
Department of Regional Planning
320 West Temple Street
Los Angeles, CA 90012

RE: SUPPORT Homestead South (Tract 84508)

Dear Los Angeles County Regional Planning Commission,

Thank you for the opportunity for Pukúu Cultural Community Services (Pukúu) to comment on the next chapter of Valencia by FivePoint, Homestead South. Pukúu was founded by the Fernandeño Tataviam Band of Mission Indians in 1971. Our mission is to bridge and expand opportunities for FTBMI Citizens and Native Americans across Los Angeles County. Through Tribal innovation, we provide direct support to individuals and families via emergency services, youth and child development, cultural enrichment, harm reduction, and more.

FivePoint has been a deeply engaged and trusted partner, consistently demonstrating a commitment to our community. This partnership is especially meaningful given Pukúu's stewardship of the Haramokngna American Indian Cultural Center, the only Native American visitors center in the Angeles National Forest. As long-time caretakers of this vital site, we value partners who honor Indigenous heritage through sustained action.

FivePoint has been a responsible steward of Santa Clarita Valley land for decades, investing in substantial and significant conservation and preservation work, including the permanent protection of about 10,000 acres of open space, equal to two-thirds of their total land.

FivePoint's contributions go beyond land preservation and native plant restoration. In 2016, they partnered with Pukúu to establish the Cultural Defender Caitlin Gulley Memorial Scholarship, supporting students pursuing higher education in cultural and environmental preservation. This is not symbolic; it's a lasting, tangible investment in future leaders.

In recognition of FivePoint's dedication, Pukúu proudly honored the company with our Leadership in Cultural Preservation Award, reserved for those who go above and beyond in protecting Native heritage.

FivePoint's efforts have been intentional, sustained, and carried out in direct collaboration with our Native community, reflecting shared values and deep respect for our cultural legacy. For the reasons listed above, Pukúu respectfully encourages the Commission to support Valencia by FivePoint and the significant cultural and environmental conservation efforts it represents.

Respectfully,

A handwritten signature in black ink, appearing to read 'P. Villaseñor', enclosed within a large, stylized oval loop.

Pamela Villaseñor
Executive Director



July 28, 2026

County of Los Angeles
Department of Regional Planning
Planning & Environmental Services Division
320 West Temple Street, 13th Floor
Los Angeles, CA 90012

Attn: Alejandrina Baldwin
Principal Planner, Subdivisions

Re: Responses to Comments on the Homestead South Village Project
(PRJ2024-003038; VTTM No. 84508; CUP No. RPPL2024004564)

Dear Ms. Baldwin,

Attached please find responses to the following comments received on Homestead South Village Project:

1. SCOPE & Friends of the Santa Clara River Comment Letter (SUBMITTED 7-29-2026)
2. Santa Monica Mountains Conservancy Comment Letter (SUBMITTED 7-27-2026)
3. Supporters Alliance For Environmental Responsibility Comment Letter (SUBMITTED 7-27-2026)
4. Diane Marshall (SUBMITTED 7-29-2026)

Sincerely,

Meridian Consultants



Tony Locacciato, AICP
Principal Consultant

Homestead South Project

Regional Planning Commission

**Santa Clarita Organization for Planning and the Environment (SCOPE) and Friends of the
Santa Clara River Letter (July 27, 2026).**

**I. SCOPE FRIENDS OF THE SANTA CLARA RIVER COMMENT LETTER
(SUBMITTED 7-29-2026) – COMMENTS AND RESPONSES**

A. Commenter

**Lynn Plambeck, President, SCOPE
Post Office Box 1182,
Santa Clarita, CA 91386**

**James M Danza, MS, AICP
Chair Friends of the Santa Clara River
PO Box 7713
Ventura, California 90006**

- B. Comment No. 1.** “SCOPE, Friends of the Santa Clara River and their respective members have commented extensively on Fivepoint’s westside projects, including the Newhall Ranch Specific Plan, the Resource Management Plan and the previous NOP for the Homestead South EIR released On March 28, 2014. (We include this document, available on the County website, by reference¹) These current comments are timely filed via email on July 27, 2026.”

¹ <https://case.planning.lacounty.gov/case/view/tr060678>

C. Response to Comment No. 1

This introductory comment is noted for the record and will be made available to the decision-makers for their review and consideration. The fact that commenter previously provided comments on other projects such as the Newhall Ranch Specific Plan and the previously proposed, but distinct “Homestead South” project, and the Resource Management Plan, is likewise noted for the record.

As described more in these responses, the Homestead South Project is exempt from the California Environmental Quality Act (“CEQA”) pursuant to Government Code section 65457(a), which exempts from CEQA any residential development project undertaken to implement and consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, provided that none of the events specified in Public Resources Code section 21166 have occurred since certification of that environmental impact report. The Homestead South Project now before the Regional Planning Commission (Vesting Tentative Tract Map No. 084508) is a 3,617-unit residential project that eliminates all commercial uses and

is a distinct project from the proposal referenced in this comment in connection with the 2014 Notice of Preparation.

As set forth in the CEQA Checklist prepared for the Project, development of the Homestead South site has already been specifically analyzed in two prior certified environmental impact reports, and the current Project does not trigger any of the conditions set forth in Section 21166 that would require further environmental review. All applicable mitigation measures from the prior EIRs are binding on the Homestead South Project as documented in the Mitigation Monitoring and Reporting Program attached to the CEQA Checklist as Appendix A, which is fully enforceable by the County. For additional information about the applicability of the statutory CEQA exemption for the Homestead South Project as a housing project, please see attached Topical Response 1 (Homestead South Project Qualifies for CEQA Exemption in Government Code Section 65457).

D. Comment No. 2. “An EIR is Required

In 2014 the County found that an EIR was required. (see page 11 of the 2014 NOP) Now, 12 years later and many changed circumstances, somehow an EIR is no longer needed in spite of many changed circumstances and increased development projects far beyond what the 2012 General Plan anticipated due to state-mandated densification.

According to this 2014 NOP:

‘A project EIR will be prepared for the Homestead South project that tiers from the Specific Plan Program EIR and, thereby, focuses on those potential impacts not previously addressed in the Specific Plan EIR.’ (Page 3, NOP)”

E. Response to Comment No. 2.

This comment references a 2014 NOP that is not applicable to the proposed Homestead South Project. The 2014 NOP relates to a different project and has no legal effect.

First, the 2014 NOP and Initial Study address a different mixed-use proposal that is not applicable to the current Project. The 2014 project was a mixed-use project that included 66,400 square feet of retail commercial uses; sought a Substantial Conformance Review converting a Commercial parcel to Residential; included permits authorizing impacts to a greater number of oak trees (i.e., removal of an additional 100 more oak trees than the current Project and encroachment of more than 50 additional oak trees than the current Project); and proposed 250 second dwelling units; among other differences. In contrast, the current Project is a housing project without commercial uses, comprised of 3,617 residential units with residential-supporting ancillary facilities, while implementing the Newhall Ranch Specific Plan, requiring no General Plan or Specific Plan amendment. (Gov. Code Section 65457 Residential Exemption CEQA Environmental Checklist; CEQA Findings, §§ IV.A, IV.B.)

Second, the former project associated with the 2014 NOP was formally withdrawn as an application. Therefore, the former project was formally terminated and is no longer relevant.¹

Third, the 2014 NOP has no legal effect because it did not commit the County to prepare an EIR, it addressed a materially different project (as described above), and the County's determination that the current Project qualifies for the Section 65457 exemption is a first-tier CEQA determination properly made during preliminary review.

An NOP initiates but does not conclude the environmental review process; it does not constitute a binding determination that an EIR is legally required. The statutory obligation to prepare an EIR extends only to projects a public agency "propose[s] to carry out or approve" or "intend[s] to carry out or approve." (*Las Lomas Land Co., LLC v. City of Los Angeles* (2009) 177 Cal.App.4th 837, 848–849; Pub. Resources Code, §§ 21100, subd. (a), 21151, subd. (a).) A preliminary decision to begin preparing an EIR is not an irrevocable commitment; "if an agency at any time decides not to proceed with a project, CEQA is inapplicable from that time forward." (*Las Lomas*, 177 Cal.App.4th at 850.) The County did not move forward with reviewing the project referenced in the 2014 NOP and did not publish the draft EIR contemplated by the 2014 NOP. The issuance of the 2014 NOP over a decade ago for a different project does not obligate the County to prepare an EIR for the current Project or estop it from determining the appropriate level of CEQA review, which in this case is a CEQA exemption.

F. Comment No. 3.

Among the items that were not previously addressed and must be addressed in an EIR for this project are:

1. New findings and evacuation requirements when building in a Very High Severity Fire Hazard Zone
2. The Chiquita Canyon Landfill underground fire which has now spread to 90 acres and is affecting the health and air quality in the vicinity of the project. The Homestead tract is located directly across the Santa Clara River from this burning landfill. See more information on this issue at the Joint Agency Task Force website.²
3. Revised discussion of solid waste generated by this project, since the Chiquita Canyon Landfill is now closed
4. A Climate change/impact section, since this discussion is now required under CEQA and was not required in the 2003 Specific Plan EIR. Although Climate may have been discussed in the State level EIR, that document did not provide an opportunity for the County to require their own enforceable mitigation requirements to address this.

¹ Letter from FivePoint to the Department of Regional Planning, dated January 24, 2023, re "VTTM 060678 Homestead South – Application Withdrawal."

5. New cumulative impacts to utilities including water, sewage and energy.
6. New species listings on the CA Endangered Species list.

2 <https://www.epa.gov/ca/chiquita-canyon-landfill> Documents included by reference.

G. Response to Comment No. 3.

This comment is mistaken in stating that the Project requires a new EIR or a supplemental EIR. The record provides substantial evidence that the Project is exempt from further CEQA review. For information about the applicability of the statutory CEQA exemption for the Homestead South Project as a housing project, please see Topical Response 1 (Homestead South Project Qualifies for CEQA Exemption in Government Code Section 65457).

As described in the topical response, Government Code Section 65457 is a statutory exemption covering residential projects within a Specific Plan for which an EIR has been prepared. The Legislature declared that the purpose of the act adopting Section 65457 was “to bring the supply of housing back into balance with demand as rapidly as possible.”² Section 65457 sets “a higher threshold for review of a residential development consistent with a previously analyzed specific plan than for a project tiered under a program EIR.”³ Courts have thereby concluded: “Thus, Government Code section 65457 is intended to permit housing developments like the one at issue here that are consistent with a specific plan that has already undergone environmental review, ‘regardless of possible environmental impacts of the project.’”⁴

The County prepared a comprehensive CEQA Environmental Checklist comparing the Project to the development analyzed in the Prior EIRs addressing each environmental topic area, and determined that none of the Section 21166 factors has occurred.⁵ In *Citizens’ Comm. to Complete the Refuge v. City of Newark*, 74 Cal. App. 5th 460, 472, the court affirmed the city’s use of a checklist to demonstrate that Section 65457 applied to the housing project.

Once an EIR has been certified, Section 21166 “comes into play precisely because in-depth review has already occurred,” and it is “intended . . . to restrict the powers of agencies ‘by prohibiting [them] from requiring a subsequent or supplemental environmental impact report’” unless one of three narrow conditions is met.⁶

As the California Supreme Court explained, “[t]he event of a change in a project is not an occasion to revisit environmental concerns laid to rest in the original analysis. Only changed circumstances . . . are at issue.” Therefore, the Section 21166 review focuses solely on whether project changes, changed circumstances or new information results in environmental effects

² Stats. 1979, ch. 1207, § 4.

³ *City of Newark*, 74 Cal.App.5th at 476.

⁴ *Id.* (citing *Dublin*, at 1312).

⁵ CEQA Environmental Checklist, § II.

⁶ *Bowman v. City of Petaluma*, 185 Cal.App.3d 1065, 1073–1074 (1986).

compared against the previously analyzed project. Even if such environmental effects occur, a supplemental or subsequent EIR is only required if the new information, changed circumstances or project changes result in a new significant impact or substantial increase in the severity of a previously identified significant impact. *Moss v. County of Humboldt*, 162 Cal. App. 4th 1041, 1057-1058 (2008).

Moreover, a refinement that affects only a small portion of a project—considered in relation to the project as a whole—does not require a major revision. In *Newark*, the court held that even if a predator-management mitigation plan “were revised to require eliminating rats through some means, such an adjustment would still not constitute a major revision to the REIR.”⁷ The court relied on *River Valley Preservation Project v. Metropolitan Transit Development Bd.*, which held that a change to a small portion of a project would not require a major revision to the EIR when considered relative to the size of the rest of the project.⁸

Each of the six items identified in this comment were carefully analyzed in the extensive CEQA Checklist, including technical reports appended to the CEQA Checklist, summarized as follows. The CEQA Checklist documents that the current Homestead South Project eliminates commercial uses and reduces the number of dwelling units compared to the prior project analyzed in the Specific Plan EIR and State-certified EIR, which generally reduces impacts for a number of environmental topic areas, as described in the CEQA Checklist. As described next, this comment does not identify new information or changed circumstances that would require a supplemental EIR.

1. Very High Severity Fire Hazard Zone – This comment states “New findings and evacuation requirements when building in a Very High Severity Fire Hazard Zone.” The CEQA Checklist included an extensive analysis of wildfire impacts and considered whether regulatory changes or new information related to wildfire risk and evacuation risks. Here, wildfire risk is not new information: it was expressly analyzed in both Prior EIRs and mitigated to a less-than-significant level. The Specific Plan EIR analyzed wildfire in Section 4.18 (Fire Services and Hazards), and the State-certified EIR analyzed it in Section 4.17 (Hazards, Hazardous Materials, and Public Safety), each concluding that impacts would be less than significant with implementation of Mitigation Measure PH-7 (secondary evacuation access) and Mitigation Measure PH-14 (Wildfire Fuel Modification Plan).⁹ The Project Site’s Very High Fire Hazard Severity Zone designation reflects the same underlying factors that the Prior EIRs already considered in Site classification as a high or very high fire hazard area. Even accepting that regional fire conditions present a heightened hazard does not establish a new or more severe Project impact because Site development is expected to reduce on-site wildfire risk rather than increase it. Non-combustible construction, modified fuels in the form of landscaping, and fire breaks in the form of roadways will reduce the wildfire risk at the Site and adjacent properties.¹⁰

Dudek Fire Protection Planning prepared a wildfire technical memorandum, dated July 10, 2024 (Exhibit T), which, together with the CEQA Environmental Checklist, confirms that the wildfire risks associated with the Project’s construction, operation, and evacuation are all within

⁷ *Newark*, 74 Cal.App.5th at 475–476.

⁸ *River Valley Preservation Project v. Metropolitan Transit Development Bd.*, 37 Cal.App.4th 154, 175 (1995).

⁹ CEQA Environmental Checklist, Public Services at 93, 125.

¹⁰ Exhibit T at 2.

the scope of the Prior EIRs and would be reduced given the Project's reduction of up to 1,038 residential units, elimination of all commercial uses, and reduced grading near the Santa Clara River and Potrero Ridge.¹¹ The Project remains subject to Mitigation Measures PH-7 and PH-14, must comply with current fire-safety standards more stringent than those in place when the Prior EIRs were certified, and incorporates additional design features that further reduce wildfire risk. These include: a Construction Fire Prevention Plan (PDF-WF-1), a requirement that site fire infrastructure be in place before combustible materials are brought on site (PDF-WF-2), annual maintenance and third-party inspection of the Fuel Modification Zones and Ember Resistant Zone (PDF-WF-3 and PDF-WF-4), an ongoing wildfire education program (PDF-WF-5), and other factors.¹² As a master-planned community designed with fuel modification zones, fire breaks, dedicated water supplies, fire stations, and well-planned street networks that provide multiple access points for evacuation and emergency response, the Project is highly resistant to wildfire. Accordingly, wildfire risk does not constitute new information or changed circumstances that would trigger Section 21166.

In addition, in response to this comment, the attached memorandum by Dudek, an expert in fire safety and wildfire analysis, provides further explanation for why this comment does not require any change in the extensive Homestead South Project Fire Protection Plan and Wildfire Evacuation Plan that are attached to the CEQA Checklist. Therefore, "New findings and evacuation requirements when building in a Very High Severity Fire Hazard Zone" does not constitute new information or changed circumstances that would trigger Section 21166.

2. Chiquita Canyon – The comment states that the landfill "is affecting the health and air quality in the vicinity of the project" but does not provide any evidence to support that the Project impacts those existing emissions. The Specific Plan EIR, the State-certified EIR, and the CEQA Checklist accounted for the presence of the Chiquita Landfill when evaluating the Project. CEQA does not require the analysis of the impact of existing environmental conditions on a project if the project does not exacerbate those conditions. Any ongoing air quality and health risk issues associated with Chiquita Canyon landfill are existing conditions related to a landfill that ceased operations on January 1, 2025. The Environmental Checklist confirmed that "the project is not located within 1,000 [feet] of the Chiquita Canyon landfill, meaning the Homestead South Project would not result in new or more severe significant impacts related to proximity to a landfill as compared to the Previously Analyzed Project." The commenter has not provided any evidence to the contrary.

As discussed below in Response to Comment 11, in November 2023, local, state, and federal agencies formed a multi-agency task force to comprehensively respond to the Chiquita Canyon Landfill events with regulatory oversight and control. In addition to United States Environmental Protection Agency (USEPA), members to the multi-agency task force include the California Environmental Protection Agency (CalEPA), CARB, California's Department of Resources Recycling and Recovery (CalRecycle), the Los Angeles County Department of Public Health, Solid Waste Management Program (certified to act as the Local Enforcement Agency by CalRecycle, the LEA), California's South Coast Air Quality Management District (SCAQMD), the Los Angeles Regional Water Quality Control Board (LARWQCB), California's Department

¹¹ *Id.*

¹² *Id.* at 7-9.

of Toxic Substances Control (DTSC), and the Los Angeles County Departments of Public Works and Planning.¹³

In February 2024, Roux Associates, Inc., on behalf of Los Angeles County, released an independent health risk evaluation of the short- and potential long-term health impacts to nearby residents from exposure to landfill gases created by the odor at the Chiquita Canyon Landfill.¹⁴ From October 31, 2023 through December 16, 2023, Roux conducted independent air sampling and evaluation in the community surrounding the Chiquita Canyon Landfill. The Roux analysis found that while the community is exposed to intermittent, unpleasant and sometimes strong odors, the air quality in the community is similar to the air quality found throughout Los Angeles County and no non-regional exceedances were identified as impacting the local community.

See Response to Comment No. 11 below, for additional information about the regulatory agencies that now have regulatory oversight and control over the landfill. This comment does not constitute new information or changed circumstances that would trigger Section 21166.

3. Solid Waste – As noted by the commenter, the Chiquita Canyon Landfill stopped accepting solid waste on January 1, 2025. The State-certified EIR concluded that impacts associated with increases in solid waste would be significant, but would be reduced to less than significant through mitigation measures requiring recycling infrastructure, resident education on proper waste handling, and compliance with applicable solid and hazardous waste regulations. As noted in the CEQA Checklist, current County code requirements now mandate 65% recycling of construction waste and the 2021 Countywide Integrated Waste Management Plan’s identified sufficient landfill capacity through 2033 with no anticipated shortfall in the next 15 years. Because the proposed Homestead South Project involves fewer residential units and eliminates commercial uses compared to the previously analyzed project, and continues to implement the same mitigation measures (including MM 4.15-3 on resident education), the CEQA Checklist concludes that the Project would generate relatively less solid waste and would not result in new or substantially more severe significant impacts compared to the Prior EIRs. The CEQA Checklist concludes that the project does not involve substantial changes, changed circumstances, or new information that would cause new or substantially more severe significant impacts to solid waste compared to the previously analyzed project.

As described in Meridian’s attached analysis, even with Chiquita Canyon Landfill stopping acceptance of solid waste as of January 1, 2025, the County has two Class III landfills serving the Santa Clarita Valley with a total permitted capacity of 61.46 million tons (as of December 31, 2021) and other Class III landfills with a total permitted capacity of 24 million tons (as of December 31, 2021).

In addition, the County of Los Angeles, Department of Public Works, Los Angeles County Integrated Waste Management Plan 2021 Annual Report, December 2022, evaluated four scenarios and determined that the County would be able to meet the disposal needs of all jurisdictions through the 15-year planning period under two of four planning scenarios. These scenarios included in the Annual Report demonstrate that adequate disposal capacity can be

¹³ USEPA, *Chiquita Canyon Landfill, Castaic, CA*, www.epa.gov/ca/chiquita-canyon-landfill#background.

¹⁴ Roux, *Community Air Sampling and Health Risk Screening Evaluation Report (Feb. 7, 2024)*, https://planning.lacounty.gov/wp-content/uploads/2024/02/ccl_air-sampling-20240207.pdf.

maintained by individual jurisdictions continuing to implement the following strategies: maximize waste reduction and diversion; study, promote, and develop alternatives to landfilling; develop in-County solid waste processing, transfer and recycling infrastructure; and enhance in-County capacity and out-of-County disposal (including waste-by-rail). Taking into account the cessation of active solid waste disposal at Chiquita Canyon Landfill, the County would be able to meet the disposal needs of all jurisdictions through the 15-year planning period, which assumes implementation of these solid waste management strategies.

This comment does not constitute new information or changed circumstances that would trigger Section 21166.

4. *Climate Change/ GHG* – With respect to the assertion that a Climate Change/GHG impact section must be prepared, the CEQA Checklist confirms that greenhouse gas (“GHG”) emissions were fully analyzed in the State-certified EIR which expressly covers the Homestead South Project as part of the Newhall Ranch Specific Plan. The State-certified EIR which enumerated thirteen mitigation measures (MM 2-1 through 2-13) implementing a comprehensive Net-Zero GHG Program, reviewed and approved by the California Air Resources Board, which determined that the program “will not result in any net additional greenhouse gas emissions.” The Net-Zero GHG Program (and MM 2-1 through 2-13) are binding on the Homestead South Project as documented in the Mitigation Monitoring and Reporting Program attached to the CEQA Checklist as Appendix A, which is fully enforceable by the County.

The Homestead South Project is required to implement the Net-Zero GHG Program as enforced by the County, which has enforcement authority over the Mitigation Monitoring and Reporting Program for the Project. The CEQA Checklist includes an extensive analysis of GHG emissions, including a technical report by Ramboll, leading experts on air quality and greenhouse gas emissions, which is attached to the CEQA Checklist. The technical report, attached as Appendix D to the CEQA Checklist, analyzed the GHG impacts of the Homestead South Project and compared the project’s anticipated emissions to those studied in the State-certified EIR. The technical report concluded that the Homestead South Project’s unmitigated GHG emissions would be reduced from approximately 100,777 metric tons CO₂e per year (under the previously analyzed project), to approximately 92,205 metric tons CO₂e per year under the proposed Homestead South Project. Additionally, the technical report concluded that with the implementation of the Net Zero GHG program the Homestead South Project would not cause any net increase in GHG emissions. The report also concluded that the Project will not create any new or more severe climate impacts than what was identified in the State-certified EIR and concluded that the Project would not conflict with any climate-related law or policy.

As detailed in the CEQA Checklist, p. 5: “to maximize onsite and local GHG reductions, such as installing thousands of EV charging stations throughout LA County and implementing a Building Retrofit Program in disadvantaged communities within the County, and the reviewing state agencies determined as follows:

- The California Air Resources Board evaluated the Net-Zero GHG Program and found that it will not result in any net additional greenhouse gas emissions.’¹⁵
- The California Department of Fish and Wildlife similarly concluded that ‘the Project represents an innovative demonstration of a mixed-use development project providing needed housing and commercial development in a manner consistent with California’s GHG reduction goals. The Project will be one of the largest, if not the largest developments in California ever to achieve net zero GHG emissions.’¹⁶

Further, when the County reapproved the adjacent villages of Mission Village and Landmark Village, the Board of Supervisors found that the Net-Zero GHG Program would feasibly achieve net-zero GHG emissions based on substantial evidence in the record:

- ‘The Board further finds that, based on substantial evidence in the record, potentially significant GHG impacts of the Mission Village Project are reduced to less-than-significant levels with implementation of the following measures and that the Project will feasibly and reliably achieve net zero GHG emissions.’¹⁷
- ‘[B]ecause the Project would result in no net increase of GHG emissions, it would not conflict with any plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.’¹⁸”

As documented in the CEQA Checklist, the Homestead South Project would not result in any of the conditions set forth in Public Resources Code section 21166 related to greenhouse gas emissions, and no new GHG analysis or EIR is required. With respect to mitigation measures, all applicable mitigation measures previously adopted in the Specific Plan EIR and the State-certified EIR will continue to apply to and be implemented by the Homestead South Project as detailed in the Mitigation Monitoring and Reporting Program, attached to the CEQA Checklist as Appendix A, which is fully enforceable by the County.

5. Cumulative Impacts – This comment states “New cumulative impacts to utilities including water, sewage and energy” but does not provide any evidence of a deficiency with the CEQA Checklist determination. The CEQA Checklist included a detailed analysis of water, sewage and energy impacts, including potential cumulative impacts. The Santa Clarita Valley Water Agency completed an extensive Water Supply Assessment pursuant to SB 610 that accounted for regional and cumulative water supplies and demand, taking into account risk factors such as climate change, drought and groundwater contamination. The Water Supply

¹⁵ California Air Resources Board, Letter from Richard Corey, Executive Officer, to Chuck Bonham, Director, California Department of Fish and Wildlife, June 7, 2017.

¹⁶ California Department of Fish and Wildlife, Final Actions and Supplemental Findings for Newhall Ranch RMDP/SCP, p. 40, June 14, 2017.

¹⁷ Los Angeles County, Mission Village, Supplemental CEQA Findings and Statement of Overriding Considerations, July 2017, p. 15.

¹⁸ *Id.*, p. 26.

Assessment determined that the agency has adequate water supplies to meet the Project's water demand across a range of conservative scenarios. The CEQA Checklist evaluates potential wastewater (sewage) impacts and determines that the Project reduces wastewater impacts compared to the previously analyzed project. The Project has obtained a will serve letter from the Santa Clarita Valley Sanitation District, demonstrating adequate sewage capacity to serve the project. Ramboll, a leading technical expert, evaluated the Project's potential energy impacts in a report appended to the CEQA Checklist and determined that the Project would not result in new significant energy impacts. The CEQA Checklist also analyzed cumulative impacts as of the Project.¹⁹ Therefore, this comment does not constitute new information or changed circumstances that would trigger Section 21166.

6. Species Listings – For responses to comments related to California Endangered Species listings, please refer to Response to Comment No. 16, below. As described below, this comment does not constitute new information or changed circumstances that would trigger Section 21166.

H. Comment No. 4.

“EIR Process Issues

No Recent Scoping Meeting - Although the County held a Scoping Meeting to hear public concerns, no such meeting or Revised NOP was conducted (to our knowledge) for the proposal before you. This prevented the Commission and the public from hearing concerns that are relevant to your decision-making and might have been addressed before the project reached the Commission.”

I. Response to Comment No. 4.

No scoping meeting is required. A lead agency is not required to hold a scoping meeting or otherwise evaluate and respond to public comment when it determines that a project is exempt from CEQA. (*See Hines v. Cal. Coastal. Com.* (2010) 186 Cal.App 4th 830, 854 [noting that a public agency may determine a project is exempt from CEQA without holding a hearing or otherwise giving members of the public an opportunity to comment].) Nevertheless, the County Regional Planning Commission is holding a properly noticed public hearing on the Homestead South Project on Wednesday, July 29, 2026, at which the commenter and members of the public will have an opportunity to raise concerns and address the decisionmaker.

J. Comment No. 5.

The Homestead South area was included as part of the Newhall Ranch Specific Plan approved in 2003 and the River Management Plan for Newhall Ranch, a joint State and Federal document focused on river management approved in 2011. The later document was required due to the size of the area affected; this all impacts were required to be reviewed in order to comply with Clean Water Act requirements. While we agree that this vast overview analysis serves well to address cumulative impacts for the massive amount of development proposed, it

¹⁹ CEQA Checklist, Section 21.

does not serve at all as an adequate disclosure of project level impacts or as a means of determining and requiring County mitigation requirements.

K. Response to Comment No. 5.

This comment does not raise any specific deficiency with respect to the applicability of the CEQA Exemption to the project. As documented in the CEQA Checklist, the Project is exempt from CEQA under Government Code Section 65457(a) because it is a residential development project undertaken to implement, and consistent with, the Newhall Ranch Specific Plan, for which an environmental impact report was certified after January 1, 1980, and because none of the events specified in Public Resources Code section 21166 have occurred that would require preparation of a supplemental or subsequent environmental impact report.

As discussed in the CEQA Checklist, the State-certified EIR for the Newhall Ranch Resource Management and Development Plan/Spineflower Conservation Plan included a project-level analysis of the direct, indirect, and cumulative environmental impacts of the development of the Specific Plan villages, including Homestead South, and took into account subdivision-level details for the Homestead South site based on the tract map application submitted at that time, thereby supplementing and refining the analysis in the 2003 Specific Plan EIR. The CEQA Checklist compares the current Homestead South Project against that project-level analysis, topic by topic, to determine whether any of the factors identified in Public Resources Code section 21166 have occurred, and concludes that none of those factors are present for any environmental topic. Further, the Homestead South Project will implement all applicable mitigation measures identified in the prior EIRs as detailed in the Mitigation Monitoring and Reporting Program, attached to the CEQA Checklist as Appendix A, which is fully enforceable by the County. For additional information about the applicability of the statutory CEQA exemption for the Homestead South Project as a housing project, please see Topical Response 1 (Homestead South Project Qualifies for CEQA Exemption in Government Code Section 65457). Accordingly, no further environmental review is necessary.

L. Comment No. 6.

Tiering on the Resource Management Plan-We believe that reliance on the 15-year-old Resource Management Plan for information on climate change/GHG emissions, aesthetics, traffic and any other omitted area is inappropriate. The Resource Management Plan was an overview document produced for a federal and state river alteration approval, and should not be substituted for the detailed project level study that provides public disclosure and ensures the development of mitigation measures that will be enforced by the County. According to CEQA, mitigation measures must be “fully enforceable through permit conditions, agreements, or other measures” so “that feasible mitigation measures will actually be implemented as a condition of development.” (*Federation of Hillside & Canyon Ass'ns v. City of Los Angeles* (2000) 83 Cal.App.4th 1252, 1261 ((quoting Pub. Res. Code § 21081.6(b)).)

The FEIR/EIS for the River Management Plan on which these project-tiering requests are made, was completed in 2010, 16 years ago, and those documents relied on data that was even older than that. An additional focused state/federal document was prepared and

circulated and approved in 2017 to address the direction of CA Supreme Court which set the EIR/EIS aside for its failure to follow CA law and to address and mitigate for the GH Gas emissions and climate heating. Since that time many changes have occurred that were not previously predicted. These included year after year of record-breaking temperature³ increases, reduced rainfall for groundwater recharge-water supply and massive wildfires caused by drought and dried vegetation. While we appreciate the additional detailed information provided in this EIR, we still assert that the County must be able to enforce all mitigation measures in all CEQA review areas, and provide additional mitigation to address these new facts. Accurate up to date data must be provided which cannot be accomplished by tiering on an old document.

3 Climate Change: Global Temperature

By Rebecca Lindsey AND LuAnn Dahlman Reviewed By Jessica Blunden Published January 18, 2024

Earth's temperature has risen by an average of 0.11° Fahrenheit (0.06° Celsius) per decade since 1850, or about 2° F in total. The rate of warming since 1982 is more than three times as fast: 0.36° F (0.20° C) per decade. 2023 was the warmest year since global records began in 1850 by a wide margin. It was 2.12 °F (1.18 °C) above the 20th-century average of 57.0°F (13.9°C). It was 2.43 °F (1.35 °C) above the pre-industrial average (1850-1900). The 10 warmest years in the historical record have all occurred in the past decade (2014-2023).

M. Response to Comment No. 6.

This comment mischaracterizes the CEQA compliance pathway applicable to the Homestead South Project. The Project does not involve any “project-tiering request,” nor is an EIR being tiered or prepared for the Project. “Tiering” under CEQA refers to the use of an environmental impact report prepared for a policy, plan, program, or ordinance, followed by narrower, site-specific environmental impact reports that incorporate the prior environmental impact report by reference.

The Homestead South Project instead qualifies for an exemption from CEQA altogether under Government Code section 65457(a), because it is a residential development project undertaken to implement, and consistent with, the Newhall Ranch Specific Plan, for which an environmental impact report was certified after January 1, 1980, and because none of the events specified in Public Resources Code section 21166 have occurred. (*See CEQA Checklist.*)

With respect to the comment's assertions regarding greenhouse gas emissions and climate change, the CEQA Checklist documents that GHG emissions were fully addressed and mitigated to less than significance through the binding Net-Zero GHG Program, as described more in Response to Comment No. 3, above and Response to Comment No. 10, below. For additional information about the applicability of the statutory CEQA exemption for the Homestead South Project as a housing project, please see Topical Response 1 (Homestead South Project Qualifies for CEQA Exemption in Government Code Section 65457).

N. Comment No. 7.

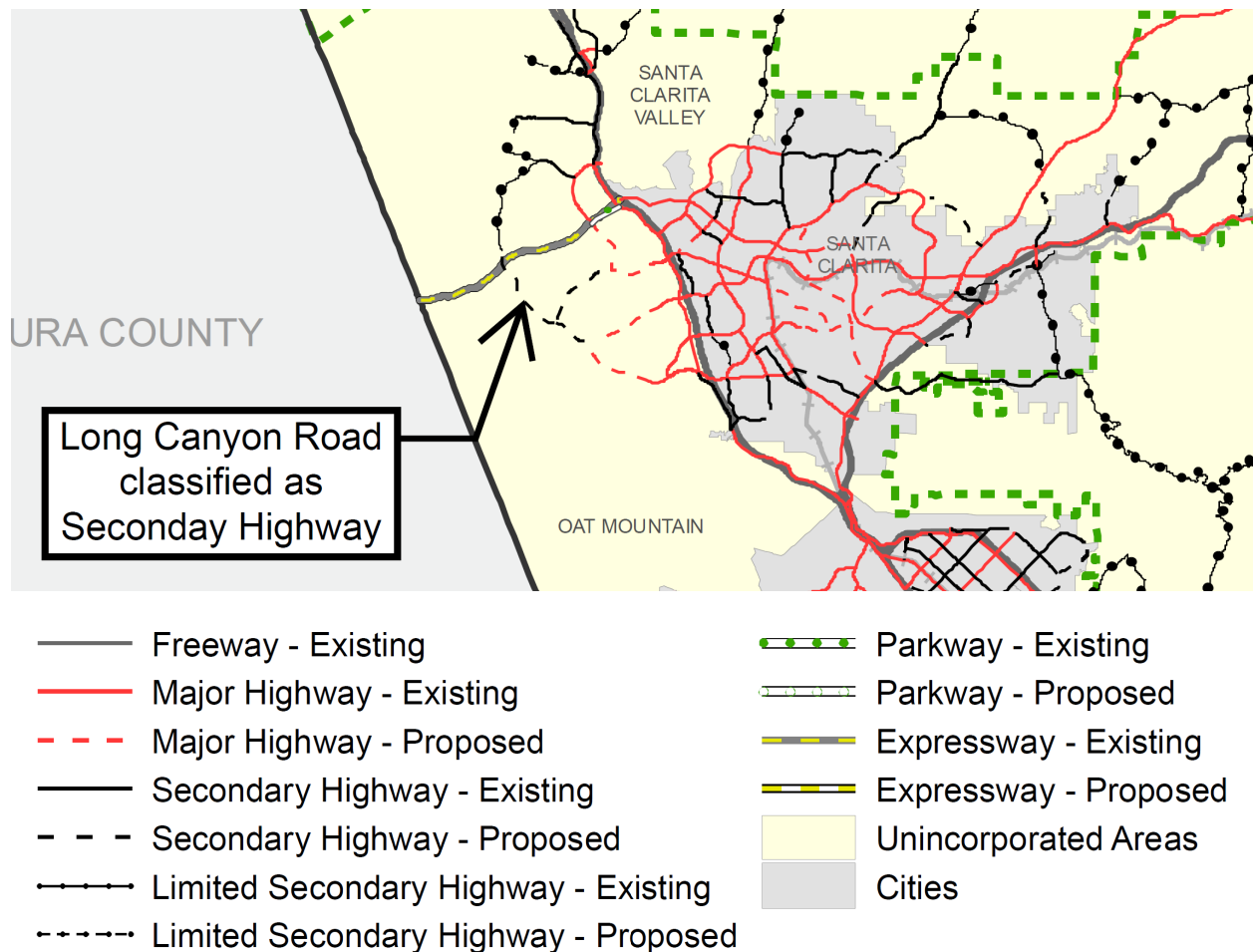
Failure to include a Plan Amendment - to amend the County's Plan of Highways to reclassify the designation of Long Canyon Road.

O. Response to Comment No. 7.

The Project does not require a Plan Amendment to reclassify the designation of Long Canyon Road. As described in the CEQA Checklist, Long Canyon Road is classified as a Secondary Highway. As shown below, Long Canyon Road is classified as a Secondary Highway on the Highway Policy Map, Figure 7.3, in the Mobility Element of the Los Angeles County General Plan as adopted in May 2014. The CEQA Checklist appropriately addresses this topic.

Highway Plan Policy Map

Figure 7.3



Sources: Departments of Regional Planning and Public Works, May, 2014

P. Comment No. 8.

Utilities - Sewer

The Specific Plan included the building of a new water treatment facility on the first phase of this project. An undisclosed agreement made at that time (2002) with the Sanitation District, (Exhibit 1) diverted effluent from the first 6000 units to the existing Valencia Treatment Plant. It also required the developer to pay for the installation of reverse osmosis facilities to ensure that the previously approved water permit limit of 100 mcl level chloride would continue to be required. The 6000-unit limit has already been met with the approval of the Landmark and Mission Village tracts. An EIR should address this issue, including how the treatment plant will be built and funded to provide for effluent from this tract and disclosing any off-site Improvements that will be required.

Condition 4.11-8 required Newhall to pay for the cost of water expansion and treating the wastewater effluent. A financial feasibility analysis should be required in order to comply with this condition of approval. We request that your Commission be provided with this information. Approval of this tract should not occur, nor building permits be issued until this sanitation plant can be built and funded by the developer as required by the DMS and the Specific Plan.

Q. Response to Comment No. 8.

The CEQA Checklist analyzed the Project's potential to cause wastewater (sewer) impacts. A wastewater generation report was created for the proposed Project by Dexter Wilson Engineering, Inc. on March 5, 2026 (Appendix R of the CEQA Checklist). The report concluded that because the proposed Project would reduce the number of residential units and eliminate commercial uses compared to the previously analyzed project, the Project would reduce average daily wastewater by an approximate amount of 94,747 gallons per day (gpd) compared to the previously analyzed project. Wastewater from the Specific Plan will be processed at the Valencia WPR until the Newhall Ranch WRP is operational, as determined by the Sanitation Districts. The CEQA Checklist concluded that the proposed project does not involve substantial changes that would cause new or substantially more severe significant impacts to wastewater as compared to the previously analyzed project as evaluated in the Prior EIRs.

A sewer area study was developed for the proposed Project by Hunsaker & Associates, Inc. on November 20, 2025 (Appendix S to the CEQA Checklist) that provides a summary of onsite flows and routing options for the proposed Project. The report concluded that the proposed sewer pipes have been sized according to the Los Angeles County requirements and the proposed sewer demand from the proposed project would be within the range of sewer flows of the previously analyzed project. The CEQA Checklist concluded that the proposed Project does not involve substantial changes that would cause new or substantially more severe significant impacts to sewers as compared to the previously analyzed project as evaluated in the Prior EIRs.

The Sanitation District provided a will serve letter demonstrating its ability to serve the Homestead South project. Newhall remains obligated to construct the Newhall Ranch WRP prior

to the 6,000th equivalent dwelling unit within the Specific Plan. For context, Mission Village has been under construction since 2017, with thousands of residents living onsite. Even after all that time, only 2,065 equivalent dwelling units have been constructed within the Specific Plan, as of June 30, 2026.

Regarding the comment about “Condition 4.11-8,” the comment does not correctly describe Mitigation Measure SP 4.11-8, which states “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 the issuance of building permits, Newhall will pay for and construct the required water service extension to the Homestead South subdivision.

Accordingly, this comment does not raise new information or changed circumstances triggering Section 21166. This topic was appropriately addressed in the CEQA Checklist.

R. Comment No. 9.

Utilities - Water Supply

We understand that a new Water Supply Assessment (WSA) has been prepared for this project. However, we believe that there are many inaccuracies in that document. While the WSA does disclose the water supply agreement between Newhall Land/Five Points and Santa Clarita Water and clarifies that additional water for their developments would not be made available from Newhall's Nickel Water Acquisition (currently stored in Kern County) until the last tract map of Newhall Ranch has been approved and all litigation settled. (see page 3-24 WSA). It does not make it clear to the decision makers that this water is not legally available to serve Homestead at this time. The WSA suggests use of the "C Wells that are subject to contamination by the landfill fire and have not been confirmed to meet the water quality standards required in the 200 Specific Plan Settlement Agreement between Friends of the Santa Clara River, SCOPE and Newhall.

Further, Newhall, now FivePoint agreed that farming acreage would be retired in order to supply Newhall Ranch's first two tracts, Landmark and Mission Village. (see water section of the Specific Plan, 2003). While many homes in Mission Village have been built, occupied and are now receiving water, no farmland seems to have been retired per the requirements of the Newhall Ranch Specific Plan⁴. Because of these anomalies and to ensure adequate water supply for existing and future residents. At any rate, this Ag water is not available to Homestead. In any agreement.

“But the Groundwater Management Plan, Santa Clara River Valley Groundwater Basin, East Subbasin, Los Angeles County, California (Basin Operating Plan) described in Section 6 contemplates groundwater levels lower than historical levels during dry years, to accommodate future buildout, conjunctive use operating strategies, and climate change (LSCE, 2003). (emphasis added) (p. 8-4)

.....groundwater pumping may temporarily cause groundwater level declines of up to 150 feet in the future. (page 9-15)

As one of the plaintiffs in the litigation over the original 1999 Newhall Ranch Specific Plan, we have not forgotten that a major reason that document was set aside by the Court in 2000 was that it predicted a 10-foot drop in ground water levels, meaning downstream users and environmental needs would be receiving substantially less water. Now the Ground Water Sustainability plan predicts an even greater water level drop to accommodate future development. This was not disclosed or contemplated in the Resource Management Plan nor this WSA. This is obviously changed information and must be addressed in a new EIR.

Also, many Santa Carita Valley Water Agency wells have been impacted with a new pollutant, PFAS, causing the water agency to remove from service around 45% of its wells⁵ to ensure public health until such time that expensive well head treatment facilities can be funded and built. In a 2004 2nd appellate Decision, the Court found that polluted water cannot be relied upon as a supply.⁶ It is therefore imperative that a Water Supply Assessment be provided for these two projects along with the requisite will-serve letters.

4 included by reference and in County files

5 <https://yourscvwater.com/sites/default/files/SCVWA/your-water/pfas/SCV-Water-PFAS-Fact-Sheet-May-2024.pdf> “Under the current response levels set in 2020, 28 of the 45 active agency wells were removed from service. This accounted for approximately 45% of the Agency’s groundwater supply and 31% of the total water used in our service area in 2022. Since 2020, four wells are back in service with treatment systems to remove PFAS. These wells restored approximately 11% of the supply and additional groundwater treatment facilities are scheduled to be back online at the rate of one per year for the next 5-7 years.”

6 *Friends of the Santa Clara River v. Castaic Lake Water Agency* 123 Cal.App.4th 1 (Cal. Ct. App. 2004) 9 Cal. Rptr. 3d 625

Saugus Formation Well Contamination and Well Production - Inaccurate representation in Water Supply Drought Scenario Tables and Appendix O Ammonium Perchlorate and PFAS contamination - The Water Quality section, located in Section 6.1.4.6, makes no mention of the number of non-producing wells, the reduction or loss of ground water production due to contamination, or when those wells will be returned to service. As stated on the Agency’s website, on the PFAS fact sheet “Under the current response levels set in 2020, 28 of the 45 active agency wells were removed from service. This accounted for approximately 45% of the Agency’s groundwater supply and 31% of the total water used in our service area in 2022. Since 2020, four wells are back in service with treatment systems to remove PFAS. These wells restored approximately 11% of the supply and additional groundwater treatment facilities are scheduled to be back online at the rate of one per year for the next 5-7 years.” ⁷

DWR Urban Water Management Plan Guidelines require consistent representation of Units of Measure and understandable disclosure.

However, Appendix O not only confuses the public by inexplicably switching to gallons per minute, but also only displays well capacity instead of actual production capability. This makes a huge difference in supply availability. First, this is due to the fact that, simply, if the water isn't there to be pumped, it doesn't matter how large the pump capacity is, the production won't be at capacity. This phenomenon can be viewed on the well production reports where several wells show no production or severely reduced production. These well production reports are posted on the Agency website. We include by reference the latest monthly well report.

Second, wellhead treatment facilities reduce the well production capacity due to the treatment process. Again, this phenomenon can be viewed in the well level reports, but is not reflected in the figures in Appendix O.

The WSA depends on the capability of Saugus aquifer production to get us through State Water drought cutbacks. However, there is no engineering study to show that this water will be available.

According to the WSA Saugus pumping ranges between 7,500 and 15,000 AFY. Planned dry-year pumping from the Saugus Formation ranges between 15,000 and 25,000 AFY during a drought year and can increase to between 21,000 and 35,000 AF. These amounts are entirely hypothetical. The agency is well aware that at the moment, several Saugus wells are closed due to ammonium perchlorate treatment and other wells have reduced production due to constraints of the well head treatment system. There is insufficient well capacity now (and will be for several years into the future) and no engineering study on aquifer pumping that indicates 35,000 AFY can be withdrawn from the Saugus aquifer in a drought or water emergency, nor are there wells drilled that can supply this amount of water, therefore 35,000 AF seems to be an amount pulled out of thin air. There is only modeling. Modeling has been wrong in the past. In this case, an error would affect the health and well-being of the entire community.

SCOPE joined the Friends of the Santa Clara River (FSCR) in litigating the approval of the 2000 CLWA UWMP over the failure to disclose the unavailability of this water. The published appellate court decision finding against the Castaic Lake Water Agency (CLWA), SCV Water Agency's legacy agency, required that the Agency show a timeline of when the water would be available.⁸ We therefore ask that SCVWA abide by the outcome of that decision for this plan. All tables in this plan should show the reduction in available supplies due to closed wells and the timeline to get them back in production.

The WSA gives no clear picture of the number of wells (both Saugus and Alluvial wells) which are currently not producing due to contamination or the reduction in water production. There is also no chart showing time lines of when and how much production will be returned or when new added wells would reach the production capability of the reported drought production protection (35,000 AF for the Saugus aquifer and 40,000 AF from the alluvium)

Also, the alluvial and Saugus aquifers are interconnected as indicated by the Ground Water Sustainability Plan. Over pumping the Saugus aquifer to this extent would affect

the alluvial aquifer and thus, negatively affect the water dependent eco-systems it contains, contrary to SIGMA law. There is no discussion of this limiting factor.

Droughts are the limiting factor to water supply. Capacity to weather a drought while still providing basic indoor needs to residents is imperative. This WSA fails to provide accurate information about the capabilities of our local ground water to provide supply in a near term drought. That is a disservice to the public and our decisionmakers.

7 Santa Clarita Valley Water Agency PFAS Fact Sheet

<https://yourscvwater.com/sites/default/files/SCVWA/your-water/pfas/SCV-Water-PFAS-Fact-Sheet-May-2024.pdf>

8 F043273, (Cal. App. 5th Dist., 09/22/2004)

Obligation to Address the Public Trust - Since the Ground Water Sustainability Plan predicts a major drop in ground water levels due in part to future demands from huge projects such as this as well as climate change, we believe the County and the developer are obligated to consider and disclose how such projects will affect the public trust resources, including navigable surface waters and fisheries. Groundwater hydrologically connected to surface waters is also subject to the Public Trust Doctrine to the extent that groundwater extractions or diversions affect or may affect public trust uses (Environmental Law Foundation v. State Water Resources Control Board (2018), 26 Cal. App. 5th 844; National Audubon Society v. Superior Court (1983), 33 Cal. 3d419).

Evaluation of water supply impacts should consider potential impacts to and appropriate protections for interconnected surface waters and their tributaries, and interconnected surface waters that support fisheries, including the level of groundwater contribution to those waters. Public Trust Doctrine considerations should carefully evaluate and protect environmental beneficial uses and users of groundwater, including fish and wildlife and their habitats, groundwater dependent ecosystems, and interconnected surface waters.

In a 2008 appellate ruling CA Water Impact Network v. Newhall County Water District, the Court found that Water Supply Assessments (and in this case, a lack thereof) cannot be litigated separately, but only as a part of a CEQA challenge.⁹

9. 161 Cal.App.4th 1464 (Cal. Ct. App. 2008) 75 Cal. Rptr. 3d 393

S. Response to Comment No. 9.

The comment makes incorrect references to Appendix O with statements that do not reflect the information in Appendix O. Appendix O is the GSI Water Solutions “Updated Water Demand Projections” technical memorandum, which calculates the Project’s projected water demand. Appendix O is a demand-side document and the comment does not raise any critiques that are relevant to the analysis and results found in Appendix O. Contrary to the suggestion in

this comment, Appendix O reports demand in acre-feet per year and gallons per capita per day, and it contains no well-capacity figures, no gallons-per-minute values, no Saugus Formation pumping ranges, and no drought supply scenario tables. The well-capacity, production, and contamination information described in the comment appears in the Water Supply Assessment (WSA) prepared for the Project, not in Appendix O. To be responsive to the issues raised in this comment, the WSA analysis is described below. The WSA was prepared by SCV Water in conformance with SB 610 and adopted by the Board of SCV Water. The WSA concluded that SCV Water has adequate water supplies to serve the Project, even taking into account a variety of risk factors, such as groundwater contamination (including but not limited to PFAS), climate change, and drought. In addition, the CEQA Checklist for the Project addressed water supplies (including consideration of the WSA), determining that the Project would not result in any new significant impacts related to water supplies.

The WSA evaluated water supplies during normal, single-dry, and multiple-dry years over a 26-year planning horizon (exceeding SB 610's required 20-year projection), and the Draft analysis and WSA evaluated the potential threats of climate change, higher temperatures, drought, groundwater contamination (e.g., PFAS), and other factors that could impact short-term and long-term water supplies, including conservative assumptions to account for diminished water supplies, reduced storage, and higher temperatures resulting from climate change. The comment does not identify a specific deficiency in that analysis.

The comment is not correct that the WSA overstates supply by showing "well capacity instead of actual production capability." The WSA's source-capacity tables expressly distinguish each well's permitted or maximum capacity in gallons per minute from the water the well is anticipated to supply, and the WSA states that "[p]ermitted and Max. Annual Capacity for wells does not represent the anticipated water supply provided by wells." The WSA separately projects anticipated normal-year and dry-year production at levels well below permitted capacity, consistent with the groundwater operating plan. The gallons-per-minute figures the comment characterizes as misleading are therefore identified in the WSA as capacity figures, not as the anticipated supply.

The WSA and the 2020 Urban Water Management Plan account for wells being offline for PFAS and perchlorate treatment, and rely on a diversified water portfolio to address such temporary disruptions. If impacted wells must be removed from service, SCV Water will meet demand with a combination of excess capacity in non-impacted wells, other water sources (including imported water supplies), and/or the installation of replacement wells, as necessary, all as documented and supported by the WSA and consistent with SCV Water's adopted Urban Water Management Plan. The WSA documents the treatment schedule and replacement and new-well program for the affected Saugus Formation wells.

The citation in this comment to *Friends of the Santa Clara River v. Castaic Lake Water Agency* (2004) 123 Cal.App.4th 1 for the proposition that "polluted water cannot be relied upon as a supply" is inappropriate, because (i) the action challenged in that case was an earlier and now-superseded version of the UWMP, not the current UWMP, which remains valid and unchallenged and on which the WSA appropriately relies, and (ii) the WSA does not "rely" on polluted water because it describes SCV Water's detailed plan for adding PFAS treatment to wells in an organized, timely manner that allows the agency to take some wells offline for

treatment while other wells and water sources meet demand levels, all of which is documented in the UWMP and WSA based on extensive analysis and information. It is well-established that a WSA may rely on information in an adopted UWMP to support its conclusions about the availability of water supplies, which is the case here, among other grounds described in the WSA.

Regarding the Groundwater Sustainability Plan, the two quotations the comment relies upon are taken out of context. The full passage from which the “lower than historical levels” quotation is drawn concludes that “undesirable results are unlikely to occur due to chronic lowering of groundwater levels or significant and unreasonable reduction of groundwater storage,” and the GSP found that “the groundwater model of the Basin indicates that undesirable results from chronic lowering of groundwater levels and reduction of groundwater in storage are not expected to occur in the future.”²⁰ The “up to 150 feet” quotation is drawn from a portion of the GSP addressing subsidence-related management actions and public infrastructure, not water supplies, and the GSP does not identify subsidence as a significant undesirable result.²¹ The GSP therefore does not support the comment’s assertion that declining groundwater levels will render supplies inadequate for the Project.

Moreover, groundwater supplies and the Groundwater Sustainability Plan were described and addressed in detail in the WSA and the CEQA Checklist. The WSA evaluates the Project’s water supplies, including groundwater from the Alluvial Aquifer and Saugus Formation, in normal, single-dry, and multiple-dry years over a 26-year planning horizon. The analysis concludes that SCV Water has sufficient supplies to meet Project demand together with existing and other planned future uses. The WSA’s groundwater operating plan establishes sustainable pumping ranges for the Alluvial Aquifer and Saugus Formation and confirms that total pumping remains within the sustainable basin yield without chronic lowering of groundwater levels or long-term reduction in groundwater storage. The WSA and CEQA Checklist also account for the temporary loss of wells undergoing PFAS and perchlorate treatment, and rely on a diversified supply portfolio to maintain reliability.

Regarding the Nickel Water acquisition and the referenced water-supply/settlement agreements, the comment does not explain how those agreements bear on the WSA’s supply determination, and the WSA did not rely on the referenced settlement agreement for the Project’s water supplies. To the extent the comment raises the retirement of agricultural water and the sequencing of Newhall Ranch supplies, the WSA’s groundwater operating plan already accounts for the ongoing conversion of pumping from agricultural to municipal use coincident with planned Newhall Ranch development, and concludes that total pumping remains within the sustainable basin yield. The WSA and CEQA Checklist, by contrast, provide an extensive analysis demonstrating that SCV Water has adequate supplies to meet Project demand.

As described in the WSA and CEQA Checklist, SCV Water assessed the Project’s water supplies by comparing projected demand against the full portfolio of available supplies in normal, single-dry, and multiple-dry years over a 26-year planning horizon. That portfolio includes resources such as imported State Water Project water, local Alluvial Aquifer and

²⁰ Santa Clara River Valley East Groundwater Subbasin Groundwater Sustainability Plan, p. 8-4.

²¹ Santa Clara River Valley East Groundwater Subbasin Groundwater Sustainability Plan, p. 9-15.

Saugus Formation groundwater, recycled water, and Newhall Land and Farming's commitments under the 2012 Settlement Agreement. The assessment reflects the most recent State Water Project reliability estimates, groundwater availability data, water-quality information (including PFAS and perchlorate), and climate-change projections since the 2020 UWMP. On that basis, the WSA concludes that total projected supplies are sufficient to meet the Project's build-out demand of approximately 2,201 acre-feet per year, together with SCV Water's existing and planned future uses, in each scenario. Because the Project's demand is approximately 482 acre-feet per year (18%) lower than the demand analyzed for this area in the State-certified EIR, the CEQA Checklist confirms that the Project would not result in any new or more severe significant impacts on water supplies.

The comment states, "While the WSA does disclose the water supply agreement between Newhall Land/Five Points and Santa Clarita Water and clarifies that additional water for their developments would not be made available from Newhall's Nickel Water Acquisition (currently stored in Kern County) until the last tract map of Newhall Ranch has been approved and all litigation settled. (see page 3-24 WSA). It does not make It clear to the decision makers that this water Is not legally available to serve Homestead at this time."

The commenter does not provide a basis for this statement. As described in the WSA, Newhall has a water supply agreement that makes the Nickel water available as a firm supply for the Newhall Ranch Specific Plan, including the Homestead South Project. The WSA takes this Nickel Water supply into account when evaluating the Project's water demand. For example, in Section 5: Water Supply Assessment of the WSA, Nickel Water is expressly listed Tables 5-2 through 5-4 describing supply and demand in normal and dry years. In addition, Section 19 of the CEQA Checklist addresses the Nickel Water supply. As described therein:

"The Applicant's access to a firm water supply of 1,607 AF/year from the "Nickel" water would only be needed on the Specific Plan site in years when all of the Newhall agricultural water has been used, which the State-certified EIR would not occur until much of the Specific Plan had been developed. Annually allocated water from Nickel would be stored by the Applicant in the Semitropic Groundwater Storage Bank for use during dry years if needed."²²

As further described in the CEQA Checklist:

"A water supply memo was written by Meridian Consultants on October 18, 2024, to compare the water supply estimates of the proposed Project and the Previously Analyzed Project (Appendix P). As discussed in the memo, because the Homestead South Project will require less water than the Previously Analyzed Project, the current Homestead South Project will not increase demand of local water supplies or groundwater supplies compared to the Previously Analyzed Project...The WSA concludes that SCV Water's projected supplies over the 25-year planning horizon are adequate to meet water demands under normal, single-dry, and multiple-dry (five-year drought) conditions"²³

²² Homestead South Project CEQA Checklist, pp. 118-119.

²³ Homestead South Project CEQA Checklist, pp. 120-121.

Regarding the public trust doctrine, the comment does not identify a specific deficiency in the Project's water-supply, hydrology, or biological-resources analysis. The comment does not appear applicable to the Project. To the extent it is, the WSA fully complies with the requirements of SB 610 and describes the SCV Water agency's strategies and groundwater operating plan to incorporate measures to avoid the permanent loss of riparian habitat and the temporary loss of critical aquatic habitat, including active monitoring of groundwater levels and responsive measures (including reduced pumping) if trigger levels are reached.

The WSA addresses interconnected surface waters and their tributaries, environmental beneficial uses, and groundwater dependent ecosystems through its summary of the Groundwater Sustainability Plan (GSP) for the Santa Clara River Valley East Subbasin. Among the GSP's express objectives are protecting groundwater dependent ecosystems from harm caused by pumping and avoiding depletion of interconnected surface water. The GSP concluded that pumping consistent with the basin operating plan does not deplete interconnected surface water or impact groundwater dependent ecosystems and remains protective of the high-value riparian habitat along the Santa Clara River. The CEQA Checklist likewise evaluates water supply, water quality, and hydrology and determines that the Project will not result in a new or substantially more severe significant impact. Specifically, as described in the CEQA Checklist, Section 10:

“A Water Quality Assessment was prepared by Geosyntec on August 8, 2024, to compare potential water quality impacts of the proposed Project and to the Previously Analyzed Project (Appendix J). The report concluded that development of the proposed Project would not cause new or substantially more severe water quality impacts regarding surface water pollutants, groundwater quality and recharge, hydromodification, or cumulative impacts compared to the Previously Analyzed Project and the Project would continue to implement LID BMPs and adherence to applicable regulatory requirements, consistent with the analysis in the Prior EIRs...For these reasons, the proposed Project does not involve substantial changes that would cause new or substantially more severe significant impacts to hydrology and water quality as compared to the Previously Analyzed Project as evaluated in the Prior EIRs.”²⁴

Unlike the projects addressed in the authorities the comment cites, the Homestead South Project is a residential development project that implements and is consistent with the Newhall Ranch Specific Plan and qualifies for the exemption in Government Code Section 65457. Because the WSA confirms that adequate supplies are available to serve the Project and the comment does not identify a qualifying Section 21166 event, this comment does not provide a basis to decline reliance on the Section 65457 exemption. This comment is noted for the record and will be made available to the decision-makers for their review and consideration.

²⁴ Homestead South Project CEQA Checklist, p. 79.

T. Comment No. 10.

Inclusion of GHG/Climate Change Analysis

A new GHG analysis, should have been prepared instead relying on the Resource Management Plan. We believe that the impacts to climate change from auto-oriented projects such as Homestead South and the proposed commercial additions have substantially changed since the previous EIR, including increased emissions, occurrences of wildfire and reduced precipitation. While this document updates the traffic study and air quality sections which relate to GHG, it fails to update or even provide a GHG section. Air pollution including GHG such as NOX and other pollutants from new sources such as delivery truck traffic that have become a substantial source of emissions, should be analyzed and mitigated.

An EIR should calculate the impact of the loss of oak trees on greenhouse gas emissions. It is a scientific fact that oaks absorb a significant amount of CO₂ from the atmosphere and re-process it into oxygen. An EIR should make these calculations and disclose the impacts. Mitigation for this loss should be replacement of the same capacity of trees needed for an equal amount of CO₂ absorption.

As part of the GHG section, an EIR should include an analysis and inclusion of the mitigation report describing the outcomes for the existing GHG mitigation requirements for the approved Mission tract. This information is necessary so that the public and the decision makers may evaluate whether the proposed mitigation from this previously approved project is in actuality producing reduced climate emissions. Base line assumptions such as the assumption that only 27% of residents will commute out of the Valley for work, and the percentage of EV use, may need to be reevaluated regarding air pollution and GHG emissions to comply with new attainment goals.

U. Response to Comment No. 10.

GHG emissions for the Project have been fully analyzed as detailed in the CEQA Checklist and no further analysis of the Homestead South Project GHG impacts is required. As documented in the CEQA Checklist, the State-certified EIR for the Newhall Ranch Resource Management and Development Plan/Spineflower Conservation Plan expressly analyzed GHG emissions and established a comprehensive Net-Zero GHG Program comprised of thirteen mitigation measures (MM 2-1 through 2-13), which the California Air Resources Board reviewed and determined “will not result in any net additional greenhouse gas emissions.”

The CEQA Checklist includes an extensive analysis of GHG emissions, including a technical report by Ramboll, leading experts on air quality and greenhouse gas emissions, which is attached to the CEQA Checklist. The technical report, attached as Appendix D to the CEQA Checklist, analyzed the GHG impacts of the Homestead South Project and compared the project’s anticipated emissions to those studied in the State-certified EIR. The technical report concluded that the Homestead South Project’s unmitigated GHG emissions would be reduced from approximately 100,777 metric tons CO₂e per year (under the previously analyzed project), to approximately 92,205 metric tons CO₂e per year under the proposed Homestead South

Project. Additionally, the technical report concluded that with the implementation of the Net Zero GHG program the Homestead South Project would not cause any net increase in GHG emissions. The report also concluded that the Project will not create any new or more severe climate impacts than what was identified in the State-certified EIR and concluded that the Project would not conflict with any climate-related law or policy. As detailed in the CEQA Checklist, p. 5: “to maximize onsite and local GHG reductions, such as installing thousands of EV charging stations throughout LA County and implementing a Building Retrofit Program in disadvantaged communities within the County, and the reviewing state agencies determined as follows:

- The California Air Resources Board evaluated the Net-Zero GHG Program and found that it will not result in any net additional greenhouse gas emissions.’²⁵
- The California Department of Fish and Wildlife similarly concluded that ‘the Project represents an innovative demonstration of a mixed-use development project providing needed housing and commercial development in a manner consistent with California’s GHG reduction goals. The Project will be one of the largest, if not the largest developments in California ever to achieve net zero GHG emissions.’²⁶

Further, when the County reapproved the adjacent villages of Mission Village and Landmark Village, the Board of Supervisors found that the Net-Zero GHG Program would feasibly achieve net-zero GHG emissions based on substantial evidence in the record:

- ‘The Board further finds that, based on substantial evidence in the record, potentially significant GHG impacts of the Mission Village Project are reduced to less-than-significant levels with implementation of the following measures and that the Project will feasibly and reliably achieve net zero GHG emissions.’²⁷
- ‘[B]ecause the Project would result in no net increase of GHG emissions, it would not conflict with any plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.’²⁸

The Homestead South Project is required to implement the Net-Zero GHG Program, and because the Project includes fewer residential units and eliminates the commercial uses previously analyzed, it is expected to result in proportionally lower GHG emissions prior to mitigation than the previously analyzed project, and will continue to achieve net-zero GHG emissions after mitigation. The CEQA Checklist concludes that the Homestead South Project

²⁵ California Air Resources Board, Letter from Richard Corey, Executive Officer, to Chuck Bonham, Director, California Department of Fish and Wildlife, June 7, 2017.

²⁶ California Department of Fish and Wildlife, Final Actions and Supplemental Findings for Newhall Ranch RMDP/SCP, p. 40, June 14, 2017.

²⁷ Los Angeles County, Mission Village, Supplemental CEQA Findings and Statement of Overriding Considerations, July 2017, p. 15.

²⁸ *Id.*, p. 26.

would not result in any of the conditions set forth in Public Resources Code section 21166 related to greenhouse gas emissions, such that no new GHG analysis or EIR is required.

The analysis of GHG emissions evaluated the Newhall Ranch Specific Plan area's vegetation changes, including the removal and replacement of oak trees. Specifically, the State-certified EIR estimated the loss in sequestered carbon in CalEEMod using the vegetation module for both the Homestead South Planning Area to quantify the increase in emissions associated with vegetation changes. (See Final AEA pp. 2.1-20–2.1-23.)

To mitigate this increase, Mitigation Measure RMDP/SCP-AEA-2-10 requires the Applicant or its designee to fully mitigate the construction and vegetation change GHG emissions associated with each grading permit. This measure was included in the measures that CARB reviewed and certified to conclude that the project would achieve net-zero GHG emissions. The commenter has provided no evidence that the prior GHG analysis was faulty, or additional mitigation measures are necessary

V. Comment No. 11.

Utilities – Waste Service

A section must be provided that includes information regarding the availability of landfill space at Chiquita Canyon Landfill, which was closed by the operator on January 1st 2025. FivePoint is aware of the ongoing heating event, and release of leachate into the air and water¹⁰ and Regional Water Quality Control Board's denial of the landfill's expansion into Cell B which occurred well before the release of the of these documents.¹¹

Solid waste has now become an emergency in the Santa Clarita Valley with Antelope Valley and Sunshine Canyon landfills stating they cannot take in more waste. This problem and mitigation to address it must be disclosed in an EIR.

The heating/burning event at the landfill has now been going on for three years. Nearby residents in Val Verde and Castaic are suffering major health issues from this event which has caused the release of increased odors and irritating pollutants. They have suffered from asthma and an increased rate of cancer. This information should have been disclosed in an EIR and a study conducted as to whether residents in the Homestead area will be exposed to noxious fumes from the landfill.

¹⁰ <https://calepa.ca.gov/chiquita-canyon-response/>

¹¹ Denial of request: On Sept. 25, 2024, to protect groundwater under the landfill in Castaic, the Los Angeles Regional Water Quality Control Board reaffirmed its June decision denying Chiquita Canyon LLC's request to place waste in Cell 8B. The board determined that information submitted by the landfill operator was inadequate to address impacts from the ongoing development of individual cells within the landfill.

Notice of Violation: On June 27, 2024, the board issued a Notice of Violation to the landfill operator for alleged violations of the investigative order issued on March 20, 2024, including the failure to submit certain technical reports and monitoring and reporting data. The notice directs the landfill to submit the late and missing information to establish compliance.

Notice of Violation: On April 9, 2024, the Los Angeles Regional Water Quality Control Board issued a Notice of Violation to the landfill operator after investigating multiple complaints from citizens. The notice documents violations of the company's industrial stormwater permit, including unauthorized discharges. Videos and pictures from citizen complaints show water being pumped from the south detention basin into a local waterway that flows into the Santa Clara River. Violations for failing to fully complete the Stormwater Pollution Prevention Plan were also cited. The notice directs the landfill operators to cease the unauthorized discharges, undertake corrective measures and, by May 9, 2024, submit a written response identifying those actions.

Notice of Violation: On March 28, 2024, the board issued a Notice of Violation to the landfill operator for failing to comply with its industrial stormwater permit. The notice documents violations observed by staff during Jan. 29 and Feb. 20 inspections, along with those identified through sampling data submitted by the landfill. The notice directs the landfill operator to take immediate action to correct the alleged permit noncompliance, including the installation of additional best management practices.

Investigative Order: On March 20, 2024, the Los Angeles board issued an investigative order requiring the landfill operator to submit technical reports and additional monitoring and reporting. The order also required the landfill operator to install additional groundwater monitoring wells and conduct sampling of all discharges into the sedimentation basin.

W. Response to Comment No. 11.

As noted by the commenter, the Chiquita Canyon Landfill stopped accepting solid waste on January 1, 2025. The State-certified EIR concluded that impacts associated with increases in solid waste would be significant, but would be reduced to less than significant through mitigation measures requiring recycling infrastructure, resident education on proper waste handling, and compliance with applicable solid and hazardous waste regulations. As noted in the CEQA Checklist, current County code requirements now mandate 65% recycling of construction waste and the 2021 Countywide Integrated Waste Management Plan's identified sufficient landfill capacity through 2033 with no anticipated shortfall in the next 15 years. Because the proposed Homestead South Project involves fewer residential units and eliminates commercial uses compared to the previously analyzed project, and continues to implement the same mitigation measures (including MM 4.15-3 on resident education), the CEQA Checklist concludes that the Project would generate relatively less solid waste and would not result in new or substantially more severe significant impacts compared to the Prior EIRs. The CEQA Checklist concludes that the project does not involve substantial changes, changed circumstances, or new information that would cause new or substantially more severe significant impacts to solid waste compared to the previously analyzed project.

As detailed in Meridian’s attached analysis, even with Chiquita Canyon Landfill stopping acceptance of solid waste as of January 1, 2025, the County has two Class III landfills serving the Santa Clarita Valley with a total permitted capacity of 61.46 million tons (as of December 31, 2021) and other Class III landfills with a total permitted capacity of 24 million tons (as of December 31, 2021).

In addition, the County of Los Angeles, Department of Public Works, Los Angeles County Integrated Waste Management Plan 2021 Annual Report, December 2022, evaluated four scenarios and determined that the County would be able to meet the disposal needs of all jurisdictions through the 15-year planning period under two of four planning scenarios. These scenarios included in the Annual Report demonstrate that adequate disposal capacity can be maintained by individual jurisdictions continuing to implement the following strategies: maximize waste reduction and diversion; study, promote, and develop alternatives to landfilling; develop in-County solid waste processing, transfer and recycling infrastructure; and enhance in-County capacity and out-of-County disposal (including waste-by-rail). Taking into account the cessation of active solid waste disposal at Chiquita Canyon Landfill, the County would be able to meet the disposal needs of all jurisdictions through the 15-year planning period, which assumes implementation of these solid waste management strategies.

Regarding the comment’s reference to “heating/burning event at the landfill,” CEQA does not require the analysis of the impact of existing environmental conditions on a project if the project does not exacerbate those conditions. The ongoing air quality and health risk issues associated with Chiquita Canyon landfill are existing conditions related to a landfill that ceased operations on January 1, 2025. Because the landfill has ceased operations the Project would not have any potential to exacerbate these conditions at the landfill. The Environmental Checklist confirmed that “the project is not located within 1,000 [feet] of the Chiquita Canyon landfill, meaning the Homestead South Project would not result in new or more severe significant impacts related to proximity to a landfill as compared to the Previously Analyzed Project.” The commenter has not provided any evidence to the contrary. As discussed below, the multi-agency task force is actively regulating clean-up activities at the landfill, along with multiple other regulatory agencies.

Accordingly, this response summarizes the comprehensive multi-agency regulatory response to the landfill event and describes the community health risk information demonstrating no significant impacts from the landfill on local sensitive receptors.

Background. Chiquita Canyon Landfill is a 639-acre municipal solid waste landfill that has served Los Angeles County since 1972. Since approximately May 2022, the Chiquita Canyon Landfill has been experiencing a Subsurface Elevated Temperature event. During such reactions, the concentrations of carbon monoxide, hydrogen gas, hydrogen sulfide, and volatile organics are typically increased in the landfill gas, while methane is decreased. The reaction area at the Chiquita Canyon Landfill is approximately 30 to 35 acres in size in the northwestern portion of the site, which is the side of the landfill located furthest from the Entada South and VCC Planning Areas (i.e., the Modified Project Site).²⁹

²⁹ USEPA Chiquita Canyon Landfill, Castaic, CA, www.epa.gov/ca/chiquita-canyon-landfill#background.

Multi-Agency Coordination and Response. In November 2023, local, state, and federal agencies formed a multi-agency task force to comprehensively respond to the Chiquita Canyon Landfill events with regulatory oversight and control. In addition to United States Environmental Protection Agency (USEPA), members to the multi-agency task force include the California Environmental Protection Agency (CalEPA), CARB, California's Department of Resources Recycling and Recovery (CalRecycle), the Los Angeles County Department of Public Health, Solid Waste Management Program (certified to act as the Local Enforcement Agency by CalRecycle, the LEA), California's South Coast Air Quality Management District (SCAQMD), the Los Angeles Regional Water Quality Control Board (LARWQCB), California's Department of Toxic Substances Control (DTSC), and the Los Angeles County Departments of Public Works and Planning.³⁰

In February 2024, USEPA issued a Unilateral Administrative Order (UAO) that includes requirements for air monitoring at the Chiquita Canyon Landfill.³¹ Similarly, the SCAQMD Hearing Board issued a Stipulated Order for Abatement that requires the landfill operators to install continuous air monitors in the community.³² Together, the Stipulated Order for Abatement and/or the Unilateral Administrative Order, require CCL operators to, among many other things, monitor for benzene and other volatile organic compounds (VOCs), enhance the air monitoring program with continuous monitoring and discrete and time-integrated sampling in the community, conduct additional studies of surface air emissions from the landfill, provide SCAQMD and USEPA access to certain air monitoring data, and develop and maintain a public webpage to display real-time air monitoring information.³³

To evaluate the Chiquita Canyon Landfill's compliance with the federal Resource Conservation and Recovery Act (RCRA), the USEPA also participated in a hazardous waste inspection with DTSC to collected samples of uncontrolled leachate condensate from the Chiquita Canyon Landfill's gas extraction wellheads. Following this investigation, DTSC issued violations to the Chiquita Canyon Landfill related to the Chiquita Canyon Landfill's leachate management and disposal, which included violations for failing to make a proper waste determination, disposing of hazardous waste at an unauthorized facility, and failing to minimize the possibility of release of hazardous waste or hazardous waste constituents.³⁴

LARWQCB is evaluating data from a network of groundwater monitoring wells to detect any potential impacts from the landfill, including the presence of any leachate in the groundwater. LARWQCB has identified the need for additional monitoring wells to ensure sufficient coverage of the area and to detect any leachate release to groundwater and has issued an Investigative Order requiring the landfill to add three additional groundwater monitoring

³⁰ USEPA, *Chiquita Canyon Landfill, Castaic, CA*, www.epa.gov/ca/chiquita-canyon-landfill#background.

³¹ USEPA, *UAO Docket No. RCRA 7003-09-2024-0001 and CERCLA 106-09-2024-05*, www.epa.gov/system/files/documents/2024-02/rcra-7003-09-2024-0001-cercla-106-09-2024-05-chiquita-canyon-llc-uao-2024-02-21.pdf.

³² SCAQMD Hearing Board, *Findings and Decision for a Stipulated Order for Abatement, Case No. 6177-4*, <https://s3.us-west-1.amazonaws.com/chiquitacanyon.com.bucket/2023/09/2023-09-06-Final-SOFA.pdf>.

³³ Multi-Agency Coordination Group, *Chiquita Canyon Landfill Response, Frequently Asked Questions*, www.cclresponse.com/faq.

³⁴ USEPA, *Chiquita Canyon Landfill, Castaic, CA*, www.epa.gov/ca/chiquita-canyon-landfill#background.

wells, two onsite and one offsite.³⁵ The preliminary review indicates that leachate is not impacting groundwater quality.³⁶

Independent Health Risk Evaluation—No Non-Regional, Elevated Air Pollutant Exceedances Impacting Surrounding Community. In February 2024, Roux Associates, Inc., on behalf of Los Angeles County, released an independent health risk evaluation of the short- and potential long-term health impacts to nearby residents from exposure to landfill gases created by the odor at the Chiquita Canyon Landfill.³⁷ From October 31, 2023 through December 16, 2023, Roux conducted independent air sampling and evaluation in the community surrounding the Chiquita Canyon Landfill. The Roux analysis found that while the community is exposed to intermittent, unpleasant and sometimes strong odors, the air quality in the community is similar to the air quality found throughout Los Angeles County and no non-regional exceedances were identified as impacting the local community.

The Roux evaluation noted that two VOCs—benzene and carbon tetrachloride—were found to be elevated. However, the levels found are similar to levels of these VOCs throughout the County and any potential health risks appear to be associated with the larger- scale air quality issues in Los Angeles County.³⁸ Since April 2024, specialized monitors for VOCs, including benzene have continued to show average levels similar to background levels in Los Angeles County. The Chiquita Canyon Landfill monitoring program will continue to assess both short-term and long-term health risks as emissions persist.³⁹

Published Air Quality Monitoring Data. As previously discussed, Orders from the USEPA and the SCAQMD Hearing Board have mandated continuous air monitoring in the community surrounding the Chiquita Canyon Landfill. Chiquita has since deployed monitors at 12 locations near and around the landfill. These monitors track VOCs, such as benzene, as well as nuisance compounds, like hydrogen sulfide (H₂S).⁴⁰ Where applicable, the monitored concentrations of these compounds are compared to the Reference Exposure Levels (RELs), as determined by the Office of Environmental Health Hazard Assessment (OEHHA). Per OEHHA, a REL is the concentration level “at or below which no adverse non- cancer health effects are anticipated.”⁴¹ An acute REL represents the maximum concentration of a chemical that someone can be exposed to for up to one hour without increasing risk of non-cancer health impacts.

³⁵ Multi-Agency Coordination Group, *Chiquita Canyon Landfill Response, Frequently Asked Questions*, www.cclresponse.com/faq.

³⁶ Multi-Agency Coordination Group, *Chiquita Canyon Landfill Response, Frequently Asked Questions*, www.cclresponse.com/faq.

³⁷ Roux, *Community Air Sampling and Health Risk Screening Evaluation Report (Feb. 7, 2024)*, https://planning.lacounty.gov/wp-content/uploads/2024/02/ccl_air-sampling-20240207.pdf.

³⁸ Los Angeles County Public Health, *County Releases Findings from Independent Health Risk Evaluation of Community Air Quality Impacts from Chiquita Canyon Landfill Odor Incident (Feb 7, 2024)*, <http://ph.lacounty.gov/phcommon/public/media/mediapubdetail.cfm?unit=media&prog=media&ou=ph&prid=4635&keywords=chiquita&row=25&start=1>.

³⁹ *Chiquita Canyon Landfill Response, Community Health*, www.cclresponse.com/community-health.

⁴⁰ *Chiquita Canyon Landfill Response, Air Monitoring*, www.cclresponse.com/air-monitoring.

⁴¹ OEHHA *Air Toxics Hot Spots Program Guidance Manual*, oehha.ca.gov/sites/default/files/media/downloads/crn/2015guidancemanual.pdf.

The two monitors nearest the Homestead South project site are MS-05 and MS-03, respectively. Since the monitoring has been implemented, between September 2023 to April 2024, only 3 of 70 chemicals (benzene, hydrogen sulfide, and dimethyl disulfide) occasionally exceeded short-term health guidance values in the community with no consistent pattern in dates or locations, and only two benzene exceedances that did not coincide with higher levels at the landfill monitor (suggesting they may be unrelated to landfill emissions).⁴² Additionally, since April 2024, expanded VOC monitoring has shown that average long-term VOC levels, including benzene, remain below health guidance values and are similar to typical background levels in Los Angeles County.⁴³ In 2025, there were readings with elevated Benzene levels above acute RELs; however, none were recorded at MS-05 or MS-03 and each of them were likely caused by sensor/instrument malfunction or instrument instability.⁴⁴ Further, monitoring reports, including the Q1 2026 and prior quarterly reports posted by the landfill's Community Air Monitoring Program, do not identify any exceedances south of Highway 126 near Homestead South.

In summary, evidence from the County and multi-agency response demonstrate that there have been no consistent exceedances of air pollutants that would adversely affect the Homestead South Project site. The ongoing air quality and health risk issues associated with Chiquita Canyon landfill are part of the existing conditions at the landfill and the Homestead South Project will not exacerbate the existing conditions at a landfill. Accordingly, this comment does not raise new information or changed circumstances triggering Section 21166.

X. Comment No. 12.

Oaks

The 2014 NOP found the impact to oaks and the oak woodlands on the project to be a significant impact, though it is hard to know since as previously stated, it is not clear how many oaks are being removed. The proponent proposed to bring this significant impact to a less than significant level by providing a new, enhanced, and/or restored valley oak/grass area(s) that seems to be located off site, although it is unclear whether that is still the plan.

Y. Response to Comment No. 12

Refer to Response to Comment No. 2 describing the multiple reasons why the 2014 NOP does not apply to the Project.

The CEQA Checklist analyzes impacts related to Biological Resources, including oak tree impacts. As stated in the CEQA Checklist and the Oak Tree Report attached thereto, the Project would remove 269 oak trees (including 100 Heritage oak trees) and would encroach upon 22 oak trees (including 4 Heritage oak trees) (CEQA Checklist, p. 9, Appendix C). The Project would require an Oak Tree Permit from the County and would comply with all requirements of the Oak Tree Permit and the County's Oak Tree Ordinance (CEQA Checklist, pp. 8-9). The Project's impacts to oak woodlands and oak trees are a subset of the impacts analyzed in the

⁴² *Chiquita Canyon Landfill Response, Community Health, www.cclresponse.com/community-health.*

⁴³ *Chiquita Canyon Landfill Response, Community Health, www.cclresponse.com/community-health.*

⁴⁴ *Chiquita Canyon Landfill Response, Community Health, <https://www.cclresponse.com/latest-news>.*

Specific Plan EIR and State-certified EIR for the Specific Plan and RMDP overall (*see* Specific Plan Draft EIR, pp. 41-42, 115; State-certified EIR, p. 4.5-1862).

The Specific Plan EIR and State-certified EIR required several mitigation measures for impacts to oak woodlands and oak trees, which apply to the Project, including SP-4.6-48, SP-4.6-62, BIO-22, BIO-42 and, for oak resources in jurisdictional streambeds, BIO-2. As described in the State-certified EIR, oak woodlands will be created, and individual oak trees will be planted, in several areas identified within the High Country SMA and Salt Creek areas, which are part of the Specific Plan and RMDP areas covered by the Specific Plan EIR and State-certified EIR, respectively (State-certified EIR, p. 1865). The Specific Plan EIR found that impacts to oak woodlands would remain significant after mitigation (Specific Plan EIR, pp. 115, 126). The State-certified EIR found that, with application of additional mitigation measures, impacts to oak woodlands and oak trees would be less than significant (State-certified EIR, pp. 441, 1869, 1876, 2079, 2095). The CEQA Checklist found that the current Project would not cause any new significant impacts, or any substantially more severe significant impacts, compared to impacts analyzed in the Specific Plan EIR and State-certified EIR (CEQA Checklist, p. 48). Accordingly, this comment does not raise new information or change circumstances triggering Section 21166. This topic was appropriately addressed in the CEQA Checklist.

Z. Comment No. 13.

That is the performance criteria established in the Oak Resource Management Plan. It cites examples of successful completion of each woodland creation or enhancement site as 1) it must not involve any irrigation, planting, or re-seeding for a minimum of three years; 2) oak trees must be within 5 percent of the plan target density for surviving, healthy oak trees; 3) and non-native grass cover must not exceed the target amount of woodland non-native grass cover. While this may be sufficient mitigation for a significant impact, one cannot know that because no such plan has been completed, nor have any specific sites been identified. This precludes the public from reviewing and commenting on the adequacy of such a plan. I therefore urge the County not to approve this project without a completed Oak Resource Plan included in an EIR that the public has had the opportunity to review.

AA. Response to Comment No. 13.

Refer to Response to Comment No. 2 describing the multiple reasons why the 2014 NOP does not apply to the Project. Refer to Response to Comment No. 12 describing the CEQA Checklist's analysis and mitigation of oak tree impacts.

Mitigation measures applicable to oak woodlands and oak trees include SP 4.6 48, SP 4.6 62, BIO 22 and BIO 42, which would ensure construction avoidance of preserved oak trees and require approval and implementation of an Oak Resource Management Plan to provide for creation and/or enhancement of oak woodlands to offset project impacts. The Oak Resource Management Plan required by Mitigation Measure BIO-22 is not required to be submitted or approved prior to Project approval; however, an Oak Resource Management Plan covering the RMDP and SCP area, including the Homestead South Project Site, has been completed and

submitted to the County in 2023 as part of the approval process for the Entrada South and VCC project, which the County approved in November 2025.

Accordingly, this comment does not raise new information or change circumstances triggering Section 21166. This topic was appropriately addressed in the CEQA Checklist.

BB. Comment No. 14.

We remind the County of recent proposed projects that would have severely impacted another Valley Oak resource area, SEA 64, had not strong requirements, including dedicated open space, been put in place at the time of the project approval.

CC. Response to Comment No. 14.

This comment does not make any specific claims about the Project or the adequacy of the CEQA Checklist. The commenter's statement is nevertheless noted for the record and will be made available to the decision-makers for their review and consideration. As noted above in Response to Comment No. 13, the Oak Resource Management Plan required by Mitigation Measure BIO-22 is not required to be submitted or approved prior to Project approval; however, an Oak Resource Management Plan covering the RMDP and SCP area, including the Homestead South Project Site, has been completed and submitted to the County in 2023 as part of the approval process for the Entrada South and VCC project, which the County approved in November 2025.

DD. Comment No. 15.

Also, the previous 2014 NOP stated that the plan shall be subject to the requirements of County of Los Angeles Oak Tree Ordinance ("CLAOTO") and shall address impacts to oak resources, including oak trees of the sizes regulated under CLAOTO. Because loss of oaks on this project was determined to be significant by the NOP, merely following the replacement requirements of the ordinance would not be sufficient mitigation. The oak ordinance also requires that the applicant provide the burden of proof as to why he must cut the oaks. That burden of proof was not disclosed and has not been met here, as an alternative providing avoidance was not included in these documents.

In fact, California state law requires additional mitigation for loss of the oak woodlands in this project. Section 21083.4. of the CA Resources Code states that:

“(b) As part of the determination made pursuant to Section 21080.1, a county shall determine whether a project within its jurisdiction may result in a conversion of oak woodlands that will have a significant effect on the environment. If a county determines that there may be a significant effect to oak woodlands, the county shall require one or more of the following oak woodlands mitigation alternatives to mitigate the significant effect of the conversion of oak woodlands:

(1) Conserve oak woodlands, through the use of conservation easements.

(2) (A) Plant an appropriate number of trees, including maintaining plantings and replacing dead or diseased trees.

(B) The requirement to maintain trees pursuant to this paragraph terminates seven years after the trees are planted...etc.”

Since the 2014 NOP determined that this project would have a significant impact to oak woodlands, this similar project must also have a significant impact. A deferred oak resource plan, if that is what is proposed, is not adequate mitigation to meet state law.

EE. Response to Comment No. 15.

Refer to Response to Comment No. 2 describing the multiple reasons why the 2014 NOP does not apply to the Project. Refer to Response to Comment No. 12 describing the CEQA Checklist’s analysis and mitigation of oak tree impacts. The Oak Resource Management Plan prepared pursuant to RMDP/SCP-BIO-22 specifically states that the Plan shall distinguish between oaks to be planted in compliance with the County of Los Angeles Oak Tree Ordinance and the additional measures required by the RMDP/SCP. The commenter has provided no evidence that this mitigation is inadequate. Further, as noted above in Response to Comment No. 13, the Oak Resource Management Plan required by Mitigation Measure BIO-22 is not required to be submitted or approved prior to Project approval; however, an Oak Resource Management Plan covering the RMDP and SCP area, including the Homestead South Project Site, has been completed and submitted to the County in 2023 as part of the approval process for the Entrada South and VCC project, which the County approved in November 2025. Accordingly, this comment does not raise new information or change circumstances triggering Section 21166. This topic was appropriately addressed in the CEQA Checklist.

FF. Comment No. 16.

Biological Resources

Since the release of the NOP in 2014, the Southern California mountain lion and the Southwestern Pond Turtle have both been listed under the CA Endangered Species Act due to the increasing loss of the numbers and diminishing habitat. This constitutes a significant change since the Specific Plan EIR and River Management Plan were released. Mitigation for impacts to these species in the River Management Plan are not sufficient to address this new status. A current EIR is needed to discuss these impacts.

GG. Response to Comment No. 16.

.This comment does not raise new information not considered in the CEQA Checklist, as described below. It is well established that change in a species’ regulatory status alone does not constitute significant new information under Section 21166. In *Fort Mojave Indian Tribe v. Department of Health Services*, the court held that a post-certification federal designation of critical habitat for the desert tortoise was not “significant new information” because “[h]owever legally characterized, the habitat would be affected the same as before,” and the completed “environmental review and mitigation measures . . . focused on the real effects of the project not just on ‘the tortoise,’ but on its habitat . . . which is exactly how the project would impact on the

species.”⁴⁵ Likewise, in *Moss v. County of Humboldt*, a new threatened-species listing “alone does not constitute substantial evidence of significant impacts” absent project-specific evidence that the species is present and would be affected.⁴⁶ And in *Newark*, information about a species’ habitat that was known or knowable at the time of the prior EIR was not “new information.”⁴⁷

Regarding the mountain lion, the CEQA Checklist acknowledged that the mountain lion was a CESA candidate species and therefore entitled to the protections afforded a CESA-listed species, acknowledging its change in regulatory status since the Specific Plan EIR and State-certified EIR were prepared (CEQA Checklist p. 47). Since the CEQA Checklist was released, certain populations of the mountain lion in Southern California and the central coast, including in the vicinity of the Project Site, have been listed as threatened under the CESA, but this does not change the protections already afforded them as a candidate species.

The CEQA Checklist further stated that, although the mountain lion was not yet designated as a candidate for listing under the California ESA at the time the State-certified EIR was prepared, it was already a regulated species at that time and that document analyzed impacts to the mountain lion’s behavior, reproductive viability, survival success and movement, concluding that impacts would be less than significant (CEQA Checklist pp. 47-48). Measures included in the State-certified EIR and applicable to the Project that would mitigate potential direct and indirect effects to mountain lion include SP-4.6-26a, SP-2.6-27, SP-4.6-56, RMDP/SCP-BIO-1 through RMDP/SCP-BIO-10, RMDP/SCP-BIO-12, RMDP/SCP-BIO-13, RMDP/SCP-BIO-15, RMDP/SCP-BIO-16, RMDP/SCP-BIO-20 through RMDP/SCP-BIO-22, RMDP/SCP-BIO-60, RMDP/SCP-BIO-63 and RMDP/SCP-BIO-64. With these measures, the Current Project would have substantially the same effects as the Previously Analyzed Project on mountain lion behavior, reproductive viability, survival success and movement, all of which would be less than significant notwithstanding the change in regulatory status for the species (CEQA Checklist p. 48).

Regarding the southwestern pond turtle, the comment incorrectly states that the species has been listed under the CESA. The southwestern pond turtle is neither a listed nor a candidate species under the CESA.⁴⁸ The southwestern pond turtle has been proposed for listing as threatened under the federal ESA, a proposal that carries no legal protections or status unless a final rule is adopted to list the species. Furthermore, this species was designated by the state as a Species of Special Concern at the time the State-certified EIR was published and was therefore analyzed as a special status species. The State-certified EIR included Mitigation Measures SP-4.6-27, SP-4.6-55, SP-4.6-63, RMDP/SCP-BIO-1 through RMDP/SCP-BIO-10, RMDP/SCP-BIO-12, RMDP/SCP-BIO-13, RMDP/SCP-BIO-15, RMDP/SCP-BIO-16, RMDP/SCP-BIO-20, RMDP/SCP-BIO-21, RMDP/SCP-BIO-49, RMDP/SCP-BIO-50, RMDP/SCP-BIO-52, RMDP/SCP-BIO-64, RMDP/SCP-BIO-70 through RMDP/SCP-BIO-73, and RMDP/SCP-BIO-80 applicable to southwestern pond turtle, which apply to the current Project. With implementation of these measures, no new impacts to southwestern pond turtle would occur and

⁴⁵ *Fort Mojave Indian Tribe v. Department of Health Services*, 38 Cal.App.4th 1574, 1605–1606 (1995).

⁴⁶ *Moss*, 162 Cal.App.4th at 1066.

⁴⁷ *Newark*, 74 Cal.App.5th at 473.

⁴⁸ See State and Federally Listed Endangered and Threatened Animals of California (California Natural Diversity Database, July 2026), available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109405&inline> (last accessed July 28, 2026).

the current Project would not result in any new or substantially more severe significant impacts compared to those analyzed in the State-certified EIR.

In summary, the CEQA Checklist correctly acknowledged a change in state listing status for mountain lion, but not southwestern pond turtle, and concluded that, taking into account applicable mitigation measures, the Project would have substantially the same impacts to these species as analyzed in the State-certified EIR, which already treated both species as special-status species. The commenter has provided no evidence that the proposed mitigation for mountain lion and southwestern pond turtle is insufficient. Accordingly, this comment does not raise new information or change circumstances triggering Section 21166. This topic was appropriately addressed in the CEQA Checklist.

HH. Comment No. 17.

In 2017, a settlement agreement was reached between some of the Parties that litigated the River Management Plan EIR. (Settlement attached as Exhibit 2) This settlement included additions and firm conservation areas for the endangered San Fernando Valley Spineflower. An EIR is needed to ensure their inclusion in the tract map planning.

II. Response to Comment No. 17.

The comment does not raise any issues applicable to the Project or the analysis in the CEQA Checklist. The reference to the 2017 Settlement Agreement does not present evidence of an environmental impact not considered in the CEQA Checklist. The CEQA Checklist considered potential environmental impact to Biological Resources, including the San Fernando Valley Spineflower, and determined that the Project would not result in any new significant impacts. This comment does not provide any evidence to the contrary. Accordingly, this comment does not raise new information or change circumstances triggering Section 21166. This topic was appropriately addressed in the CEQA Checklist.

JJ. Comment No. 18.

Conclusion

We believe that the 2003 Specific Plan EIR and Resource Plan, are not current enough or sufficient to address project level impacts for the above stated reasons, i.e. it is based on outdated or inapplicable studies and data. Significant new information will substantially change the analyses of the Project's impacts, alternatives and required mitigation, so these areas must be covered in a new document. (*Laurel Heights Improvement Assn. v. Regents of Univ. of Cal.* (1993) 6 Cal.4th 1112, 1132 (*Laurel Heights*).)

Further, this collection of documents is confusing and does not meet the CEQA informational requirements. As in *San Joaquin Raptor Rescue Center v. County of Merced* (2007) 149 Cal.App.4th 645, 659, "[t]he decision makers and general public should not be forced to sift through obscure minutiae or appendices in order to ferret out the fundamental baseline assumptions that are being used for purposes of the environmental analysis."

KK. Response to Comment No. 18.

The commenter's overarching contention—that the Specific Plan EIR and the State-certified EIR are not current or sufficient to address project-level impacts—is addressed throughout the CEQA Checklist prepared for the Homestead South Project. As set forth in those documents, the Homestead South Project is exempt from CEQA under Government Code section 65457(a) because it implements, and is consistent with, the Newhall Ranch Specific Plan, for which an environmental impact report was certified after January 1, 1980, and because the CEQA Environmental Checklist confirms, on a topic-by-topic basis, that none of the events specified in Public Resources Code section 21166 have occurred since certification of the Specific Plan EIR and the State-certified EIR. The CEQA Checklist confirms that the Homestead South Project does not result in any new or substantially more severe significant environmental impacts compared to the project previously analyzed in the Specific Plan EIR and the State-certified EIR. See Topical Response No. 1 for additional information about the applicability of the statutory exemption under Section 65457. Accordingly, the record supports the conclusion that the Project is exempt from further CEQA review, and this comment does not identify any specific deficiency in that analysis.

LL. Comment No. 19.

We do not concur that the Climate/GHG chapter may be excluded.

The outcome of this proposal is very important to the community because of its many impacts on the Santa Clara River, schools, the increased wildfire danger, traffic and Green House Gases and water capacity, not to mention the loss of native oaks. These issues all make it a serious concern to residents in the SCV and River Corridor.

MM. Response to Comment No. 19.

With respect to Climate/GHG, please refer to responses to Comment Nos. 3 and 10 above. The comment does not identify any specific deficiency with respect to the applicability of the Government Code section 65457(a) exemption to the Homestead South Project. With respect to the topics referenced in the comment, refer to the Response to Comment Nos. 3 and 13, above, regarding greenhouse gas emissions, the Response to Comment No. 15, above, regarding oak trees, and the Responses to Comment Nos. 10 and 11, above, regarding water capacity. Accordingly, this comment does not raise new information or changed circumstances triggering Section 21166. This topic was appropriately addressed in the CEQA Checklist.

NN. Comment No. 20.

Thank you in advance for your consideration of these concerns and thank you for your time.

OO. Response to Comment No. 20.

This comment concludes the letter and is noted for the record. It does not raise any specific deficiency in the County's analysis regarding the applicability of the Government Code section 65457(a) exemption to the Homestead South Project. No further response is warranted.

Topical Response No. 1: The Homestead South Project Qualifies for a CEQA Exemption Under Government Code Section 65457

This Topical Response No. 1 provides additional information about the Homestead South Project's qualification for a CEQA exemption under Government Code Section 65457. The Homestead South Project is a residential development project that implements and is consistent with the Newhall Ranch Specific Plan, for which the County certified the Specific Plan EIR in 2003 and which was further analyzed in the State-certified EIR (collectively, the Prior EIRs). The Project is smaller and less intensive than the development previously analyzed—proposing 3,617 residential units, which is 1,038 fewer units than analyzed in the Specific Plan EIR, and eliminating all commercial uses as compared to 253,000 square feet of commercial non-residential uses previously analyzed. The comprehensive CEQA Environmental Checklist prepared by the County confirms that none of the conditions specified in Public Resources Code Section 21166 have occurred. Accordingly, as described in more detail below, the Project qualifies for the Section 65457 exemption, and no supplemental environmental review is required.

1) Government Code Section 65457 Reflects the Legislature's Determination to Prioritize Housing Production

Government Code Section 65457(a) provides:

“Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.”

The exemption “reflects the Legislature’s determination that the interest promoted is ‘important enough to justify forgoing the benefits of environmental review.’”¹ As the courts have recognized, “[t]he *interest animating* Government Code section 65457 is to *increase the supply of housing*.”²

¹ *Concerned Dublin Citizens v. City of Dublin*, 214 Cal.App.4th 1301, 1312 (2013).

² *Citizens’ Committee to Complete the Refuge v. City of Newark*, 74 Cal.App.5th 460, 476 (2021) (emphasis added); see *May v. City of Milpitas*, 217 Cal.App.4th 1307, 1324, 1331 (2013).

The statute traces to the Legislature’s 1979 housing legislation, which declared it “a matter of urgent public necessity that the housing supply shortfall in California be eliminated,”³ identified government “statutes, regulations, and policies which are insensitive to housing needs, or which individually or collectively, tend to frustrate the production of housing” as a cause of the shortfall,⁴ and declared that the purpose of the act was “*to bring the supply of housing back into balance with demand as rapidly as possible.*”⁵

Consistent with that purpose, a residential development project that is consistent with a specific plan for which an EIR already has been certified “ordinarily is statutorily exempt from further CEQA review regardless of possible environmental impacts of the project.”⁶ This legislative policy informs the interpretation and application of the exemption to the Project.

2) The Homestead South Project Satisfies Each Threshold Element of the Exemption

To qualify for the Section 65457 exemption, a project must (1) be a residential development project; (2) implement and be consistent with a specific plan for which an environmental impact report previously has been certified; and (3) the certification must have occurred after January 1, 1980. In addition, the qualification in the statute’s final sentence must not apply—that is, no event specified in Public Resources Code Section 21166 may have occurred, or any required supplemental EIR must already have been prepared and certified.⁷ The Homestead South Project satisfies each threshold element, and, as discussed in Sections 4 through 6 below, no Section 21166 event has occurred.

a) The Project is a residential development project

The Project is a housing project consistent with Section 65457. All commercial uses have been eliminated from the Project. The Project also includes residential-supportive ancillary components—parks, schools, a fire station, and recreation facilities. As the Court of Appeal explained in *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1317, a housing project may qualify under Section 65457 if it contains “100% residential units or the usual incidents of residential units, such as yards, parks or other uses authorized as permitted uses within a residential zoning district.”

In *City of Dublin*, the court held that a 505-unit apartment project with a leasing center, fitness center, and parking structures was “properly considered residential development within the meaning of section 65457.” Similarly, in *Citizens’ Comm. to Complete the Refuge v. City of Newark*, 74 Cal. App. 5th 460, the court upheld the use of Section 65457 for a housing project that also required extensive ancillary site infrastructure to protect the development from flooding and erosion, including extensive earthwork/grading to elevate buildable areas and shoreline “riprap armoring.”

³ Stats. 1979, ch. 1207, § 2, subd. (a).

⁴ *Id.*, § 2, subd. (b)(4).

⁵ *Id.*, § 4 (emphasis added).

⁶ *Dublin*, 214 Cal.App.4th at 1312–1313.

⁷ *Dublin*, 214 Cal.App.4th at 1310–1311.

In sum, the Homestead South Project is a residential development project with housing and “the usual incidents of residential units,” such as parks, schools, a fire station, and recreation facilities, all of which are authorized as permitted uses within residential zones in the Specific Plan.⁸ The Homestead South Project does not include commercial uses. Therefore, the Homestead South Project qualifies as a residential development project under Section 65457.

b) The Project implements and is consistent with the Newhall Ranch Specific Plan

The Project implements and is consistent with the Newhall Ranch Specific Plan, which has long planned to allow development of the site with residential and ancillary uses consistent with the land use and zoning designations of the Specific Plan. The Project conforms to the Specific Plan’s land use designations, zoning, and objective development standards. The Project does not require any Specific Plan amendment or zone change.⁹

The Homestead South Project implements and is consistent with the Newhall Ranch Specific Plan under Section 65457.

c) The Specific Plan EIR was certified after January 1, 1980

The County certified the Specific Plan EIR in 2003; therefore, this prong of Section 65457 has been satisfied.¹⁰

3) The County’s Preparation of a CEQA Environmental Checklist Demonstrates that Section 21166 Factors Have Not Occurred

The County prepared a comprehensive CEQA Environmental Checklist comparing the Project to the development analyzed in the Prior EIRs across each environmental topic area, and determined that none of the Section 21166 factors has occurred.¹¹ In *Citizens’ Comm. to Complete the Refuge v. City of Newark*, 74 Cal. App. 5th 460, 472, the court affirmed the city’s use of a checklist to demonstrate that Section 65457 applied to the housing project.

Once an EIR has been certified, Section 21166 “comes into play precisely because in-depth review has already occurred,” and it is “intended . . . to restrict the powers of agencies ‘by prohibiting [them] from requiring a subsequent or supplemental environmental impact report’” unless one of three narrow conditions is met.¹² A party challenging an agency’s decision under

⁸ See Newhall Ranch Specific Plan, Table 3.4-2 Permitted Uses Matrix.

⁹ In *Newark*, the court held that a subdivision developing fewer units on fewer acres, and omitting an authorized golf course, was consistent with the specific plan, and would have “less of an impact on the environment than the REIR examined.” 74 Cal.App.5th at 471–472.

¹⁰ In addition, the State-certified EIR was certified in 2017. The State-certified EIR analyzed the development of the Newhall Ranch Specific Plan and included tract-map level information at the time the State-certified EIR was prepared, thereby supplementing the analysis of the Specific Plan EIR.

¹¹ CEQA Environmental Checklist, § II.

¹² *Bowman v. City of Petaluma*, 185 Cal.App.3d 1065, 1073–1074 (1986).

Section 21166 “has the burden to demonstrate that the agency’s decision is not supported by substantial evidence and is therefore improper.”¹³

As the California Supreme Court explained, “[t]he event of a change in a project is not an occasion to revisit environmental concerns laid to rest in the original analysis. Only changed circumstances . . . are at issue.”¹⁴ Therefore, the Section 21166 review focuses solely on whether project changes, changed circumstances or new information results in environmental effects compared against the previously analyzed project. Even if such environmental effects occur, a supplemental or subsequent EIR is only required if the new information, changed circumstances or project changes result in a new significant impact or substantial increase in the severity of a previously identified significant impact. *Moss v. County of Humboldt*, 162 Cal. App. 4th 1041, 1057-1058 (2008).

A refinement that affects only a small portion of a project—considered in relation to the project as a whole—does not require a major revision. In *Newark*, the court held that even if a predator-management mitigation plan “were revised to require eliminating rats through some means, such an adjustment would still not constitute a major revision to the REIR.”¹⁵ The court relied on *River Valley Preservation Project v. Metropolitan Transit Development Bd.*, which held that a change to a small portion of a project would not require a major revision to the EIR when considered relative to the size of the rest of the project.¹⁶

Moreover, the court has recognized “[t]he *interest animating* Government Code section 65457 is to *increase the supply of housing*.”¹⁷ The Legislature declared that the purpose of the act adopting Section 65457 was “to bring the supply of housing back into balance with demand as rapidly as possible.”¹⁸ Section 65457 sets “a higher threshold for review of a residential development consistent with a previously analyzed specific plan than for a project tiered under a program EIR.”¹⁹ Courts have thereby concluded: “Thus, Government Code section 65457 is intended to permit housing developments like the one at issue here that are consistent with a specific plan that has already undergone environmental review, ‘regardless of possible environmental impacts of the project.’”²⁰

As documented in the CEQA Checklist, which considered each environmental topic area identified in Appendix G of the CEQA Guidelines, the Project does not trigger any of the factors in Section 21166; therefore, the Project is exempt from further CEQA review.

¹³ *Committee for Re-Evaluation of the T-Line Loop v. San Francisco Municipal Transportation Agency*, 6 Cal.App.5th 1237, 1247 (2016).

¹⁴ *Friends of the College of San Mateo Gardens v. San Mateo County Community College Dist.*, 1 Cal.5th 937, 949 (2016); *Newark*, 74 Cal.App.5th at 473.

¹⁵ *Newark*, 74 Cal.App.5th at 475–476.

¹⁶ *River Valley Preservation Project v. Metropolitan Transit Development Bd.*, 37 Cal.App.4th 154, 175 (1995).

¹⁷ *Citizens’ Committee to Complete the Refuge v. City of Newark*, 74 Cal.App.5th 460, 476 (2021) (emphasis added); see *May v. City of Milpitas*, 217 Cal.App.4th 1307, 1324, 1331 (2013).

¹⁸ Stats. 1979, ch. 1207, § 4.

¹⁹ *City of Newark*, 74 Cal.App.5th at 476.

²⁰ *Id.* (citing *Dublin*, at 1312).

4) Housing Project Under the California Housing Accountability Act

The Project qualifies as a “housing development project” under the California Housing Accountability Act (Gov. Code § 65589.5), as amended by SB 330. The HAA prohibits a lead agency from denying or adding a condition that would lower density or make providing housing infeasible unless specific findings are made. Denial or conditioning a project in a manner that makes it infeasible requires specific findings a “significant, quantifiable, direct, and unavoidable impact, based on objective, identified written public health or safety standards,” with no possibility to mitigate the concern in another manner—which the Legislature stated should only occur rarely.

The Legislature has directed that the HAA be “interpreted and implemented in a manner to afford the fullest possible weight to the interest of, and the approval and provision of, housing.” Gov. Code § 65589.5(a)(2)(L). Accordingly, consideration of the Project, including the applicability of Government Code Section 65457, occurs in the context of the Legislature’s direction to afford the fullest possible weight to the provision of housing.

5) Conclusion

The Homestead South Project qualifies for the Government Code Section 65457 exemption, and no event specified in Public Resources Code Section 21166 has occurred. The Project is a residential development project consistent with the Newhall Ranch Specific Plan, for which the County certified the Specific Plan EIR in 2003.²¹ The Project is smaller and less intensive than the development previously analyzed, proposing fewer residential units and eliminating all commercial uses; and the CEQA Environmental Checklist confirms, across each environmental topic area, that no substantial changes, changed circumstances, or new information would result in new or substantially more severe significant impacts. Accordingly, the County may rely on the Section 65457 exemption, and no supplemental environmental review is required.

²¹ As noted above, the State-certified EIR, certified in 2017, also analyzed the environmental impacts of developing the Newhall Ranch Specific Plan.

HOMESTEAD SOUTH RESPONSE TO COMMENTS

To: Meridian Consultants
From: Dudek Fire Protection Planning Team
Subject: Response to Comments
Date: July 28, 2026
Attachment(s):

This tech memo has been prepared to provide responses regarding comments submitted to the Los Angeles County Regional Planning Commission. The information in this memo addresses responses to comments but does not change the overall analysis or conclusions. The comments raised issues regarding the following topics:

- **Changes in fuel modification/brush clearance requirements and Fire Safe Regulations following SB 901.**
- **Evacuation requirements and findings for development within a Very High Fire Hazard Severity Zone.**
- **General concerns regarding increased wildfire danger associated with the project.**

As described herein, these comments do not raise any new material issues and incorrectly characterize the Homestead South Fire Protection Plan (FPP) and Wildfire Evacuation Plan (WEP). The FPP includes a conservative analysis that accounts for the surrounding adjacent land uses and the regional open space, even modeling wildfire behavior in the precise area of concern; the open space areas to the west and river corridor to the north. Measures described in the FPP as a system of fire protection measures are implemented through regulatory compliance which successfully address the hazard and reduce risk to an acceptable level, as determined by relevant codes and regulations and backed by fire science and with additional benefits of wildfire Project Design Features at the Project site. The comments do not require any changes to the FPP or the related analysis.

Importantly, as demonstrated in Section 1.2.3.2 of the FPP, the changes to the project result in less development than was previously analyzed resulting in a reduced impact from less construction and less development. Specifically, approximately 1,038 fewer Residential Units are proposed, and the Commercial development is omitted, reducing the overall development by up to 253,000 square feet of commercial/nonresidential uses. Further, the current Homestead South Project reduces the grading and development of certain areas near the Santa Clara River and along Potrero Ridge as compared to the project analyzed in the State-certified EIR.

Topic No. 1 – State Fuel Modification, Brush Clearance, and Fire Safe Regulation Updates [FPP]

Comments assert that changes in State-required fuel modification (brush clearance), evacuation requirements, and Minimum Fire Safe Regulations applicable to Very High Fire Hazard Severity Zones represent new information that should be evaluated for the Project.

The Homestead South Fire Protection Plan (FPP) evaluates the Project as development proposed within a Very High Fire Hazard Severity Zone and incorporates the regulatory framework currently applicable to development in wildfire-prone areas. The FPP specifically identifies fuel modification, ignition-resistant construction, emergency access, water supply, vegetation management, and ongoing maintenance requirements as integral overlapping components of the Project's wildfire protection strategy.

Section 3 of the FPP summarizes the regulatory requirements applicable to the Project, including the California Wildland-Urban Interface Code (CWUIC), Los Angeles County Fire Department requirements, and state wildfire planning requirements. The FPP explains that the Project must comply with these requirements during subsequent design and permitting phases and that compliance forms the basis of the Project's wildfire risk reduction strategy.

As described in Section 5 of the FPP, the Project incorporates Fuel Modification Zones (FMZs) around development areas adjacent to open space. These FMZs are intended to reduce available vegetation fuels near structures, provide defensible space, and reduce wildfire intensity immediately adjacent to developed areas. The FPP notes that FMZs are a proven wildfire mitigation tool and form one component of a layered fire protection program that also includes roadway fuel reduction, ignition-resistant landscaping, vegetation management, and long-term maintenance obligations.

The FPP further explains that structures within the Project will comply with Chapter 5 of the CWUIC, which requires ignition-resistant construction features intended to reduce structure vulnerability from wildfire exposure, including ember intrusion, radiant heat, and direct flame contact. The Project's wildfire protection program therefore relies on multiple overlapping measures rather than any single protection feature.

Exhibit 1 – Ignition resistant Construction Requirements per Chapter 5 of CWUIC



The comments do not identify any specific change to fuel modification standards, brush clearance requirements, or State Fire Safe Regulations that would alter the analysis or conclusions contained in the FPP. Rather, the FPP evaluates wildfire hazards within the Project vicinity and identifies the code-required fire protection measures that must be implemented as conditions of development approval. Accordingly, the comments do not identify new information that would change the conclusions of the wildfire analysis.

Topic No. 2 – Evacuation Requirements for Development within a Very High Fire Hazard Severity Zone [FPP/WEP]

Comments assert that new findings and evacuation requirements related to development within a Very High Fire Hazard Severity Zone should be evaluated. Evacuation was specifically analyzed through the Project's Wildland Fire Evacuation Plan (WEP), which is incorporated into the wildfire planning documents prepared for Homestead South. As noted in Section 7 of the FPP, the Project's wildfire planning program includes both fire prevention measures and evacuation preparedness measures intended to support safe evacuation during a wildfire emergency.

The WEP evaluates the regional circulation system serving the Project and identifies multiple evacuation routes available to residents, including Interstate 5, State Route 126, Magic Mountain Parkway, Long Canyon Road, and The Old Road. The WEP explains that the Project is not located at the end of a single-access roadway but rather is connected to a larger urban roadway network that provides multiple evacuation options depending on fire location and emergency conditions.

Importantly, the Project currently proposes substantially less development than previously analyzed under the Newhall Ranch planning documents and State-Certified EIR. As acknowledged in both the FPP and WEP, the current Project reduces the number of residential units and removes commercial development previously contemplated for the site. As a result, the current proposal would generate fewer potential evacuees than the development scenario previously evaluated. As noted on page 13 of the WEP:

The Project is consistent with the Newhall Ranch Specific Plan, which accounted for the planned buildout of the Santa Clarita Valley area and accounted for evacuation risks. The Project would utilize primary evacuation routes that would be available to other evacuees. Additionally, compared to the Specific Plan EIR and State-Certified EIR, the Project would reduce the overall number of vehicles evacuating the area, therefore, would reduce overall strain on evacuation routes within the Project vicinity (SR-126, I-5, The Old Road).

As noted on page 46 in *Section 5 – Evacuation Road Network*, the WEP states “In a wildland fire event, the Project evacuation zones have multiple evacuation routes available including: I-5, SR-126, The Old Road, Magic Mountain Parkway, and Long Canyon Road.” Furthermore, on page 43 the WEP recognizes how future connections will benefit evacuation of the Project:

Future roadway connections and improvements are proposed in the Project vicinity, including the construction of a bridge connecting Commerce Center Drive. Depending on the nature of the emergency requiring evacuation, it is anticipated that the majority of the Homestead South traffic would exit the Project site via the nearest and most direct route utilizing Magic Mountain Parkway, with the other evacuating vehicles utilizing Long Canyon Road, which are the direct routes out of the Project site and onto other down-stream roadways as designated....

In addition to the existing and future roadways utilized for evacuations, the WEP also notes on page 45 in *Section 5.1.1 – Mass Evacuations vs Phased Evacuations*, the value added from current technology:

With the technology in use today, evacuations are more strategic and surgical than in the past, evacuating smaller areas at highest risk and phasing evacuation traffic so that it flows more evenly and minimizes the surges that may slow an evacuation. Mass evacuation scenarios where large populations are all directed to leave simultaneously, resulting in traffic delays, are thereby generally avoided, and those populations most at risk are able to safely evacuate.

On page 53 in *Section 5.1.3 – Project Evacuation Compared to 2017 State-Certified EIR*, the WEP notes that the State-Certified EIR determined that impacts related to access during an emergency and evacuation during wildfires would be less than significant with mitigation, particularly since the Project is consistent with the circulation and traffic system of the Area Plan. The WEP also confirms that “the Project would not cut off or otherwise negatively modify any existing evacuation routes, and therefore would not significantly impair or physically interfere with implementing an adopted emergency response or evacuation plan.”

Topic No. 3 – Increased Wildfire Danger [FPP]

Comments express concern that the Project may increase wildfire danger within the community. Wildfire hazards associated with the Project were comprehensively evaluated in the Homestead South FPP. Sections 2 and 4 of the FPP analyze the existing fire environment, including vegetation conditions, topography, weather patterns, historic wildfire occurrence, and anticipated wildfire behavior under severe fire weather conditions.

The FPP specifically includes fire behavior modeling conducted under "worst-case" wildfire conditions. As described in Section 4.1, the modeling was performed to assess the type and intensity of wildfire that could occur adjacent to the Project based on site-specific fuels, terrain, and weather conditions. The FPP explains that the analysis utilized 97th percentile weather conditions representing highly hazardous wildfire weather, including Santa Ana wind conditions, for purposes of evaluating conservative wildfire behavior assumptions.

The results of the modeling indicate that wildfires approaching the Project from surrounding vegetation areas could generate significant fire behavior under extreme conditions. The purpose of the analysis, however, is to identify the fire protection measures necessary to address those hazards. Based on the modeled fire behavior, the FPP identifies the required FMZs, ignition-resistant construction requirements, road design features, water infrastructure, and vegetation management measures necessary to reduce wildfire risks to acceptable levels.

Section 5 of the FPP further evaluates the effectiveness of these measures and concludes that the Project's fire protection strategy consists of multiple layers of protection, including strategic land planning, fuel management, fire-resistive construction, defensible space, emergency access, and long-term maintenance requirements. The FPP concludes that implementation of these measures substantially reduces wildfire exposure and improves the resilience of the proposed community to wildfire impacts.

On page 102 of the FPP within *Section 5.2.1.1 – Project Specific Assessment of Offsite Wildfire Risk Potential*, which is a project specific assessment of offsite wildfire risk potential, the FPP recognizes that the planned development areas are located near both open spaces and development areas. Examples are provided for Homestead South:

When the Specific Plan is realized, the Homestead South Project will be surrounded by development, with the exception of the Santa Clara River to the north. Currently, the Homestead South Project is surrounded by open space, including agriculture, with the exception of the partially constructed VTTM 61105. These adjacent areas of development function as fuel breaks and limit potential for wildfire to spread away from the proposed Project.

Surrounding land uses are an important consideration of wildfire planning due to the interruption of available fuels by conversion of wildland to structures, paved areas, and maintained landscaping thereby disrupting availability of wildfire pathways. The surrounding roadways and adjacent land uses are depicted in *Figure 4 Landuse*, of the FPP. The FPP appropriately considered these immediately adjacent land uses, acknowledging that they create fuel breaks which impact regional fire progression. Nonetheless, the FPP also addresses open space land uses adjacent to Homestead South in *Section 1.2.1 – Location* and analyzes fire behavior on adjacent land uses through fire behavior modeling in *Section 4 – Modeling: Anticipated Fire Behavior for Worst-Case Conditions*.

In *Section 1.2.1 – Location*, the FPP acknowledges the rapid urbanization of the area but points out that open space and natural land border the region. In *Section 4 – Modeling: Anticipated Fire Behavior for Worst-Case Fire Conditions*, fire behavior is modeled for all areas surrounding the Homestead South project site. The vegetation types analyzed are identified in *Figure 6 Fire Behavior Fuel Models* of the FPP, and the Pre- and Post-Project fire behavior flame lengths are demonstrated graphically in *Figures 8A through 8F*. These figures demonstrate the open space to the west, south and north along with the ongoing grading and development of the VTTM 61105 Project to the east.

The comments generally reference increased wildfire danger but do not identify any deficiency in the FPP analysis, fire behavior modeling, or required fire protection measures. Wildfire risk is a known environmental condition in the Project area and was specifically evaluated in the FPP using site-specific analysis and conservative fire behavior assumptions. Therefore, the comments do not identify new information that would alter the conclusions of the wildfire analysis or require modification of the FPP.

TECHNICAL MEMORANDUM

Date: July 13, 2026

Subject: Newhall Ranch Specific Plan Homestead South Residential Project
County of Los Angeles Department of Regional Planning
Gov. Code Section 65457 Residential Exemption Environmental Checklist
Utilities and Service Systems – Solid Waste Analysis

Section 19, Utilities and Service Systems in the Gov. Code Section 65457 Residential Exemption Environmental Checklist (CEQA Checklist) addresses whether the Homestead South Residential Project (“Proposed Project”) would generate solid waste in excess of State or local standards, or in excess of the capacity of local infrastructure, or otherwise impair the attainment of solid waste reduction goals.

The Solid Waste discussion in the CEQA Checklist summarizes the information, analysis and conclusions of the solid waste disposal analysis in the Newhall Ranch Specific Plan EIR (Specific Plan EIR) and the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR (“State-certified EIR”) including identification of mitigation measures adopted to reduce solid waste impacts. The Specific Plan EIR concluded, based on available landfill capacity at the time the EIR was prepared, that the solid waste impacts of the Newhall Ranch Specific Plan Project were unavoidably significant.¹ The State-certified EIR concluded that due to the uncertainty of long-term capacity at the time the State-certified EIR was prepared, the increase in solid waste from the development allowed by the Specific Plan would result in a significant impact.²

While that was the case when the Prior EIRs were certified, current conditions regarding recycling and available landfill capacity have changed substantially as discussed in the CEQA Checklist. In addition, as discussed in the CEQA Checklist, the Proposed Project includes fewer residential units, and no commercial uses as compared to the Homestead Village Project as defined and analyzed in the Specific Plan EIR and State Certified EIR.

The Chiquita Canyon Landfill stopped accepting solid waste on January 1, 2025, in response to the Elevated Landfill Temperature event occurring in a portion of the landfill. The County, however, has two other Class III landfills serving the Santa Clarita Valley, the Sunshine

¹ Newhall Ranch Specific Plan and Water Reclamation Plan Draft Specific Plan EIR, March 1999, p. 4.15-15.

² Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan Final EIS/EIR, June 2010, p. 4.20-20.

Canyon Landfill in Sylmar and the Antelope Landfill Palmdale, with a total permitted capacity of 61.46 million tons (as of December 31, 2021) and other Class III landfills with a total permitted capacity of 24 million tons (as of December 31, 2021), based on the most recent available solid waste planning information data.

In 2021, approximately 6.244 million tons of solid waste were disposed of at the County's Class III landfills.³ In addition, approximately 0.403 million tons of solid waste were disposed of at County transformation facilities (specifically, the Southeast Resource Recovery Facility) in 2021.⁴ Assuming a Countywide diversion rate of 65 percent for 2021, the 2021 Annual Report estimated that approximately 31.3 million tons of solid waste were generated within the County in 2021.⁵

The 2021 Annual Report evaluated four scenarios and determined that the County would be able to meet the disposal needs of all jurisdictions through the 15-year planning period under two of four planning scenarios. These scenarios included in the 2021 Annual Report demonstrate that adequate disposal capacity can be maintained by individual jurisdictions continuing to implement the following strategies: maximize waste reduction and diversion; study, promote, and develop alternatives to landfilling; develop in-County solid waste processing, transfer and recycling infrastructure; and enhance in-County capacity and out-of-County disposal (including waste-by-rail).⁶ Taking into account the cessation of active solid waste disposal at Chiquita Canyon Landfill, the County would be able to meet the disposal needs of all jurisdictions through the 15-year planning period, which assumes implementation of these solid waste management strategies.

In conclusion, the County has adequate solid waste options to account for solid waste from the Proposed Project. The Homestead South Residential Project as currently will generate less solid waste than the Previously Analyzed Project. Therefore, the cessation of active solid waste disposal at Chiquita Canyon Landfill is not substantial new information or represent a substantial change in circumstance that would result in new or substantially more severe significant impacts with respect to solid waste than were identified in the Prior EIRs and the CEQA Checklist prepared for the Homestead South Residential Project.

³ County of Los Angeles, Department of Public Works, Los Angeles Countywide Integrated Waste Management Plan 2021 Annual Report, Appendix E-2, Table 4, December 2022.

⁴ County of Los Angeles, Department of Public Works, Los Angeles County Integrated Waste Management Plan 2021 Annual Report, Appendix E-2, Table 4, December 2022.

⁵ County of Los Angeles, Department of Public Works, Los Angeles County Integrated Waste Management Plan 2021 Annual Report, December 2022, p. 16.

⁶ County of Los Angeles, Department of Public Works, Los Angeles Countywide Integrated Waste Management Plan 2021 Annual Report, December 2022, p. 35-36.

Homestead South Project

Regional Planning Commission

Santa Monica Mountains Conservancy (SMMC) (July 27, 2026).

**I. SANTA MONICA MOUNTAINS CONSERVANCY COMMENT LETTER
(SUBMITTED 7-27-2026) – COMMENTS AND RESPONSES**

A. Commenter

**Paul Edelman
Deputy Director
Natural Resources and Planning
Santa Monica Mountains Conservancy
Los Angeles River Center & Gardens
570 West Avenue Twenty-Six, Suite 100
Los Angeles, California 90065**

B. Comment No. 1. The Santa Monica Mountains Conservancy (Conservancy) strongly objects to the above-referenced subject proposed project due to the erroneous Categorical Exemption from the California Environmental Quality Act (CEQA) that is being improperly granted based on outdated information about the biological resources of the proposed project site. The two previously issued Environmental Impact Reports (EIR) being used to justify this improper Categorical Exemption were certified in 1996, and 2005.

The subject project proposes to develop approximately 684 acres of a 1,752-acre project site adjacent to the Santa Clara River with 3,617 dwelling units. Regardless of the amount of open space being proposed for protection, for any project of that scale to be approved based on environmental findings that have not been updated in 22 years flies in the face CEQA. No analysis of alternative projects has been done to advise the Commission on what course of action would be the least damaging feasible project.

Has the County held any public scoping hearings, or solicited public comment regarding the scope of the proposed project in the last ten years? Did the County seek to consult with any outside agencies before the decision was made to Categorically Exempt the subject project?

C. Response to Comment No. 1

This comment does not accurately describe the CEQA compliance for the Homestead South Project, which is summarized here for reference, followed by a response to the points raised in this comment.

The Homestead South Project is a housing Project that qualifies for the statutory exemption in Government Code Section 65457, as detailed in Topical Response 1 (Homestead South Project Qualifies for CEQA Exemption in Government Code Section 65457).

Development of the Homestead South Project Site has been specifically analyzed in two prior certified Environmental Impact Reports (“EIRs”), the Newhall Ranch Specific Plan EIR (SCH No. 95011015) and the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR (SCH No. 2000011025) (“State-certified EIR”).¹ The Project remains obligated to comply with all applicable mitigation measures in the Specific Plan EIR and State-certified EIR (the “Prior EIRs”), as detailed in the Mitigation Monitoring and Reporting Program for the Homestead South Project, which is enforceable by the County.

The Specific Plan EIR analyzed the development of the uses allowed by the Specific Plan and related infrastructure and facilities, including development of the Homestead South site. The Project is consistent with the land use and zoning standards in the Newhall Ranch Specific Plan, including the objective development standards contained in Table 3.4-1, Site Development Standards Matrix in the Specific Plan.

The State-certified EIR included project level analysis of developing the Specific Plan villages and Newhall’s nearby villages, including the development of Homestead South. The State-certified EIR took into account subdivision-level details for the Homestead South site, and thus supplemented the analysis in the Specific Plan EIR. As described in the State-certified EIR, the Applicant had previously submitted an application for a subdivision tract map and related entitlements to the County to develop the Homestead South portion of the Specific Plan. The State-certified EIR accounted for the updated information about geographic configuration and composition of the designated village areas since the Specific Plan EIR to reflect project-specific applications at the tentative tract map level.

As described in the CEQA Checklist for the Project (discussed more below), the current Homestead South Project reduces the number of residential units and eliminates the commercial uses as compared to the development evaluated in the Specific Plan EIR and State-certified EIR. The reduction in residential units and elimination of commercial uses means the Project would

¹ The State-certified EIR was originally certified by CDFW in December 2010, which was comprised of a Draft EIR circulated for public review in August 2009, the Final EIR in June 2010, an “Addendum/Additional Information” published in November 2010, and all supporting technical appendices and reports. In response to litigation challenging the 2010 certification, CDFW published a Draft Additional Environmental Analysis (AEA) and supporting technical materials in November 2016, responded to public comments, and, on June 14, 2017, determined “CDFW has reviewed and considered the information contained in the 2010 Final EIR and the 2017 AEA, finds that the 2010 Final EIR and 2017 AEA reflect its independent judgment and discretion, finds that the 2010 Final EIR and the 2017 AEA were completed in compliance with CEQA; and CDFW hereby certifies the 2017 AEA, in combination with the 2010 Final EIR.” (CDFW, Final Actions and Supplemental Findings for the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan, June 14, 2017.)

generate fewer trips compared to the land uses studied in the Specific Plan EIR and State-certified EIR.

Given that the Project is a housing project located within the Newhall Ranch Specific Plan for which an EIR has been certified, it satisfies those criteria of the Section 65457 exemption. The Legislature declared that the purpose of the act adopting Section 65457 was “**to bring the supply of housing back into balance with demand as rapidly as possible.**”² Section 65457 sets “a higher threshold for review of a residential development consistent with a previously analyzed specific plan than for a project tiered under a program EIR.”³ Courts have thereby concluded: “Thus, **Government Code section 65457 is intended to permit housing developments** like the one at issue here that are consistent with a specific plan that has already undergone environmental review, ‘regardless of possible environmental impacts of the project.’”⁴

As required by Section 65457, to assess if any of the factors in Section 21166 have been triggered, the County prepared a comprehensive CEQA Environmental Checklist comparing the Project to the development analyzed in the Prior EIRs across each environmental topic area, and determined that none of the Section 21166 factors has occurred.⁵ In *Citizens’ Comm. to Complete the Refuge v. City of Newark*, 74 Cal. App. 5th 460, 472, the court affirmed the city’s use of a checklist to demonstrate that Section 65457 applied to the housing project.

Once an EIR has been certified, Section 21166 “comes into play precisely because in-depth review has already occurred,” and it is “intended . . . to restrict the powers of agencies ‘by prohibiting [them] from requiring a subsequent or supplemental environmental impact report’” unless one of three narrow conditions is met.⁶

As the California Supreme Court explained, “[t]he event of a change in a project is not an occasion to revisit environmental concerns laid to rest in the original analysis. Only changed circumstances . . . are at issue.” Therefore, the Section 21166 review focuses solely on whether project changes, changed circumstances or new information results in environmental effects compared against the previously analyzed project. Even if such environmental effects occur, a supplemental or subsequent EIR is only required if the new information, changed circumstances or project changes result in a new significant impact or substantial increase in the severity of a previously identified significant impact. *Moss v. County of Humboldt*, 162 Cal. App. 4th 1041, 1057-1058 (2008).

Moreover, a refinement that affects only a small portion of a project—considered in relation to the project as a whole—does not require a major revision. In *Newark*, the court held that even if a predator-management mitigation plan “were revised to require eliminating rats through some means, such an adjustment would still not constitute a major revision to the REIR.”⁷ The court relied on *River Valley Preservation Project v. Metropolitan Transit*

² Stats. 1979, ch. 1207, § 4 (emphasis added).

³ *City of Newark*, 74 Cal.App.5th at 476.

⁴ *Id.* (citing *Dublin*, at 1312) (emphasis added).

⁵ CEQA Environmental Checklist, § II.

⁶ *Bowman v. City of Petaluma*, 185 Cal.App.3d 1065, 1073–1074 (1986).

⁷ *Newark*, 74 Cal.App.5th at 475–476.

Development Bd., which held that a change to a small portion of a project would not require a major revision to the EIR when considered relative to the size of the rest of the project.⁸

With that context, the comment is not correct that the County is relying upon “Categorical Exemption were certified in 1996, and 2005.” The Prior EIRs were certified as described above in 2003 and 2017, and the current CEQA Checklist goes through an extensive analysis of each environmental topic to demonstrate that the factors in Section 21166 have not been triggered.

The comment states that “Regardless of the amount of open space being proposed for protection, for any project of that scale to be approved based on environmental findings that have not been updated in 22 years flies in the face CEQA. No analysis of alternative projects has been done to advise the Commission on what course of action would be the least damaging feasible project.” This is not correct because the Homestead South has long been planned for residential development and has been subject to an exhaustive level of environmental review and planning. The Specific Plan applied a holistic framework to zoning development in certain limited areas within the Specific Plan most appropriate for housing and new infrastructure, while preserving over 10,000 acres of important habitat, as referenced in the comment. The Prior EIRs include extremely detailed and extensive assessments of impacts, cumulative impacts, alternatives, and mitigation measures, in accordance with CEQA.

Importantly, the Project is subject to extensive mitigation measures to protect Biological Resources based on the Specific Plan EIR as well as the State-certified EIR, where the California Department of Fish and Wildlife was the lead agency and imposed numerous mitigation measures to protect sensitive species, habitat, and biological resources. The Project is covered by the Resource Management and Development Plan/Spineflower Conservation Plan approved by the U.S. Army Corp of Engineers and California Department of Fish and Wildlife. The Project is also covered by the CDFW Section 1605 Master Streambed Alteration Agreement, CDFW Multi-Species Section 2081 Incidental Take Permit, CDFW San Fernando Spineflower Section 2081 Incidental Take Permit, U.S. Army Corp of Engineers Clean Water Act Section 404 Permit and U.S. Fish and Wildlife Service Endangered Species Act, Section 7 Biological Opinion, and Los Angeles Regional Water Quality Control Board, and Section 401 Water Quality Certification and Waste Discharge Requirements, and other regulatory agency approvals.

The Project remains obligated to comply with all applicable mitigation measures in the Prior EIRs, as detailed in the Mitigation Monitoring and Reporting Program for the Homestead South Project, which is enforceable by the County. The CEQA Checklist demonstrates that the Project will not result in any new significant impacts to Biological Resources or sensitive species.

The comment also asks “Has the County held any public scoping hearings, or solicited public comment regarding the scope of the proposed project in the last ten years? Did the County seek to consult with any outside agencies before the decision was made to Categorically Exempt the subject project?”

⁸ *River Valley Preservation Project v. Metropolitan Transit Development Bd.*, 37 Cal.App.4th 154, 175 (1995).

As noted above, development of the Homestead South site, located within the Specific Plan, has long been planned for residential development and has been subject to an exhaustive level of environmental review and planning. The CEQA Checklist demonstrates that the Project will not result in any new significant impacts to Biological Resources or sensitive species. As described in Topical Response No. 1, the Project qualifies for the statutory exemption in Section 65457. Under CEQA, projects that qualify for an exemption do not require public scoping hearings, a public comment period, or specific agency coordination. Nonetheless, the public has had numerous opportunities to participate in the planned development of the Specific Plan, including the Homestead South area, during the extensive review periods for the Prior EIRs and planning processes. In addition, public comments can be made at the public hearing before the Los Angeles Planning Commission on July 29, 2026.

D. Comment No. 2. Neither the EIR for the Newhall Ranch Specific Plan (1996), nor the EIR for the Newhall Ranch Resource Management Development Plan / Spineflower Conservation Plan Joint Environmental Impact Statement (2005) contain information or address any issues regarding the following:

- 1) The State-listings of Western pond turtle (*Actinemys marmorata*), and California mountain lion (*puma concolor*) as Threatened Species under the California Endangered Species Act (CESA).

E. Response to Comment No. 2.

Please also see Response to Comment No. 16 to the comment letter by Santa Clarita Organization for Planning and the Environment (SCOPE) and Friends of the Santa Clara River Letter (July 27, 2026), which raises similar comments addressing the mountain lion and southwestern pond turtle.

The CEQA Checklist correctly acknowledged a change in state listing status for mountain lion, but not southwestern pond turtle, and concluded that, taking into account applicable mitigation measures, the Project would have substantially the same impacts to these species as analyzed in the State-certified EIR, which already treated both species as special-status species.

This comment does not raise new information not considered in the CEQA Checklist, as described below. It is well established that change in a species' regulatory status alone does not constitute significant new information under Section 21166. In *Fort Mojave Indian Tribe v. Department of Health Services*, the court held that a post-certification federal designation of critical habitat for the desert tortoise was not "significant new information" because "[h]owever legally characterized, the habitat would be affected the same as before," and the completed "environmental review and mitigation measures . . . focused on the real effects of the project not just on 'the tortoise,' but on its habitat . . . which is exactly how the project would impact on the species."⁹ Likewise, in *Moss v. County of Humboldt*, a new threatened-species listing "alone

⁹ *Fort Mojave Indian Tribe v. Department of Health Services*, 38 Cal.App.4th 1574, 1605–1606 (1995).

does not constitute substantial evidence of significant impacts” absent project-specific evidence that the species is present and would be affected.¹⁰ And in Newark, information about a species’ habitat that was known or knowable at the time of the prior EIR was not “new information.”¹¹

Regarding the mountain lion, the CEQA Checklist acknowledged that the mountain lion was a CESA candidate species and therefore entitled to the protections afforded a CESA-listed species, acknowledging its change in regulatory status since the Specific Plan EIR and State-certified EIR were prepared (CEQA Checklist p. 47). Since the CEQA Checklist was released, certain populations of the mountain lion in Southern California and the central coast, including in the vicinity of the Project Site, have been listed as threatened under the CESA, but this does not change the protections already afforded them as a candidate species.

The CEQA Checklist further stated that, although the mountain lion was not yet designated as a candidate for listing under the California ESA at the time the State-certified EIR was prepared, it was already a regulated species at that time and that document analyzed impacts to the mountain lion’s behavior, reproductive viability, survival success and movement, concluding that impacts would be less than significant (CEQA Checklist pp. 47-48). Measures included in the State-certified EIR and applicable to the Project that would mitigate potential direct and indirect effects to mountain lion include SP-4.6-26a, SP-2.6-27, SP-4.6-56, RMDP/SCP-BIO-1 through RMDP/SCP-BIO-10, RMDP/SCP-BIO-12, RMDP/SCP-BIO-13, RMDP/SCP-BIO-15, RMDP/SCP-BIO-16, RMDP/SCP-BIO-20 through RMDP/SCP-BIO-22, RMDP/SCP-BIO-60, RMDP/SCP-BIO-63 and RMDP/SCP-BIO-64. With these measures, the Current Project would have substantially the same effects as the Previously Analyzed Project on mountain lion behavior, reproductive viability, survival success and movement, all of which would be less than significant notwithstanding the change in regulatory status for the species (CEQA Checklist p. 48).

Regarding the southwestern pond turtle, the comment incorrectly states that the species has been listed under the CESA. The southwestern pond turtle is neither a listed nor a candidate species under the CESA.¹² The southwestern pond turtle has been proposed for listing as threatened under the federal ESA, a proposal that carries no legal protections or status unless a final rule is adopted to list the species. Furthermore, this species was designated by the state as a Species of Special Concern at the time the State-certified EIR was published and was therefore analyzed as a special status species. The State-certified EIR included Mitigation Measures SP-4.6-27, SP-4.6-55, SP-4.6-63, RMDP/SCP-BIO-1 through RMDP/SCP-BIO-10, RMDP/SCP-BIO-12, RMDP/SCP-BIO-13, RMDP/SCP-BIO-15, RMDP/SCP-BIO-16, RMDP/SCP-BIO-20, RMDP/SCP-BIO-21, RMDP/SCP-BIO-49, RMDP/SCP-BIO-50, RMDP/SCP-BIO-52, RMDP/SCP-BIO-64, RMDP/SCP-BIO-70 through RMDP/SCP-BIO-73, and RMDP/SCP-BIO-80 applicable to southwestern pond turtle, which apply to the current Project. With implementation of these measures, no new impacts to southwestern pond turtle would occur and

¹⁰ *Moss*, 162 Cal.App.4th at 1066.

¹¹ *Newark*, 74 Cal.App.5th at 473.

¹² See State and Federally Listed Endangered and Threatened Animals of California (California Natural Diversity Database, July 2026), available at <https://nrm.dfg.ca.gov/FileHandler.ashx?DocumentID=109405&inline> (last accessed July 28, 2026).

the current Project would not result in any new or substantially more severe significant impacts compared to those analyzed in the State-certified EIR.

In summary, the CEQA Checklist correctly acknowledged a change in state listing status for mountain lion, but not southwestern pond turtle, and concluded that, taking into account applicable mitigation measures, the Project would have substantially the same impacts to these species as analyzed in the State-certified EIR, which already treated both species as special-status species. The commenter has provided no evidence that the proposed mitigation for mountain lion and southwestern pond turtle is insufficient. Accordingly, this comment does not raise new information or change circumstances triggering Section 21166. This topic was appropriately addressed in the CEQA Checklist.

F. Comment No. 3. Neither the EIR for the Newhall Ranch Specific Plan (1996), nor the EIR for the Newhall Ranch Resource Management Development Plan / Spineflower Conservation Plan Joint Environmental Impact Statement (2005) contain information or address any issues regarding the following:

- 2) The changes in State-required fuel modification (brush clearance), evacuation requirements and State Minimum Fire Safe Regulations regarding Very High Fire Hazard Severity Zones per Senate Bill 901, which was passed in 2018.

G. Response to Comment No. 3.

The CEQA Checklist includes a wildfire technical memo prepared by Dudek in July 2024 (**Appendix T**) that analyzes the Project's wildfire risk, summarizes all current applicable code requirements and standards, and identifies the project design features related to the Project's (1) construction, (2) operation, and (3) evacuation. The wildfire memo identifies that the Project Site is located within a Very High Fire Hazard Severity Zone in the State Responsibility Area (SRA) based on the most recent Cal FIRE hazard maps. As described in the attached memo by Dudek, this comment does not raise new issues not considered in the CEQA Checklist concerning wildfire risk.

As discussed in the CEQA Checklist, the Project now includes fewer residential units, and no commercial development as compared to the Previously Analyzed Project. The Project is a master-planned community that clusters development on areas long planned for residential uses, converting the developed area to ignition resistant landscapes. Properly designed master-planned communities, such as the Project, have a proven track record of being highly resistant to wildfire damage. As a master-planned community, the Project will be designed with state-of-the-art fire protection measures, including fuel modification zones, fire breaks, and compliance with the latest Fire and Building Code standards. It also includes dedicated water supplies, fire stations, and well-planned street networks that offer multiple access points for evacuation and emergency vehicle access.

The Project must comply with all applicable wildfire mitigation from the Prior EIRs and must comply with County Fire requirements for activities in hazardous fire areas and the California Fire Code (CFC). During construction, the Project would comply with Section

326.12.1 of the County Fire Code, which prohibits the use or operation of any tractor, construction equipment, engine, machinery, or any steam, oil, or gasoline-operated stationery or mobile equipment, from which a spark or fire may originate unless such equipment is provided with a qualified device or spark arrester installed in or attached to the exhaust pipe which will prevent the escape of fire or sparks. Construction activities would also comply with Chapter 33 of the CFC Fire Safety During Construction and Demolition, including Section 3304 thereof, which obligates the Project to satisfy various standards that limit ignitions, such as but not limited, to prohibiting smoking except in approved areas, preventing the accumulation of and removing combustible debris, implementing fire watch personnel, providing onsite water supplies, and maintaining vehicle access for firefighting to all construction and demolition area.

In addition to mitigation in the Prior EIRs, the Project would also comply with all applicable regulations and requirements, including Chapter 7A of the California Building Code, the California Fire Code, and the Los Angeles County Fire Code. These regulatory standards are more stringent and effective at reducing wildfire risks than the regulatory standards in place when the Specific Plan EIR and State-certified EIR were prepared. Further, the Project includes fewer residential units than the Previously Analyzed Project. This, in turn, translates into fewer potential ignition sources than the Previously Analyzed Project.

In addition to these mandatory mitigation measures and regulatory compliance requirements, the Project incorporates several design features that will further reduce wildfire risk by ensuring active maintenance of Fuel Modification Zones, that all vegetation management within Fuel Modification Zones (FMZs) and common areas will be completed annually by a homeowner's association or an equivalent entity, and holding individual property owners responsible for maintaining the Ember Ignition Resistant Zone (EIRZ) and any fuel modification on their property. In addition, a Wildfire Education Program be prepared and implemented that will include bi-annual emails and mailers, a dedicated community website, community workshops and webinars, and a new resident packet, all reviewed and approved by the Los Angeles County Fire Department. Additionally, the program will feature an emergency alert campaign, volunteer fire watch groups, and an HOA fire safety committee responsible for maintaining fire protection features and coordinating educational efforts. Finally, a Wildfire Evacuation Plan will be prepared and implemented before the first building permit is issued. This plan, based on Los Angeles County Office of Emergency Services standards, will provide egress route information and procedures to residents and commercial tenants, be posted on the community website, and reviewed annually through organized meetings and educational outreach.

The CEQA Checklist determines that, based on the Project's reduction in residential units compared to the Previously Analyzed Project, implementation of Mitigation Measures PH-7 and PH-14, adherence to state and local regulatory requirements, the construction and operational impacts of the Project will not result in any new or more severe significant wildfire impacts. Accordingly, this comment does not raise new information or change circumstances triggering Section 21166. This topic was appropriately addressed in the CEQA Checklist.

H. Comment No. 4. Neither the EIR for the Newhall Ranch Specific Plan (1996), nor the EIR for the Newhall Ranch Resource Management Development Plan /

Spineflower Conservation Plan Joint Environmental Impact Statement (2005) contain information or address any issues regarding the following:

- 3) The Cumulative Impacts of development near the proposed project site since 2005. Climate Change/Climate Impact, or carbon footprint, which would not have been required for an EIR published in 1996 or 2005.

I. Response to Comment No. 4.

The Project is subject to a comprehensive Net Zero GHG Program. As detailed in the CEQA Checklist, p. 5: “to maximize onsite and local GHG reductions, such as installing thousands of EV charging stations throughout LA County and implementing a Building Retrofit Program in disadvantaged communities within the County, and the reviewing state agencies determined as follows:

- The California Air Resources Board evaluated the Net-Zero GHG Program and found that it will not result in any net additional greenhouse gas emissions.’¹³
- The California Department of Fish and Wildlife similarly concluded that ‘the Project represents an innovative demonstration of a mixed-use development project providing needed housing and commercial development in a manner consistent with California’s GHG reduction goals. The Project will be one of the largest, if not the largest developments in California ever to achieve net zero GHG emissions.’¹⁴

Further, when the County reapproved the adjacent villages of Mission Village and Landmark Village, the Board of Supervisors found that the Net-Zero GHG Program would feasibly achieve net-zero GHG emissions based on substantial evidence in the record:

- ‘The Board further finds that, based on substantial evidence in the record, potentially significant GHG impacts of the Mission Village Project are reduced to less-than-significant levels with implementation of the following measures and that the Project will feasibly and reliably achieve net zero GHG emissions.’¹⁵

¹³ California Air Resources Board, Letter from Richard Corey, Executive Officer, to Chuck Bonham, Director, California Department of Fish and Wildlife, June 7, 2017.

¹⁴ California Department of Fish and Wildlife, Final Actions and Supplemental Findings for Newhall Ranch RMDP/SCP, p. 40, June 14, 2017.

¹⁵ Los Angeles County, Mission Village, Supplemental CEQA Findings and Statement of Overriding Considerations, July 2017, p. 15.

- ‘[B]ecause the Project would result in no net increase of GHG emissions, it would not conflict with any plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs.’¹⁶

The CEQA Checklist includes an extensive analysis of GHG emissions, including a technical report by Ramboll, leading experts on air quality and greenhouse gas emissions, which is attached to the CEQA Checklist. The technical report, attached as Appendix D to the CEQA Checklist, analyzed the GHG impacts of the Homestead South Project and compared the project’s anticipated emissions to those studied in the State-certified EIR. The technical report concluded that the Homestead South Project’s unmitigated GHG emissions would be reduced from approximately 100,777 metric tons CO₂e per year (under the previously analyzed project), to approximately 92,205 metric tons CO₂e per year under the proposed Homestead South Project. Additionally, the technical report concluded that with the implementation of the Net Zero GHG program the Homestead South Project would not cause any net increase in GHG emissions. The report also concluded that the Project will not create any new or more severe climate impacts than what was identified in the State-certified EIR and concluded that the Project would not conflict with any climate-related law or policy.

As part of the Net Zero GHG Program, the Project will implement a variety of GHG reduction mitigation measures, including designing residential and public facility buildings to achieve Zero Net Energy standards through solar power, energy-efficient designs, and other measures, installing Level 2 electric vehicle charging stations in every residential unit and throughout the community, providing subsidies to residents for electric vehicles, implementing GHG-reduction measures in disadvantaged communities throughout the County, and other measures. As part of the Net Zero GHG Program, the Project will implement an extensive Transportation Demand Management (TDM) Program to reduce vehicle miles traveled and encourage alternative modes of transit by providing subsidies for e-bikes and Neighborhood Electric Vehicles (NEVs), offering transit passes to residents, providing mobility hubs and ride-sharing opportunities, and other TDM measures.

The CEQA Checklist considers cumulative impacts. The cumulative impact analysis in the CEQA Checklist concludes that the contribution of the Project would be reduced, in comparison to the project as defined and considered in the cumulative impact analysis in the Prior EIRs because the current Project reduces the number of residential units and eliminates non-residential uses as compared to the development evaluated in the Specific Plan EIR and State-certified EIR. The Specific Plan EIR, State-certified EIR, and Area Plan EIR each included comprehensive analysis of the potential cumulative impacts of development in a broad geographic area including the Santa Clarita Valley and adjacent areas.

Based on the exhaustive analysis of GHG emissions and the extensive mitigation framework to implement the Net Zero GHG Program, as well as the detailed analysis in the CEQA Checklist, this comment does not raise new information or change circumstances triggering Section 21166. This topic was appropriately addressed in the CEQA Checklist.

¹⁶ *Id.*, p. 26.

J. Comment No. 5. Neither the EIR for the Newhall Ranch Specific Plan (1996), nor the EIR for the Newhall Ranch Resource Management Development Plan / Spineflower Conservation Plan Joint Environmental Impact Statement (2005) contain information or address any issues regarding the following:

- 4) An analysis of Green House Gas emissions that accounts for the loss of 269 oak trees (including 100 heritage oaks) that are proposed for removal as part of the subject project.

K. Response to Comment No. 5.

As described above, the CEQA Checklist includes a detailed analysis of GHG emissions and the Project's compliance with the Net Zero GHG Program required by the State-certified EIR and mitigation measures that remain binding on the Project. The Net Zero GHG Program requires the Project to reduce the Project's construction and operational emissions to net-zero, including emissions associated with vegetation removal and loss of sequestration. With respect to vegetation removal, CalEEMod includes a land use change and sequestration component that accounts for changes in carbon stocks associated with site development, including the loss of existing vegetation, which emissions are fully accounted for in the Net Zero GHG Program.

In response to this comment, additional information is provided in the attached July 28, 2026 memorandum from Ramboll providing additional information related to greenhouse gas emissions from Oak Tree Removal. The Project will comply with applicable tree removal requirements in accordance with the County Oak Tree Ordinance, including replacement planting for the 269 oak trees proposed for removal. Specifically, in order to comply with the County's Oak Tree ordinance, the Project will implement mitigation to plant 1,338 new oak trees, representing a 10:1 replacement ratio for the 100 heritage trees and a 2:1 replacement ratio for the 169 ordinance size trees.

The attached Ramboll analysis demonstrates that that the proposed replacement planting would result in increased net GHG sequestration over 30 years, as the long-term carbon sequestration benefits from the 1,338 new oak trees would be greater than the carbon stock loss associated with removal of the 269 existing oak trees. These benefits are in addition to the mitigation measures already requiring the Project to satisfy the Net Zero GHG Program.

Based on the exhaustive analysis of GHG emissions and the extensive mitigation framework to implement the Net Zero GHG Program, as well as the detailed analysis in the CEQA Checklist and the attached July 28, 2026 memorandum from Ramboll, this comment does not raise new information or change circumstances triggering Section 21166. This topic was appropriately addressed in the CEQA Checklist.

MEMORANDUM

To: Meridian Consultants

From: Eric C. Lu, Ramboll
Tony Wang, PhD, Ramboll

Subject: **REVIEW OF COMMENTS FOR HOMESTEAD SOUTH -
ADDITIONAL INFORMATION RELATED TO GREENHOUSE
GAS EMISSIONS FROM OAK TREE REMOVAL**

Ramboll Americas Engineering Solutions, Inc. (Ramboll) has prepared this analysis regarding the oak tree removal and associated greenhouse gas (GHG) emissions comment submitted in regards to the Homestead South Project ("Project").

Date: July 28, 2026

INTRODUCTION

Ramboll's Homestead South Technical Letter ("Ramboll Report") has provided a GHG emission inventory that accounts for vegetation change emissions. The information in this memo clarifies and adds to the prior responses to comments but does not change the overall analysis or conclusions. These comments do not require any changes to the Air Quality Technical Report or the technical letter.

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ADDITIONAL INFORMATION RELATED TO OAK TREE REMOVAL

The comment requests clarification regarding whether greenhouse gas (GHG) emissions associated with the removal of on-site oak trees have been quantified for the proposed Project. As discussed in the Ramboll Report for the Homestead South Project, the Project's GHG emissions inventory for the Homestead South Project was prepared based on the Newhall Ranch Resource Management Development Plan (RMDP)/Spineflower Conservation Plan Joint Environmental Impact Statement/Report (EIR) (SCH No. 2000011025) ("State-certified EIR"),¹ in which the GHG emission inventory was prepared by CalEEMod (version 2013).

With respect to vegetation removal, CalEEMod includes a land use change and sequestration component that accounts for changes in carbon stocks

¹ The State-certified EIR includes the original the Newhall Ranch RMDP/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR, certified in 2010, as well as, following litigation, the Final Additional Environmental Analysis, certified in 2017.

associated with site development, including the loss of existing vegetation.² In the State-certified EIR, CalEEMod was used to quantify these effects and a one-time GHG emission change based on the full extent of anticipated land use in the Newhall Ranch Project. Specifically, it has accounted for the vegetation emission increase associated with the loss of 107 acres of trees within Natural Resource Planning Services (NRPS) (including the Homestead South area), as well as the CO₂ sequestration from new tree growth.³ Because the Homestead South Project represents a development within the previously analyzed footprint, including the vegetation changes evaluated in the State-certified EIR, the Project's GHG inventory reasonably captures GHG emission changes associated with vegetation removal.

CalEEMod is the model recommended by the California Air Pollution Control Officers Association, South Coast Air Quality Management District, and other agencies, and is widely used by lead agencies throughout California for California Environmental Quality Act (CEQA) analysis of land use development projects. The model incorporates default emission factors, activity data, and region-specific parameters consistent with state guidance and regulatory methodologies. Specifically, the vegetation module applied the methods from the Intergovernmental Panel on Climate Change (IPCC).⁴

Furthermore, the use of CalEEMod is conservative for CEQA purposes. The model applies standardized assumptions regarding biomass, sequestration rates, and land conversion that are intended to avoid underestimating emissions where detailed, site-specific arboricultural data are not available. Therefore, reliance on the previously modeled vegetation assumptions, with adjustments to reflect the Project-specific land use type and size of the Homestead South Project, provides a reasonable and conservative estimate of GHG impacts.

A more specific calculation is shown below to address the comment. The Project will comply with applicable tree removal requirements, including replacement planting for the 269 oak trees proposed for removal. Specifically, in order to comply with the County's Oak Tree ordinance, the Project will implement mitigation to plant 1,338 new oak trees, representing a 10:1 replacement ratio for the 100 heritage trees and a 2:1 replacement ratio for the 169 ordinance size trees. To evaluate the net GHG effect of this replacement planting, the vegetation module in the most recent version of CalEEMod was run using the Project-specific tree removal and replacement planting assumptions. The results (**Table 1**) indicate that the proposed replacement planting would result in increased net GHG sequestration over 30 years, as the long-term carbon sequestration benefits from the 1,338 new oak trees would be greater than the carbon stock loss associated with removal of the 269 existing oak trees.

Table 1. Net GHG Sequestration Change from Oak Tree Replacement¹

	Number	CO ₂ emissions Sequestration Change (lb CO ₂)
Tree Removal		
Heritage Oak Tree	100	(1,229,209)
Ordinance Type Oak Tree	169	(1,319,818)

² CalEEMod User's Guide (version 2013.2), available at: <https://www.aqmd.gov/docs/default-source/caleemod/usersguideSept2016.pdf>, Accessed: July 2026.

³ Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan: Draft Additional Environmental Analysis Documents, Appendix1 <https://nrm.dfg.ca.gov/documents/contextdocs.aspx?cat=newhallranchdraftaea>, Accessed: July 2026.

⁴ Ibid, Pg 52

Table 1. Net GHG Sequestration Change from Oak Tree Replacement¹

Tree Replacement		
New Oak Tree	1,338	7,843,725
Net GHG Emissions Sequestration Change		5,294,697
¹ For purpose of this analysis, all removed heritage oak trees are assumed with a diameter at breast height (DBH) of 36 inches, all removed ordnance type oak trees with a DBH of 8 inches, and all new trees with a DBH of 3.6 inches.		

Please feel free to contact the undersigned if you have any further questions. Thank you for the opportunity to assist you with these matters.

Sincerely,



Eric C. Lu, MS, PE
Regional Director

D 949.798.3650
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Homestead South Project
Regional Planning Commission
Supporters Alliance for Environmental Responsibility (July 28, 2026) – Comments and Responses

I. INTRODUCTION

This document provides responses to the comment letter submitted on behalf of Supporters Alliance for Environmental Responsibility (SAFER) on July 28, 2026, regarding Homestead South Project being heard before the Los Angeles County Regional Planning Commission on July 29, 2026.

**II. SUPPORTERS ALLIANCE FOR ENVIRONMENTAL RESPONSIBILITY
COMMENT LETTER (SUBMITTED 7-27-2026) – COMMENTS AND RESPONSES**

A. Commenter.

**Richard Drury
Lozeau Drury LLP
1939 Harrison Street, Ste. 150
Oakland, CA 94612**

On behalf of Supporters Alliance for Environmental Responsibility [“SAFER”])

B. Comment No. 1.

This comment is submitted on behalf of Supporters Alliance for Environmental Responsibility (‘SAFER’) regarding the Homestead South Village Project (PRJ2024-003038; VTTM No. 84508; CUP No. RPPL2024004564) (‘Project’). The Project involves a 3,617-unit, mixed-use residential development, including single and multi-family housing units, public parks, public schools, a fire station, private recreational facilities, and other ancillary facilities, on a 1,752-acre site currently consisting of vacant land and limited agricultural use, located south of State Route 126 and west of Interstate 5, within the Santa Clarita Valley Planning Area.

C. Response to Comment No. 1.

The comment’s characterization of the Homestead South Project as a ‘mixed-use’ project is not correct. The Homestead South Project is a residential development. As described in the CEQA Checklist, the proposed Homestead South Project eliminates the non-residential commercial uses (including all commercial square footage) that had been analyzed in the prior environmental documentation for the project. For more information, please see Topical Response 1 (Homestead South Project Qualifies for CEQA Exemption in Government Code Section 65457).

The statutory exemption in Section 65457 ‘reflects the Legislature’s determination that the interest promoted is ‘important enough to justify forgoing the benefits of environmental

review.”¹ As the courts have recognized, “[t]he *interest animating* Government Code section 65457 is to *increase the supply of housing*.”²

The statute traces to the Legislature’s 1979 housing legislation, which declared it “a *matter of urgent public necessity that the housing supply shortfall in California be eliminated*,”³ identified government “statutes, regulations, and policies which are insensitive to housing needs, or which individually or collectively, tend to frustrate the production of housing” as a cause of the shortfall,⁴ and declared that the purpose of the act was “*to bring the supply of housing back into balance with demand as rapidly as possible*.”⁵

Consistent with that purpose, a residential development project that is consistent with a specific plan for which an EIR already has been certified “ordinarily is statutorily exempt from further CEQA review regardless of possible environmental impacts of the project.”⁶ This legislative policy informs the interpretation and application of the exemption to the Project.

With respect to this comment, it incorrectly asserts that the Project is not a qualifying residential project. The Project is a housing project consistent with Section 65457. All commercial uses have been eliminated from the Project. The Project also includes residential-supportive ancillary components—parks, schools, a fire station, and recreation facilities. As the Court of Appeal explained in *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1317, a housing project may qualify under Section 65457 if it contains “100% residential units or the usual incidents of residential units, such as yards, parks or other uses authorized as permitted uses within a residential zoning district.”

In *City of Dublin*, the court held that a 505-unit apartment project with a leasing center, fitness center, and parking structures was “properly considered residential development within the meaning of section 65457.” Similarly, in *Citizens’ Comm. to Complete the Refuge v. City of Newark*, 74 Cal. App. 5th 460, the court upheld the use of Section 65457 for a housing project that also required extensive ancillary site infrastructure to protect the development from flooding and erosion, including extensive earthwork/grading to elevate buildable areas and shoreline “riprap armoring.”

In sum, the Homestead South Project is a residential development project with housing and “the usual incidents of residential units,” such as parks, schools, a fire station, and recreation facilities, all of which are authorized as permitted uses within residential zones in the Specific Plan.⁷ The Homestead South Project does not include commercial uses. Therefore, the Homestead South Project qualifies as a residential development project under Section 65457.

¹ *Concerned Dublin Citizens v. City of Dublin*, 214 Cal.App.4th 1301, 1312 (2013).

² *Citizens’ Committee to Complete the Refuge v. City of Newark*, 74 Cal.App.5th 460, 476 (2021) (emphasis added); see *May v. City of Milpitas*, 217 Cal.App.4th 1307, 1324, 1331 (2013).

³ Stats. 1979, ch. 1207, § 2, subd. (a) (emphasis added).

⁴ *Id.*, § 2, subd. (b)(4).

⁵ *Id.*, § 4 (emphasis added).

⁶ *Dublin*, 214 Cal.App.4th at 1312–1313.

⁷ See Newhall Ranch Specific Plan, Table 3.4-2 Permitted Uses Matrix.

D. Comment No. 2.

SAFER objects to the City's decision to exempt the Project from environmental review under the California Environmental Quality Act ("CEQA") based on Gov. Code § 65457(a) (Residential Exemption). That section provides as follows:

Any residential development project, including any subdivision, or any zoning change that is undertaken to implement and is consistent with a specific plan for which an environmental impact report has been certified after January 1, 1980, is exempt from the requirements of Division 13 (commencing with Section 21000) of the Public Resources Code. However, if after adoption of the specific plan, an event as specified in Section 21166 of the Public Resources Code occurs, the exemption provided by this subdivision does not apply unless and until a supplemental environmental impact report for the specific plan is prepared and certified in accordance with the provisions of Division 13 (commencing with Section 21000) of the Public Resources Code. After a supplemental environmental impact report is certified, the exemption specified in this subdivision applies to projects undertaken pursuant to the specific plan.

E. Response to Comment No. 2.

This comment purports to quote Government Code Section 65457, which speaks for itself and requires no response. Accordingly, the comment is noted for the record. For responses to the commenter's "objection to the City's decision to exempt the project from environmental review," please refer to Responses to Comments No. 3 and 4, below. With regard to the commenter's reference to "the City," the relevant jurisdiction and decision-making body for the Homestead South Project is the County of Los Angeles Regional Planning Commission.

F. Comment No. 3.

First, Government Code section 65457 does not apply to this Project at all because it includes elements that are not "residential." "[T]o qualify for the section 65457 exemption, the project must be for residential development." (*Concerned Dublin Citizens v. City of Dublin*, 214 Cal. App. 4th 1301, 1310 (2013).) "[A] residential development project under section 65457 is a project that contains '100% residential units or the usual incidents of residential units, such as yards, parks or other uses authorized as permitted uses within a residential zoning district.'" (*Concerned Dublin Citizens v. City of Dublin*, 214 Cal. App. 4th 1301, 1313.) This Project includes non-residential components including schools, fire station, private recreation facilities, "ancillary facilities," and public parks. As such Section 65457 does not apply at all.

G. Response to Comment No. 3.

As stated above, the commenter incorrectly states that the Project is not a residential project. With respect to this comment, it incorrectly asserts that the Project is not a qualifying residential project. The Project is a housing project consistent with Section 65457. All commercial uses have been eliminated from the Project. The Project also includes residential-

supportive ancillary components—parks, schools, a fire station, and recreation facilities. As the Court of Appeal explained in *Concerned Dublin Citizens v. City of Dublin* (2013) 214 Cal.App.4th 1301, 1317, a housing project may qualify under Section 65457 if it contains “100% residential units or the usual incidents of residential units, such as yards, parks or other uses authorized as permitted uses within a residential zoning district.”

In *City of Dublin*, the court held that a 505-unit apartment project with a leasing center, fitness center, and parking structures was “properly considered residential development within the meaning of section 65457.” Similarly, in *Citizens’ Comm. to Complete the Refuge v. City of Newark*, 74 Cal. App. 5th 460, the court upheld the use of Section 65457 for a housing project that also required extensive ancillary site infrastructure to protect the development from flooding and erosion, including extensive earthwork/grading to elevate buildable areas and shoreline “riprap armoring.”

In sum, the Homestead South Project is a residential development project with housing and “the usual incidents of residential units,” such as parks, schools, a fire station, and recreation facilities, all of which are authorized as permitted uses within residential zones in the Specific Plan.⁸ The Homestead South Project does not include commercial uses. Therefore, the Homestead South Project qualifies as a residential development project under Section 65457.

H. Comment No. 4.

Second, The County’s findings lack substantial evidence that no event specified in Public Resources Code section 21166 has occurred. Therefore, SAFER requests that an initial study be conducted and a CEQA document be prepared to analyze and mitigate the Project’s environmental impacts. The Planning Commission should decline to approve the Project until proper CEQA review is completed.

I. Response to Comment No. 4.

As described in Topical Response No. 1, development of the Homestead South Project Site has been specifically analyzed in two prior certified Environmental Impact Reports (“EIRs”), the Newhall Ranch Specific Plan EIR (SCH No. 95011015) and the Newhall Ranch Resource Management Development Plan/Spineflower Conservation Plan Joint Environmental Impact Statement/EIR (SCH No. 2000011025) (“State-certified EIR”).⁹ The Project remains obligated to comply with all applicable mitigation measures in the Specific Plan EIR and State-

⁸ See Newhall Ranch Specific Plan, Table 3.4-2 Permitted Uses Matrix.

⁹ The State-certified EIR was originally certified by CDFW in December 2010, which was comprised of a Draft EIR circulated for public review in August 2009, the Final EIR in June 2010, an “Addendum/Additional Information” published in November 2010, and all supporting technical appendices and reports. In response to litigation challenging the 2010 certification, CDFW published a Draft Additional Environmental Analysis (AEA) and supporting technical materials in November 2016, responded to public comments, and, on June 14, 2017, determined “CDFW has reviewed and considered the information contained in the 2010 Final EIR and the 2017 AEA, finds that the 2010 Final EIR and 2017 AEA reflect its independent judgment and discretion, finds that the 2010 Final EIR and the 2017 AEA were completed in compliance with CEQA; and CDFW hereby certifies the 2017 AEA, in combination with the 2010 Final EIR.” (CDFW, Final Actions and Supplemental Findings for the Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan, June 14, 2017.)

certified EIR (the “Prior EIRs”), as detailed in the Mitigation Monitoring and Reporting Program for the Homestead South Project, which is enforceable by the County.

The Specific Plan EIR analyzed the development of the uses allowed by the Specific Plan and related infrastructure and facilities, including development of the Homestead South site. The Project is consistent with the land use and zoning standards in the Newhall Ranch Specific Plan, including the objective development standards contained in Table 3.4-1, Site Development Standards Matrix in the Specific Plan. The State-certified EIR included project level analysis of developing the Specific Plan villages and Newhall’s nearby villages, including the development of Homestead South. The State-certified EIR took into account subdivision-level details for the Homestead South site.

As described in the CEQA Checklist for the Project (discussed more below), the current Homestead South Project reduces the number of residential units and eliminates the commercial uses as compared to the development evaluated in the Specific Plan EIR and State-certified EIR. The reduction in residential units and elimination of commercial uses means the Project would generate fewer trips compared to the land uses studied in the Specific Plan EIR and State-certified EIR.

Given that the Project is a housing project located within the Newhall Ranch Specific Plan for which an EIR has been certified, it satisfies those criteria of the Section 65457 exemption. As required by Section 65457, to assess if any of the factors in Section 21166 have been triggered, the County prepared a comprehensive CEQA Environmental Checklist comparing the Project to the development analyzed in the Prior EIRs across each environmental topic area, and determined that none of the Section 21166 factors has occurred.¹⁰ In *Citizens’ Comm. to Complete the Refuge v. City of Newark*, 74 Cal. App. 5th 460, 472, the court affirmed the city’s use of a checklist to demonstrate that Section 65457 applied to the housing project.

Once an EIR has been certified, Section 21166 “comes into play precisely because in-depth review has already occurred,” and it is “intended . . . to restrict the powers of agencies ‘by prohibiting [them] from requiring a subsequent or supplemental environmental impact report’” unless one of three narrow conditions is met.¹¹

As the California Supreme Court explained, “[t]he event of a change in a project is not an occasion to revisit environmental concerns laid to rest in the original analysis. Only changed circumstances . . . are at issue.” Therefore, the Section 21166 review focuses solely on whether project changes, changed circumstances or new information results in environmental effects compared against the previously analyzed project. Even if such environmental effects occur, a supplemental or subsequent EIR is only required if the new information, changed circumstances or project changes result in a new significant impact or substantial increase in the severity of a previously identified significant impact. *Moss v. County of Humboldt*, 162 Cal. App. 4th 1041, 1057-1058 (2008).

Moreover, a refinement that affects only a small portion of a project—considered in relation to the project as a whole—does not require a major revision. In *Newark*, the court held

¹⁰ CEQA Environmental Checklist, § II.

¹¹ *Bowman v. City of Petaluma*, 185 Cal.App.3d 1065, 1073–1074 (1986).

that even if a predator-management mitigation plan “were revised to require eliminating rats through some means, such an adjustment would still not constitute a major revision to the REIR.”¹² The court relied on *River Valley Preservation Project v. Metropolitan Transit Development Bd.*, which held that a change to a small portion of a project would not require a major revision to the EIR when considered relative to the size of the rest of the project.¹³

The County prepared a comprehensive CEQA Environmental Checklist analyzing each environmental topic area, and determined that none of the Section 21166 factors has occurred.¹⁴ In *Citizens’ Comm. to Complete the Refuge v. City of Newark*, 74 Cal. App. 5th 460, 472, the court affirmed the city’s use of a checklist to demonstrate that Section 65457 applied to the housing project.

As documented in the CEQA Checklist, which considered each environmental topic area identified in Appendix G of the CEQA Guidelines, the Project does not trigger any of the factors in Section 21166; therefore, the Project is exempt from further CEQA review.

J. Comment No. 5.

SAFER reserves the right to supplement these comments during the administrative process. (*Galante Vineyards v. Monterey Peninsula Water Management Dist.* (1997) 60 Cal. App. 4th 1109, 1121.)

K. Response to Comment No. 5.

This comment is noted for the record.

L. Comment No. 6.

Please provide us with notice of any CEQA documents prepared for this Project and of any hearings concerning this matter. Thank you.

M. Response to Comment No. 6.

This comment is noted for the record and the requested notice, to the extent applicable, will be provided in accordance with applicable noticing requirements.

¹² *Newark*, 74 Cal.App.5th at 475–476.

¹³ *River Valley Preservation Project v. Metropolitan Transit Development Bd.*, 37 Cal.App.4th 154, 175 (1995).

¹⁴ CEQA Environmental Checklist, § II.

Homestead South Project

Regional Planning Commission

Diane Marshall, Castaic Resident (July 27, 2026).

I. DIANE MARSHALL (SUBMITTED 7-29-2026) – COMMENT AND RESPONSE

A. Commenter

Diane Marshall

- B. Comment No. 1.** Hello Supervisor, I have read that thousands of new homes are proposed to be built near the 126 Castaic/Valencia areas. I find it difficult to understand why this is being proposed when the area is so near the Chiquita Canyon Landfill. As you know, the reaction area has spread according to all the government regulators. There are still hundreds of complaints regarding odors and illnesses. Additionally, this underground heat event is likely to continue for years. The conclusions that can be drawn for allowing building in this area to continue are that government representatives don't believe Chiquita Canyon Landfill poses a health risk and people just need to live with the odors. I implore you to halt this building until landfill odors are under control.

C. Response to Comment No. 1

The proposed Homestead Village Residential Project is located in the long approved Newhall Ranch Specific Plan Area and is located across SR-126 and the Santa Clara River from the Chiquita Canyon Landfill.

A multi-agency task force was formed in November 2023, including local, state, and federal agencies to comprehensively respond to the Chiquita Canyon Landfill elevated temperature landfill event to coordinate investigations and enforcement efforts by different agencies to ensure compliance with laws protecting public health and the environment, including water quality.

In addition to the United States Environmental Protection Agency (USEPA), members to the multi-agency task force include the California Environmental Protection Agency (CalEPA), CARB, California's Department of Resources Recycling and Recovery (CalRecycle), the Los Angeles County Department of Public Health, Solid Waste Management Program (certified to act as the Local Enforcement Agency by CalRecycle, the LEA), California's South Coast Air Quality Management District (SCAQMD), the Los Angeles Regional Water Quality Control Board (LARWQCB), California's Department of Toxic Substances Control (DTSC), and the Los Angeles County Departments of Public Works and Planning.

In February 2024, USEPA issued a Unilateral Administrative Order (UAO) that includes requirements for air monitoring at the Chiquita Canyon Landfill. Similarly, the SCAQMD Hearing Board issued a Stipulated Order for Abatement that requires the landfill operators to install continuous air monitors in the community. Together, the Stipulated Order for Abatement and/or the Unilateral Administrative Order, require CCL operators to, among many other things, monitor for benzene and other volatile organic compounds (VOCs), enhance the air monitoring program with continuous monitoring and discrete and time-integrated sampling in the community, conduct additional studies of surface air emissions from the landfill, provide SCAQMD and USEPA access to certain air monitoring data, and develop and maintain a public webpage to display real-time air monitoring information.

The Landfill is subject to regulatory oversight by these regulatory agencies. The Department of Toxic Substances Control recently provided a notice that it is requiring coverage of the Landfill's entire main canyon fill with a thick cover. According to the notice, the cover is designed to stop air and water from getting into the waste and the goal is to reduce odors and emissions from the Landfill.



DAVID K. SIKORSKI
Business Manager
and
General Vice President

International Union of Operating Engineers AFL-CIO
Southern California – Southern Nevada – Arizona

July 28, 2026

Honorable Elvin W. Moon, Chair
Los Angeles County Regional Planning Commission
320 West Temple Street
Los Angeles CA 90012

RE: Support for Three New Valencia Development Proposals: Entrada North (Tract 84536),
Homestead South (Tract 84508), and Legacy Village (Tract 84509)

Dear Chair Moon and Members of the Commission:

The International Union of Operating Engineers, Local Union No. 12 represents 21,000 men and women primarily employed by the construction industry. Since our formation in 1939, members of Local 12 have played a vital role in the success of Los Angeles County, contributing to the construction of every piece of important infrastructure in the region. Over the past 87 years, Local 12 members have also been heavily involved in the heavy grading component of housing development.

Development projects such as the new Valencia proposals that are coming before the Regional Planning Commission (Entrada North, Homestead South, and Legacy Village, as referenced above) will provide thousands of work hours for our members. This work will provide stability for our membership, both journeymen and apprentices alike. Upon approval, these new housing development projects will provide a gateway to the middle class for Operating Engineers and will help to ensure that skilled tradespeople can live in the very communities they have helped to create.

Because these projects provide good union jobs while also addressing the County's housing issues, the International Union of Operating Engineers, Local Union No. 12 strongly urges the Regional Planning Commission to vote in their favor.

If you have any questions, please do not hesitate to give me a call.

Sincerely,

David K. Sikorski, Business Manager
I.U.O.E., Local Union No. 12 and
General Vice President

DKS:ks

From: [DRP Public Comment](#)
To: [Alejandrina Baldwin](#); [Joshua Huntington](#)
Cc: [DRP Public Comment](#)
Subject: FW: Item 13 written comment made in addition to oral comment
Date: Wednesday, July 29, 2026 10:15:56 AM

FYI

ELIDA LUNA (she/her/hers)

COMMISSION SECRETARY, Operations & Major Projects (OMP)

Direct: (213) 974-6409

Email: eluna@planning.lacounty.gov

All official correspondence is issued solely from [\[Name\]@planning.lacounty.gov](#) and [donotreply@lacounty.gov](#) email addresses. Communications from other domains are not affiliated with our organization and should not be treated as an official communication. Please also note that the County will never request funds via wire transfer.

From: Lynne <lynnepl1@juno.com>
Sent: Wednesday, July 29, 2026 10:12 AM
To: DRP Public Comment <comment@planning.lacounty.gov>
Subject: Item 13 written comment made in addition to oral comment

CAUTION: External Email. Proceed Responsibly.

I understand the public comment legal constraints to which you must abide, but I would like to express my concern over FivePoint busing numerous support speakers to your meeting, then anyone with concerns are limited to a short period to present before you. There are serious concerns with this project including sewage questions and Ag water supply. There is no reason to rush the approval of this project without addressing these issues as thousands of units have recently been approved. Please continue this project to thoroughly address these issues.

Supervisor Antonovich approved the specific plan with the vision that each village would have an individual EIR to address and condition new evolving problems. Please continue the hearing to address these issues.

Lynne Plambeck

Santa Clarita Organization for Planning and the Environment