County of Los Angeles

Draft
Environmental Impact Report
SCH No. 2005051143
Volume III
Appendix I – Appendix 4.1

MISSION VILLAGE

Prepared for:

Los Angeles County
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Prepared by:

IMPACT SCIENCES, INC.
803 Camarillo Springs Road, Suite A
Camarillo, California 93012
Phone: (805) 437-1900

NEWHALL RANCH
Newhall Ranch Company

OCTOBER 2010

County of Los Angeles

Draft Environmental Impact Report
SCH No. 2005051143
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MISSION VILLAGE

Project No.	04-181
Vesting Tentative Tract Map No.	61105
SEA Conditional Use Permit No.	RCUP200500080
Oak Tree Permit No.	ROAK200500032
Oak Tree Permit No.	T200500043
Conditional Use Permit (Off-Site Improvements)	RCUP200500081

Substantial Conformance Determinations for
Grading and Hillside Management Guidelines

NEWHALL RANCH
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OCTOBER 2010

DRAFT
ENVIRONMENTAL IMPACT REPORT
for
MISSION VILLAGE

SCH No. 2005051143

County Project No. 04-181
Vesting Tentative Tract Map No. 61105
SEA Conditional Use Permit No. RCUP200500080
Oak Tree Permit No. ROAK200500032

Oak Tree Permit No. T200500043
Conditional Use Permit RCUP200500081
(Off-Site Improvements)

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October 2010

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APPENDIX I

Initial Study/Notice of Preparation (NOP), and NOP Comment Letters

Los Angeles County
Department of Regional Planning

Planning for the Challenges Ahead

James E. Hartl, AICP
Director of Planning

NOTICE OF PREPARATION

"The Mission Village Project"
(Part of the Newhall Ranch Specific Plan)

County Project No. 04-181
Vesting Tentative Tract Map 061105
Oak Tree Permit No. ROAK200500032
Conditional Use Permit No. RCUP200500080
Conditional Use Permit No. RCUP200500081
Parking Permit No. RPK200500011
Modification for Reduced Setbacks-Village Center
Hillside Review

The County of Los Angeles will be the lead agency and will prepare an Environmental Impact Report (EIR) for the project identified above, pursuant to the California Environmental Quality Act (CEQA). In compliance with Section 15082 of the *CEQA Guidelines*, the County of Los Angeles is sending this Notice of Preparation (NOP) to responsible agencies, interested parties, and other public agencies, which may be involved in approving or permitting the project. Within 30 days after receiving the NOP, each agency shall provide the County of Los Angeles with specific details about the scope and content of the environmental information to be contained in the EIR related to that agency's area of statutory responsibilities.

The purpose of this NOP is to solicit the views of your agency as to the scope and content of the environmental information germane to your agency's statutory responsibilities in connection with the proposed project. Your agency may need to use the EIR prepared by our agency when considering your permit or other approval for the project.

PROJECT LOCATION

The Mission Village project is located on the eastern edge of Newhall Ranch Specific Plan area south of State Route 126 (SR-126) and west of Interstate 5 (I-5), directly west of Six Flags Magic Mountain theme park, located in western unincorporated Los Angeles County (see Regional Map, Vicinity Map).

320 West Temple Street • Los Angeles, CA 90012 • 213-974-6411 • Fax: 213-626-0434 • TDD: 213-617-2292

The Specific Plan identifies the five distinct "Villages" within the Specific Plan boundaries: Riverwood, Oak Valley, Potrero Valley, Long Canyon, and Mesas. The proposed "Mission Village" project is the eastern portion of the Mesas Village as defined in the approved Newhall Ranch Specific Plan. Project acreage is approximately 1,252 acres, 38.1 acres of which are located outside of the Newhall Ranch Specific Plan boundary.

PROJECT DESCRIPTION

The proposed project consists of single-family and multi-family residences (including condominiums, duplexes and apartments), mixed-use/commercial development, an elementary school, parks, open space, and a recreational center. Other land uses within the proposed project include open space, containing a San Fernando Valley Spineflower Preserve in the northeastern quadrant of the site. Facilities and infrastructure proposed to support the proposed project consist of roads (including the Commerce Center Drive Bridge and the extension of Magic Mountain Parkway west of its current terminus), trails, drainage improvements and flood protection (including buried bank stabilization within the Santa Clara River), potable and reclaimed water systems (including water tanks), and a sanitary sewer system (see **Tentative Tract Map**). A utility easement is located adjacent to SR-126 and the Santa Clara River that would accommodate utilities (electric, water, gas) necessary to serve the project.

The project is proposing a total of 5,331 residences (i.e., 500 single-family homes with 73 second units, 197 zero-lot-line homes, and 4,634 multi-family units), 1,299,000 million square feet of commercial/mixed uses, an elementary school (9 acres), parks (25.2 acres), public and private recreational facilities, trails, and other roads improvements.

Consistent with the *State CEQA Guidelines*, the Los Angeles County Department of Regional Planning has prepared an Initial Study and determined that a project Draft EIR is required for the Mission Village project. The Draft EIR for the Mission Village project (VTTM 061105) will be tiered to the previously certified Program EIR (SCH No. 1995011015) for the Newhall Ranch Specific Plan and Water Reclamation Plant (WRP) in accordance with Public Resources Code 21093(a) and *State CEQA Guidelines* §15168(c). This EIR will concentrate on site-specific issues, and will incorporate by reference the appropriate discussions and analysis contained in the Program EIR (*State CEQA Guidelines* §15385). Through a combination of project review during the preparation of the Initial Study, incorporation of previously specified mitigation measures identified in the Program EIR, the EIR will focus on the project-specific issues relating to the Mission Village project.

DISCRETIONARY ACTIONS REQUESTED

- **Vesting Tentative Tract Map No. 061105** to subdivide 1,252-acre property into 1,054 lots, including 697 single-family lots (500 detached single-family and 197 zero lot line), 32 multi-family lots for condominiums, and 10 mixed-use/commercial lots. Additional lots will be created for open space, roadway development, and utility purposes as summarized in **Table 1** on the following page.

- **Oak Tree Permit (ROAK200500032)** for the removal of 219 of the 722 oaks trees located on site in addition to 12 off-site trees associated with the westerly extension of Magic Mountain Parkway.

- **Conditional Use Permit (RCUP200500080)** for impacts to the SEA 23/River Corridor Special Management Area (SMA). The SEA 23/River Corridor SMA impacts result from bank stabilization and infrastructure construction. Development within the SEA 23/River Corridor SMA includes a sewer line connecting the Mission Village project to the adjacent River Village project (VTTM 53108), pending review; overhanging utility lines on Commerce Center Drive Bridge; and bank stabilization at the proposed community park alongside the Santa Clara River. The CUP is also requested to permit construction of 73-second units in the low-density, single-family planning areas. The Mission Village EIR will analyze off-site improvements that are required to accommodate a utility easement adjacent to SR-126 and the Santa Clara River necessary to provide services to the site.

- **Conditional Use Permit (RCUP200500081)** This CUP will also cover grading and water tanks proposed outside of the Specific Plan boundary.

- **Parking Permit (RPKP200500011)** is required for off-site reciprocal parking within portions of the multi-family areas. Under the proposed project, visitor or guest parking for the residential uses located south of Magic Mountain Parkway would be provided as joint-use or shared parking on private streets located adjacent to the residential uses.

- **Modification for Reduced Setbacks in the Village Center area.** The setback requirement for the front/rear and side yard is 10 feet according to the approved Specific Plan. However, Section 5.2 (2) (h) of the Newhall Ranch Specific Plan allows development standards such as setbacks to be modified at the discretion of Planning Director. The modification request is to reduce the 10-foot front and rear yard setbacks to a variable 0-8 feet in the Village Center (i.e., condominium and apartments) area of the Mission Village project.

- **Hillside Review** is required through a Substantial Conformance finding with the Section 5.2(2)(16) Grading and Hillside Management Guidelines set forth in the adopted Newhall Ranch Specific Plan.

Table 1
Mission Village Statistical Summary

Land Use	Area (gross acres)	Lots	Lot Sizes or Square Footage	Total Units or Square Footage	Density (du/acre or FAR)
Residential					
Single-Family	146.86	500		500 du + 73*	
Multi-Family	200.03	32	-	4,634 du	
Zero Lot Line	25.80	197	-	197 du	
Subtotal	372.69		-	5,331 du+ 73*	
					N/A
Mixed-Use/Commercial	81.65	16	-	1,299,000 sq. ft.	0.35 FAR
Elementary School	9.0	1	N/A	N/A	N/A
Other		191			
Open Space					
River	200.00				
Un-graded lots	124.05				
Graded lots	188.36				
Landscaping					
Connectivity Buffer	24.76				
Park	25.2	2			
Community Center	8.40	1			
Recreation	4.90	3			
Spineflower Preserve	44.90	1			
Landscaping/Connectivity Buffer					
Utilities	18.27	8	N/A		N/A
Roads	150.09	102	N/A		N/A
TOTAL	1,252.27 ac	1,054 lots		5,331 du+ 73* 1,299,000 sq. ft.	

Source: Vesting Tentative Tract Map No. 61105 (revised November 2004).
FAR = floor area ratio *du = dwelling unit*
** = second units* *ac = acres*

POTENTIAL ENVIRONMENTAL EFFECTS

Pursuant to *State CEQA Guidelines* §15063, the Los Angeles County Department of Regional Planning prepared an Initial Study (see attached Initial Study) and determined that a project EIR is required. The Initial Study provides a preliminary analysis of the potential environmental effects to be analyzed in the Mission Village EIR. The Initial Study determined that the Mission Village project may have potentially significant effects relative to various environmental categories. For example, the geotechnical analysis will include analysis of landslides, soil stability, and earthquake shaking. The flood analysis will include flooding potential given the proximity of the site to the Santa Clara River and project water runoff quantities. The fire analysis will examine the location of the site within Fire Zone 4, and the noise analysis will estimate the noise generated by the project. The water resources section will examine the

availability of water to serve the site; the air quality analysis will examine the air emissions generated by the project, and the biota section will examine impacts of the project to sensitive habitat and threatened, endangered, and sensitive species. The cultural resources analysis will examine how sensitive archaeological or cultural resources are treated; the mineral resources section will examine project impacts on such resources; the agricultural resources section will examine the removal of agricultural uses from the project site, and the visual resources section will provide "before and after" simulations of common viewsheds of the project site. The traffic/access analysis will examine the number of traffic trips generated by the project and how roadways would be able to accommodate the additional traffic. Based upon the number of residential and commercial uses proposed, the project would estimate generated wastewater and how it can be accommodated. The EIR will also assess impacts to library services, and impacts to education based upon the number of children generated and how schools could accommodate additional students. Fire and sheriff services will examine existing capacities and the number of additional resources required. The utilities section will examine the amount of electricity and gas needed for the site and how existing services could accommodate the need. Human-made hazards will examine past and proposed uses on the site and potential impacts to future residents. The EIR will address how the project's population generation figures are consistent with regional population, housing, and employment projections. It will also address the recreational facilities proposed by the project and how the project meets Quimby Act requirements.

Pursuant to Public Resources Code §21093 and *State CEQA Guidelines* §15168, the Mission Village EIR will tier from the certified Newhall Ranch Final Program EIR (SCH No. 1995011015). Where appropriate, the Mission Village EIR will incorporate by reference the prior analysis contained in the previously certified Newhall Ranch Final Program EIR.

SCOPING MEETING

To assist in local participation, a scoping meeting will be held to present the proposed project and to solicit suggestions on the content of the Draft EIR. This meeting will be held in the Multi-Purpose Room of the Rancho Pico Junior High School , 26250 W. Valencia Boulevard, Stevenson Ranch, California on June 9, 2005 from 7:00 PM to 8:30 PM.

NOTICE OF PREPARATION REVIEW AND COMMENTS

The official review period for the Notice of Preparation will be from May 24 to June 23, 2005 (30 days). To facilitate your review, the following materials are attached in addition to the above descriptions:

- Los Angeles County Initial Study
- Regional Location Map
- Vicinity Map

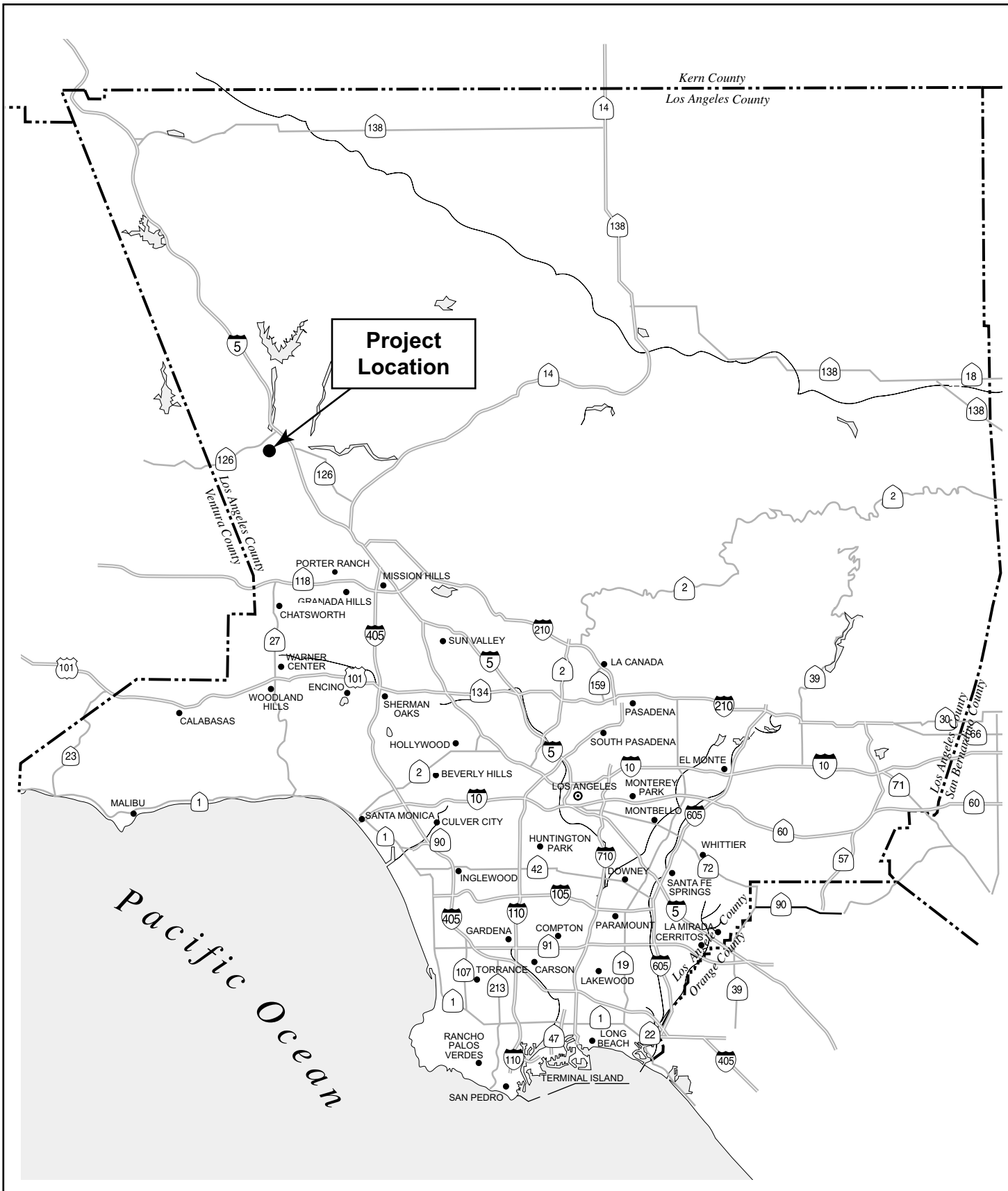
- Tentative Tract Map 061105

Copies of the Notice Of Preparation are available for review at Canyon Country Jo Anne Darcy Library located at 18601 Soledad Canyon Road, Santa Clarita, California 91351; Valencia County Library at 23743 West Valencia Boulevard, Santa Clarita, California 91355; Newhall County Library at 22704 West 9th Street, Santa Clarita, California 91321; as well as the Department of Regional Planning website http://planning.co.la.ca.us/drp_agnd.html under "Tentative Tract Map No. 061105." Due to the time limits mandated by state law, your written response must be sent at the earliest possible date, but not later than **June 30, 2005**.

Please direct all written responses to the Notice of Preparation to the following address:

Mr. Daniel Fierros
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 W. Temple St., Room 1348
Los Angeles. CA 90012
Tel (213) 974-6461
Fax (213) 626-0434

In your written response, please include the name of a contact person in your agency.

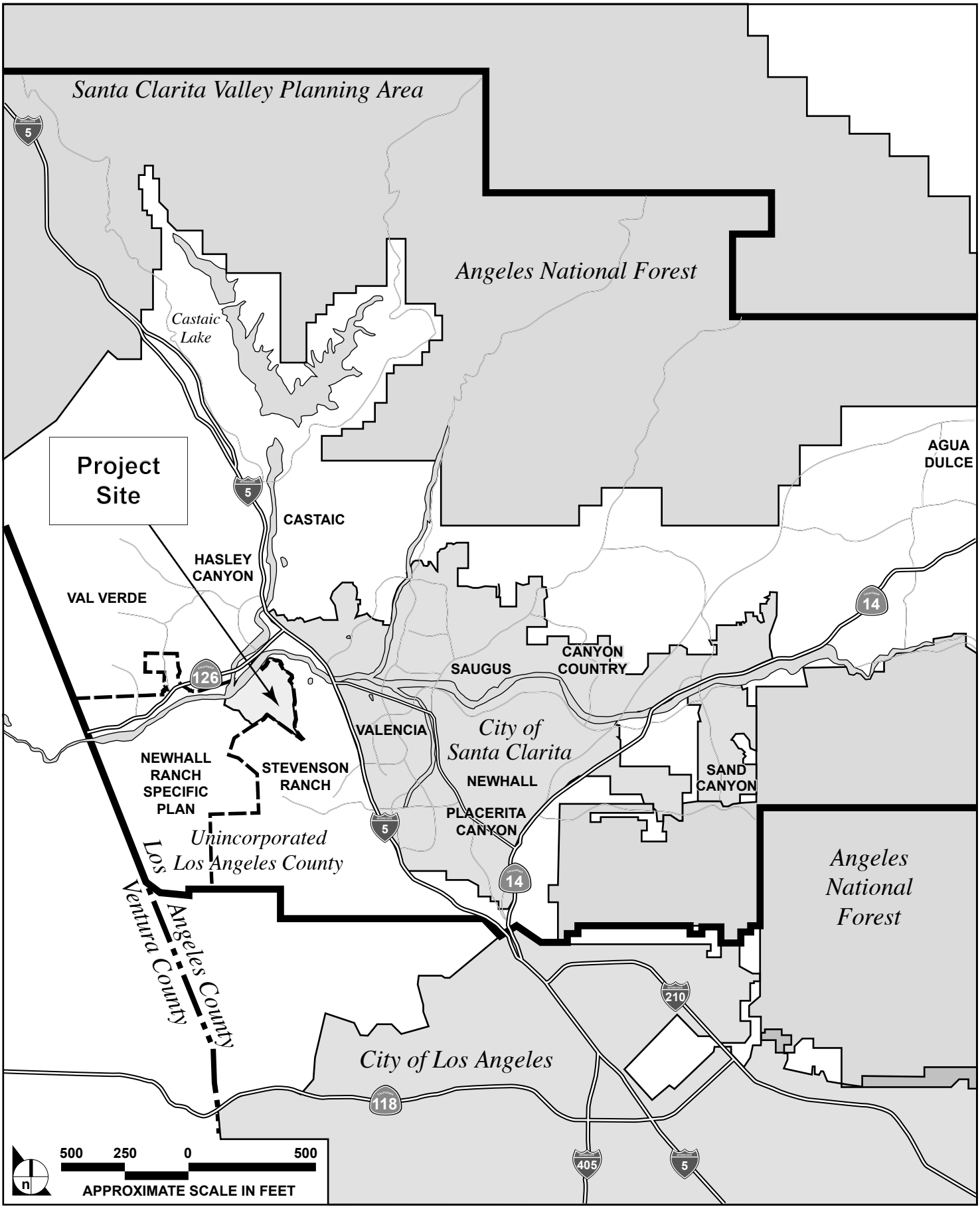


NOT TO SCALE

SOURCE: Impact Sciences, Inc. – April 2005

FIGURE **1.0-1**

Regional Location



SOURCE: Impact Sciences, Inc. – December 2004

FIGURE **1.0-2**

Project Vicinity Map

Initial Study

STAFF USE ONLY

PROJECT NUMBER: *04-181*

CASES: *TR061105*

CP, OTP

*** * * * INITIAL STUDY * * * ***

COUNTY OF LOS ANGELES
DEPARTMENT OF REGIONAL PLANNING

GENERAL INFORMATION

I.A. Map Date: *June 14, 2004* Staff Member: *Hsiao-ching Chen*

Thomas Guide: *4549 G H, J 1-3; 4550 A1-4* USGS Quad: *Newhall*

Location: *South of SR-126, west of I-5, directly west of Six Flags Magic Mountain Theme Park, and east of Lyon Canyon, Valencia*

Description of Project: *An application to subdivide the subject property for approximately 5,331 residential units (plus 73 second units), approximately 1,299,000 square feet of non-residential mixed-use space, a 9-acre elementary school, a 8.3-acre of private recreation center, and a system of landscaped trails and walkways. The project also includes construction of the 1,250 feet long, 117 feet wide Commerce Center Drive Bridge over the Santa Clara River with required abutments and bank stabilization on either side of the bridge as well as bank stabilization elsewhere along the Santa Clara River. Preserve for San Fernando Valley Spineflower is proposed. Three water tanks for potable and reclaimed water storage are proposed outside of the SP and tract. This Project includes eastermost 1,216 acres of the Mesas Village within the Newhall Specific Plan, which has a certified Program EIR. Project as proposed will also require an Oak Tree Permit for removal of 219 out of the 722 oak trees. A Conditional Use Permit is required for development within SEA.*

Gross Area: *1,252.2 acres (including 38.1 acres of land outside of approved Newhall SP area)*

Environmental Setting: *The project site is bounded to the north by Route-126 and an RV Park and further to the north is Valencia Commerce Center. The Magic Mountain Theme Park lies to the east of the project. To the south and southwest is a vacant property (i.e., the proposed Stevenson Ranch Phase V SP) proposed to be developed for residential and (neighborhood) commercial uses. West of the project site is the undeveloped Newhall Ranch area with some abandoned oil and gas operations. The site currently contains some abandoned oil and gas operations and is used for agricultural purposes. Some off-site improvements which are part of the project are within Santa Clara River containing habitat for endangered unarmored threespine stickleback and San Fernando Valley spineflower is present on-site.*

Zoning: *Newhall Specific Plan; Heavy Agriculture A-2-5*
General Plan: *(Newhall) Specific Plan; Non-urban, SEA*
Community/Area Wide Plan: *Newhall Specific Plan; Non-urban 1 & Hillside Mgt (Santa Clarita Valley Area Plan)*

Major projects in area:

Project Number	Description & Status
04-181/TR 061105	*The "River Villag" project (pending)*
00-210/TR 53295	*The "Entrada" project (pending)*
89-081	*Chiquita Canyon Landfill (approved)*
87-360	*Valencia Commerce Center (approved)*
03-238 / TR 60030	*21 industrial lots on 110 AC (pending)*
87-222/TR45433	*The Westridge Project (05/25/1999 approved)*
98-182	*Stevenson Ranch Phase V Specific Plan (pending)*
	Magic Mountain Theme Park (approved)

NOTE: For EIRs, above projects are not sufficient for cumulative analysis.

REVIEWING AGENCIES

Responsible Agencies

- ☐ None
- ☒ Regional Water Quality Control Board
  - ☒ Los Angeles Region
  - ☐ Lahontan Region
- ☐ Coastal Commission
- ☒ Army Corps of Engineers
- ☒ *Caltrans*

Trustee Agencies

- ☐ None
- ☒ State Fish and Game
- ☒ State Parks
- ☒ *USFWS*
- ☐ _____

Special Reviewing Agencies

- ☐ None
- ☒ Santa Monica Mountains Conservancy
- ☒ Newhall, Castaic Union SDs
- ☒ William S. Hart SD
- ☒ Castaic Area Town Council
- ☒ California Dept of Water Resources
- ☒ *SCOPE (courtesy notification)*
- ☒ *Valencia Water Company*
- ☒ *DOC DOGGR*
- ☒ *DTSC; AQMD*
- ☒ *City of Santa Clarita*
- ☒ *Ventura County*
- ☒ *SCAG; CHP*

Regional Significance

- ☐ None
- ☒ SCAG Criteria
- ☒ Air Quality
- ☒ Water Resources

County Reviewing Agencies

- ☒ Subdivision Committee
- ☒ DPW: ____
- ☒ Health Services: *Env Hygiene*
- ☒ *San Districts, Sheriff*
- ☒ *FD, Library*
- ☒ *Parks &Rec.*

IMPACT ANALYSIS MATRIX

CATEGORY	FACTOR	Pg	ANALYSIS SUMMARY (See individual pages for details) Less than Significant Impact/No Impact	Less than Significant Impact with Project Mitigation	Potentially Significant Impact	Potential Concern
HAZARDS	1. Geotechnical	5	☐	☐	☒	*Seismic hazards, expansive soil, high groundwater*
	2. Flood	6	☐	☐	☒	*100-year floodplain*
	3. Fire	7	☐	☐	☒	*Fire Zone 4*
	4. Noise	8	☐	☐	☒	*School/residences adjacent to SR-126/theme parks*
RESOURCES	1. Water Quality	9	☐	☐	☒	*Construction, domestic water supply from groundwater*
	2. Air Quality	10	☐	☐	☒	*Exceed AQMD regional thresholds, non-attainment area*
	3. Biota	11	☐	☐	☒	*SEA 23, oaks, S. willow riparian habitat, spineflower*
	4. Cultural Resources	12	☐	☐	☒	*known resources in the area*
	5. Mineral Resources	13	☐	☐	☒	*Site was previouly used for oil extraction*
	6. Agriculture Resources	14	☐	☐	☒	*Prime farmland*
	7. Visual Qualities	15	☐	☐	☒	*SR-126 scenic corridor*
SERVICES	1. Traffic/Access	16	☐	☐	☒	*Exceed CMP threshold*
	2. Sewage Disposal	17	☐	☐	☒	*Sewage disposal prior to construction of treatment plant*
	3. Education	18	☐	☐	☒	*Limited school space*
	4. Fire/Sheriff	19	☐	☐	☒	*Project specific impacts and mitigations to be determined*
	5. Utilities	20	☐	☐	☒	*Water, solid waste*
OTHER	1. General	21	☐	☐	☒	*Community characteristics*
	2. Environmental Safety	22	☐	☐	☒	*Abandoned oil and gas operations*
	3. Land Use	23	☐	☐	☒	*SP conformance review*
	4. Pop./Hous./Emp./Rec.	24	☐	☐	☒	*Demand for new recreation facility, growth inducing*
	Mandatory Findings	25	☐	☐	☒	*Biota, air quality*

DEVELOPMENT MONITORING SYSTEM (DMS) *

As required by the Los Angeles County General Plan, DMS shall be employed in the Initial Study phase of the environmental review procedure as prescribed by state law.

1. Development Policy Map Designation: *Urban expansion and SEA*

2. ☒ Yes ☐ No Is the project located in the Antelope Valley, East San Gabriel Valley, Malibu/Santa Monica Mountains or Santa Clarita Valley planning area?

3. ☒ Yes ☐ No Is the project at urban density and located within, or proposes a plan amendment to, an urban expansion designation?

If both of the above questions are answered "yes", the project is subject to a County DMS analysis.

☒ Check if DMS printout generated (attached) Date of printout: *10/19/2004*

☐ Check if DMS overview worksheet completed (attached)

*EIRs and/or staff reports shall utilize the most current DMS information available.

Environmental Finding:

FINAL DETERMINATION: On the basis of this Initial Study, the Department of Regional Planning finds that this project qualifies for the following environmental document:

☐ NEGATIVE DECLARATION, inasmuch as the proposed project will not have a significant effect on the environment.

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was determined that this project will not exceed the established threshold criteria for any environmental/service factor and, as a result, will not have a significant effect on the physical environment.

☐ MITIGATED NEGATIVE DECLARATION, inasmuch as the changes required for the project will reduce impacts to insignificant levels (see attached discussion and/or conditions).

An Initial Study was prepared on this project in compliance with the State CEQA Guidelines and the environmental reporting procedures of the County of Los Angeles. It was originally determined that the proposed project may exceed established threshold criteria. The applicant has agreed to modification of the project so that it can now be determined that the project will not have a significant effect on the physical environment. The modification to mitigate this impact(s) is identified on the Project Changes/Conditions Form included as part of this Initial Study.

☒ ENVIRONMENTAL IMPACT REPORT*, inasmuch as there is substantial evidence that the project may have a significant impact due to factors listed above as "significant."

☐ At least one factor has been adequately analyzed in an earlier document pursuant to legal standards, and has been addressed by mitigation measures based on the earlier analysis as described on the attached sheets (see attached Form DRP/IA 101). The EIR is required to analyze only the factors not previously addressed.

Reviewed by: *Hsiao-ching Chen* Date: _____

Approved by: *Daryl Koutnik* Date: 25 OCTOBER 2004

☐ This proposed project is exempt from Fish and Game CEQA filling fees. There is no substantial evidence that the proposed project will have potential for an adverse effect on wildlife or the habitat upon which the wildlife depends. (Fish & Game Code 753.5).

☐ Determination appealed--see attached sheet.

*NOTE: Findings for Environmental Impact Reports will be prepared as a separate document following the public hearing on the project.

HAZARDS - 1. Geotechnical

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Is the project site located in an active or potentially active fault zone, Seismic Hazards Zone, or Alquist-Priolo Earthquake Fault Zone? *Salt Creek and Del Valle Fault Zone are located to the north (per LA Co GP Safety Element Plate 1); San Gabriel Fault is approximately 2.5 miles northeast to the project site (per Special Studies Zones Map-Newhall Quad.)*
b.	☒	☐	☐	Is the project site located in an area containing a major landslide(s)? *Project site contains landslide areas (per LA Co GP Safety Element-Plate 5);earthquake-induced landlides (per Seismic Hazard Zones Map-Newhall Quad.)*
c.	☐	☐	☒	Is the project site located in an area having high slope instability? *Project includes substantial grading on hillside area*
d.	☒	☐	☐	Is the project site subject to high subsidence, high groundwater level, liquefaction, or hydrocompaction? *Portions of site has groundwater levels less than 30 feet (GP Safety Element Plate 3); Liquefiable area (per LA Co General Plan Safety Element Plate 4 and the CA Seismic Hazard Zones Map Newhall Quad.)*
e.	☒	☐	☐	Is the proposed project considered a sensitive use (school, hospital, public assembly site) located in close proximity to a significant geotechnical hazard? *Project contains an elementary school and residential development*
f.	☒	☐	☐	Will the project entail substantial grading and/or alteration of topography including slopes of more than 25%? *Total grading is estimated to be approximately 26,500,000 cubic yards.*
g.	☒	☐	☐	Would the project be located on expansive soil, as defined in Table 18-1-B of the Uniform Building Code (1994), creating substantial risks to life or property? *Expansive soils present on site.*
h.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☒ Building Ordinance No. 2225 C Sections 308B, 309, 310 and 311 and Chapters 29 and 70.

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Approval of Geotechnical Report by DPW

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **geotechnical** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 2. Flood

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a dashed line, located on the project site?

Santa Clara River and tributaries, Castaic Creek, Chiquito Canyon, Lyon Canyon

b.	☒	☐	☐	Is the project site located within or does it contain a floodway, floodplain, or designated flood hazard zone?

Portions of the tract are within 100-year FEMA floodplain (LA Co GP Safety Element Plate 6)

c.	☐	☐	☒	Is the project site located in or subject to high mudflow conditions?

Santa Clara River, Castaic Creek, Chiquito Canyon, and Lion Canyon

d.	☐	☐	☒	Could the project contribute or be subject to high erosion and debris deposition from run off? *Earthwork during site development would have the potential to increase erosion and deposition during periods of heavy rain.*
e.	☒	☐	☐	Would the project substantially alter the existing drainage pattern of the site or area?

A man-made drainage network to capture and control runoff to new storm drain system.

f.	☒	☐	☐	Other factors (e.g., dam failure)? *Site is within the Castaic Lake dam inundation area*

STANDARD CODE REQUIREMENTS

☐ Building Ordinance No. 2225 C Section 308A ☐ Ordinance No. 12,114 (Floodways)
☒ Approval of Drainage Concept by DPW

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **flood (hydrological)** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 3. Fire

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in a Very High Fire Hazard Severity Zone (Fire Zone 4)? *Site is located within Fire Zone 4*
b.	☐	☒	☐	Is the project site in a high fire hazard area and served by inadequate access due to lengths, widths, surface materials, turnarounds or grade?
c.	☐	☒	☐	Does the project site have more than 75 dwelling units on a single access in a high fire hazard area?
d.	☐	☐	☒	Is the project site located in an area having inadequate water and pressure to meet fire flow standards? *New public water system required.*
e.	☐	☐	☒	Is the project site located in close proximity to potential dangerous fire hazard conditions/uses (such as refineries, flammables, explosives manufacturing)? *Petrochemical complexes including oil fields (LA Co General Plan Safety Element Plate7); Identified abandoned oil and gas operations.*
f.	☐	☒	☐	Does the proposed use constitute a potentially dangerous fire hazard?
g.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Water Ordinance No. 7834 ☒ Fire Ordinance No. 2947 ☒ Fire Regulation No. 8

☒ Fuel Modification/Landscape Plan

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by **fire hazard** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

HAZARDS - 4. Noise

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located near a high noise source (airports, railroads, freeways, industry)?

SR-126; Six Flags Magic Mountain Theme Park

b.	☒	☐	☐	Is the proposed use considered sensitive (school, hospital, senior citizen facility) or are there other sensitive uses in close proximity?

Residential and school components in this tract map

c.	☐	☐	☒	Could the project substantially increase ambient noise levels including those associated with special equipment (such as amplified sound systems) or parking areas associated with the project?

The tract map will include commercial activities.

d.	☒	☐	☐	Would the project result in a substantial temporary or periodic increase in ambient noise levels in the project vicinity above levels without the project?

During construction period

e.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Noise Ordinance Title 12 Chapter 27 ☐ Building Ordinance No. 2225--Chapter 35

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☐ Compatible Use

Noise study is required.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be adversely impacted by **noise**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 1. Water Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located in an area having known water quality problems and proposing the use of individual water wells?

Santa Clara River- impaired waterway; groundwater pumping is proposed water resource

b.	☐	☒	☐	Will the proposed project require the use of a private sewage disposal system?
	☐	☐	☐	If the answer is yes, is the project site located in an area having known septic tank limitations due to high groundwater or other geotechnical limitations *or* is the project proposing on-site systems located in close proximity to a drainage course?
c.	☒	☐	☐	Could the project's associated construction activities significantly impact the quality of groundwater and/or storm water runoff to the storm water conveyance system and/or receiving water bodies?

Grading and other earth movement during construction period.

d.	☒	☐	☐	Could the project's post-development activities potentially degrade the quality of storm water runoff and/or could post-development non-storm water discharges contribute potential pollutants to the storm water conveyance system and/or receiving bodies?

Urban runoff

e.	☒	☐	☐	Other factors? *Domestic water for the site, which will be supplied by the Valencia Water Company, is a blend of imported water and groundwater withdrawn primarily from Alluvial and Saugus aquifers. Some remediation efforts for perchlorate contamination by federal and state agencies are underway.*

STANDARD CODE REQUIREMENTS

☐ Industrial Waste Permit ☒ Health Code Ordinance No. 7583, Chapter 5

☒ Plumbing Code Ordinance No. 2269 ☒ NPDES Permit Compliance (DPW)

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **water quality** problems?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 2. Air Quality

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Will the proposed project exceed the State's criteria for regional significance (generally (a) 500 dwelling units for residential uses or (b) 40 gross acres, 650,000 square feet of floor area or 1,000 employees for nonresidential uses)? *5,331 dwelling units (plus 73 second units) and a maximum of 1,299,000 square feet of non-residential mixed-used space.*
b.	☐	☐	☒	Is the proposal considered a sensitive use (schools, hospitals, parks) and located near a freeway or heavy industrial use? *An elementary school is proposed with highway nearby*
c.	☒	☐	☐	Will the project increase local emissions to a significant extent due to increased traffic congestion or use of a parking structure, or exceed AQMD thresholds of potential significance? *Project exceeds regional thresholds*
d.	☒	☐	☐	Will the project generate or is the site in close proximity to sources which create obnoxious odors, dust, and/or hazardous emissions? *Project is adjacent to SR-126, Chiquita Canyon Landfill north of the site*
e.	☐	☐	☒	Would the project conflict with or obstruct implementation of the applicable air quality plan? *Santa Clarita Valley is a non-attainment area*
f.	☒	☐	☐	Would the project violate any air quality standard or contribute substantially to an existing or projected air quality violation? *South Coast Air Basin is a non-attainment area.*
g.	☒	☐	☐	Would the project result in a cumulatively considerable net increase of any criteria pollutant for which the project region is non-attainment under an applicable federal or state ambient air quality standard (including releasing emissions which exceed quantitative thresholds for ozone precursors)?
h.	☒	☐	☐	Other factors: *Impacts associated with 26,500,000 cubic yards of grading*

STANDARD CODE REQUIREMENTS

☐ Health and Safety Code Section 40506

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ Air Quality Report including toxic emission analysis for diesel particulates

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on, or be impacted by, **air quality**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 3. Biota

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site located within a Significant Ecological Area (SEA), SEA Buffer, or coastal Sensitive Environmental Resource (ESHA, etc.), or is the site relatively undisturbed and natural? *Portion of the site is within SEA 23 Santa Clara River*
b.	☒	☐	☐	Will grading, fire clearance, or flood related improvements remove substantial natural habitat areas? *Project will involve approximately 26,500,000 cubic yards of materials*
c.	☒	☐	☐	Is a major drainage course, as identified on USGS quad sheets by a blue, dashed line, located on the project site? *Santa Clara River and tributaries*
d.	☒	☐	☐	Does the project site contain a major riparian or other sensitive habitat (e.g., coastal sage scrub, oak woodland, sycamore riparian woodland, wetland, etc.)? *Southern willow riparian habitat*
e.	☒	☐	☐	Does the project site contain oak or other unique native trees (specify kinds of trees)? *Coast live oaks, cottonwood trees*
f.	☒	☐	☐	Is the project site habitat for any known sensitive species (federal or state listed endangered, etc.)? *San Fernando Spineflower, SEA 23 is habitat for unarmored threespine stickleback, least Bell's vero, southwestern fly catcher, spadefoot toad.*
g.	☒	☐	☐	Other factors (e.g., wildlife corridor, adjacent open space linkage)? *Santa Clara River, loss of open space and wildlife habitat*

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design ☒ Oak Tree Permit ☒ SEATAC Review

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **biotic resources**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 4. Archaeological / Historical / Paleontological

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site in or near an area containing known archaeological resources or containing features (drainage course, spring, knoll, rock outcroppings, or oak trees) which indicate potential archaeological sensitivity? *Oak trees and drainage courses.*
b.	☒	☐	☐	Does the project site contain rock formations indicating potential paleontological resources? *The Saugus and Pico Formations within the proposed development area are considered high potential to contain a diverse assemblage of marine and non-marine vertebrate fossils in the Santa Clarita Valley*
c.	☒	☐	☐	Does the project site contain known historic structures or sites? *Historical use of the site has been primarily agricultural and cattle grazing operation. However, Assistencia de San Francisco Xavier (CA-LAN-962H) is located within the tract boundary but outside of the proposed development footprint.*
d.	☐	☐	☒	Would the project cause a substantial adverse change in the significance of a historical or archaeological resource as defined in 15064.5? *Project specific mitigation measures to be proposed if development impacts known sites.*
e.	☐	☐	☒	Would the project directly or indirectly destroy a unique paleontological resource or site or unique geologic feature? *The construction of proposed development may destroy Pico and Saugus Formations which have high potential for yielding paleontological resources due to project associated grading and other activities.*
f.	☐	☐	☐	Other factors? _____

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

☐ Lot Size ☐ Project Design ☒ Phase I Archaeology Report

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **archaeological, historical**, or **paleontological** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 5.Mineral Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Would the project result in the loss of availability of a known mineral resource that would be of value to the region and the residents of the state?

Site contains abandoned oil and gas operations.

b.	☐	☒	☐	Would the project result in the loss of availability of a locally important mineral resource discovery site delineated on a local general plan, specific plan or other land use plan?

c.	☐	☒	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **mineral** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 6. Agriculture Resources

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Would the project convert Prime Farmland, Unique Farmland, or Farmland of Statewide Importance (Farmland), as shown on the maps prepared pursuant to the Farmland Mapping and Monitoring Program of the California Resources Agency, to non-agricultural use? *Portions of the tract are prime farmland (per County of Los Angeles Important Farmland 2002 map)*
b.	☐	☒	☐	Would the project conflict with existing zoning for agricultural use, or a Williamson Act contract?
c.	☒	☐	☐	Would the project involve other changes in the existing environment which, due to their location or nature, could result in conversion of Farmland, to non-agricultural use? *Site is currently used for agricultural purposes*
d.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project leave a significant impact (individually or cumulatively) on **agriculture** resources?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

RESOURCES - 7. Visual Qualities

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Is the project site substantially visible from or will it obstruct views along a scenic highway (as shown on the Scenic Highway Element), or is it located within a scenic corridor or will it otherwise impact the viewshed? *Project is located near the Santa Clara River/SR-126 view corridor*
b.	☐	☐	☒	Is the project substantially visible from or will it obstruct views from a regional riding or hiking trail? *Santa Clara River and Pico Canyon trails are in the area (per County of Los Angeles Trail System map).*
c.	☒	☐	☐	Is the project site located in an undeveloped or undisturbed area, which contains unique aesthetic features? *Area along SR-126 has view of river and mesas to south*
d.	☒	☐	☐	Is the proposed use out-of-character in comparison to adjacent uses because of height, bulk, or other features? *Site is surrounded mainly by vacant land currently undeveloped*
e.	☒	☐	☐	Is the project likely to create substantial sun shadow, light or glare problems? *New buildings may have night lighting and glare surfaces*
f.	☐	☐	☐	Other factors (e.g., grading or land form alteration):

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☒ Project Design ☒ Visual Report ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on **scenic** qualities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 1. Traffic/Access

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Does the project contain 25 dwelling units, or more and is it located in an area with known congestion problems (roadway or intersections)? *5,331 residential units (plus 73 second units), a maximum of 1,299,000 square feet of non-residential mixed-used space, and a 9-acre elementary school with traffic congestion on nearly I-5.*
b.	☐	☐	☒	Will the project result in any hazardous traffic conditions? *New circulation patterns*
c.	☐	☒	☐	Will the project result in parking problems with a subsequent impact on traffic conditions? *Sufficient parking spaces will be provided according to applicable codes*
d.	☐	☒	☐	Will inadequate access during an emergency (other than fire hazards) result in problems for emergency vehicles or residents/employees in the area?
e.	☒	☐	☐	Will the congestion management program (CMP) Transportation Impact Analysis thresholds of 50 peak hour vehicles added by project traffic to a CMP highway system intersection or 150 peak hour trips added by project traffic to a mainline freeway link be exceeded? *Exceeds CMP thresholds for residential and commercial development*
f.	☐	☐	☒	Would the project conflict with adopted policies, plans, or programs supporting alternative transportation (e.g., bus turnouts, bicycle racks)? *Specific Plan consistency to be demonstrated according to provisions of the approved SP.*
g.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Project Design ☒ Traffic Report

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **traffic/access** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 2. Sewage Disposal

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	If served by a community sewage system, could the project create capacity problems at the treatment plant? *Site currently is not serviced by any existing sewage system and treatment plant. Although a 6.8-mgd water reclamation plant servicing the area is proposed in the Newhall Ranch Specific Plan, it will not be completed prior to development of this tract. Interim plan for sewage treatment is necessary and its associated impacts will need to be analyzed.*
b.	☒	☐	☐	Could the project create capacity problems in the sewer lines serving the project site? *No sewer lines available on site.*
c.	☐	☐	☐	Other factors?

STANDARD CODE REQUIREMENTS

☒ Sanitary Sewers and Industrial Waste Ordinance No. 6130

☐ Plumbing Code Ordinance No. 2269

☒ MITIGATION MEASURES / ☐ OTHER CONSIDERATIONS

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **sewage disposal** facilities?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 3. Education

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Could the project create capacity problems at the district level? *The site is within Saugus, Newhall, Castaic Union School and William S. Hart Union High School Districts which currently operate over capacity. No residential units of the proposed tract are located within Castaic Union SD. Per SP EIR, overall school demand within the SP area would be met upon completion of SP development. However, interim impact needs to be analyzed.*
b.	☒	☐	☐	Could the project create capacity problems at individual schools which will serve the project site? *Interim impact on junion high and high school (s) to be analyzed.*
c.	☒	☐	☐	Could the project create student transportation problems? *No transportation currently exists; interim student transportation problems will occur before elementary, junior high, and high schools are constructed to adequately serve the Specific Plan area.*
d.	☒	☐	☐	Could the project create substantial library impacts due to increased population and demand? *The development of the tract will create new demand to existing library services*
e.	☒	☐	☐	Other factors? *Although a 9-acre elementary school site will be part of this project.*

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☒ Site Dedication ☒ Government Code Section 65995 ☒ Library Facilities Mitigation Fee

The applicant has school mitigation agreements with all effected school districts

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **educational** facilities/services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 4. Fire/Sheriff Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☒	☐	☐	Could the project create staffing or response time problems at the fire station or sheriff's substation serving the project site? *According to the Specific Plan, three fire stations will be funded by the applicant per Newhall Ranch Specific Plan and two of them are within the Specific Plan area. However, these fire stations will not be in place in time before this first-phase development within the Specific Plan. The closest existing fire station is Fire Station 76 located at 27223 Henry Mayo Drive, less than 1 mile from the site. The nearest sheriff station is located at 23740 Magic Mountain Parkway. However, SP DEIR indicates that project specific impacts on sheriff department's services are to be determined at the time of project proposal. Therefore, this factor needs to be analyzed in this EIR..*
b.	☐	☐	☒	Are there any special fire or law enforcement problems associated with the project or the general area? *New residential area to be patroled.*
c.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☒ Fire Mitigation Fees

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **fire/sheriff** services?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

SERVICES - 5. Utilities/Other Services

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Is the project site in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate ground water supply and proposes water wells? *DMS does not provide assessment of water supply and demand for the Valencia Water Company level. Sufficient water for the tract map has been demonstrated in the SP EIR..*
b.	☐	☐	☒	Is the project site in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs? *New water supply infrastructure is required and proposed.*
c.	☐	☒	☐	Could the project create problems with providing utility services, such as electricity, gas, or propane? *Gas Company and Edison's current infrastructure is capable of serving the entire SP at its build-out. (See Sections 4.14 and 4.15 from the SP EIR).*
d.	☒	☐	☐	Are there any other known service problem areas (e.g., solid waste)? *Newhall SP at its build-out will have unavoidable impacts on solid waste facilities. Provide project specific analysis and mitigation measures in the EIR .*
e.	☒	☐	☐	Would the project result in substantial adverse physical impacts associated with the provision of new or physically altered governmental facilities, need for new or physically altered governmental facilities, the construction of which could cause significant environmental impacts, in order to maintain acceptable service ratios, response times or other performance objectives for any of the public services or facilities (e.g., fire protection, police protection, schools, parks, roads)? *No public infrastructure currently exists in project area.*
f.	☐	☐	☐	Other factors? _____

STANDARD CODE REQUIREMENTS

☐ Plumbing Code Ordinance No. 2269 ☐ Water Code Ordinance No. 7834

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot Size ☐ Project Design

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) relative to **utilities/services**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 1. General

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Will the project result in an inefficient use of energy resources?
b.	☒	☐	☐	Will the project result in a major change in the patterns, scale, or character of the general area or community?
c.	☒	☐	☐	Will the project result in a significant reduction in the amount of agricultural land?
d.	☐	☐	☐	Other factors?

Site is currently vacant and urban density uses are proposed

See discussion under "Agriculture" resource.

STANDARD CODE REQUIREMENTS

☐ State Administrative Code, Title 24, Part 5, T-20 (Energy Conservation)

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Lot size ☐ Project Design ☐ Compatible Use

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to any of the above factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 2. Environmental Safety

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Are any hazardous materials used, transported, produced, handled, or stored on-site?
b.	☒	☐	☐	Are any pressurized tanks to be used or any hazardous wastes stored on-site? *Propane and other pressurized tanks may be used within commercial areas*
c.	☒	☒	☐	Are any residential units, schools, or hospitals located within 500 feet and potentially adversely affected?
d.	☒	☐	☐	Have there been previous uses which indicate residual soil toxicity of the site or is the project site located within two miles of a known groundwater contamination source within the same watershed? *Site contains several abandoned oil wells; perchlorate contamination or upstream*
e.	☐	☒	☐	Would the project create a significant hazard to the public or the environment involving the accidental release of hazardous materials into the environment?
f.	☐	☒	☐	Would the project emit hazardous emissions or handle hazardous materials, substances, or waste within one-quarter mile of an existing or proposed school?
g.	☒	☐	☐	Would the project be located on a site which is included on a list of hazardous materials sites compiled pursuant to Government Code Section 65962.5 and, as a result, would create a significant hazard to the public or environment? *Site contains abandoned oil and gas operations.*
h.	☐	☒	☐	Would the project result in a safety hazard for people in a project area located within an airport land use plan, within two miles of a public or public use airport, or within the vicinity of a private airstrip?
I.	☐	☒	☐	Would the project impair implementation of or physically interfere with an adopted emergency response plan or emergency evacuation plan?
j.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

☐ Toxic Clean up Plan

CONCLUSION

Considering the above information, could the project have a significant impact relative to **public safety**?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 3. Land Use

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☐	☒	Can the project be found to be inconsistent with the plan designation(s) of the subject property? *Areas outside of SP have land use categories of Non-urban 1 and Hillside Management. However, there are no developments proposed within these areas of the east. Water tanks are proposed for areas outside SP boundaries and outside of Castaic Lake Water Agency area.*
b.	☐	☐	☒	Can the project be found to be inconsistent with the zoning designation of the subject property? *Areas outside of SP where proposed water tanks are located are zoned A-2-5.*
c.				Can the project be found to be inconsistent with the following applicable land use criteria:
	☐	☒	☐	Hillside Management Criteria?
	☐	☐	☒	SEA Conformance Criteria? *Bridge proposed over SEA; proposed development eliminates upland habitat adjacent to SEA.*
	☒	☐	☐	Other? *Specific Plan Resource Management Plan Conformance review.*
d.	☐	☒	☐	Would the project physically divide an established community?
e.	☐	☐	☐	Other factors?

☐ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **land use** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

OTHER FACTORS - 4. Population/Housing/Employment/Recreation

SETTING/IMPACTS

	Yes	No	Maybe	
a.	☐	☒	☐	Could the project cumulatively exceed official regional or local population projections?
b.	☒	☐	☐	Could the project induce substantial direct or indirect growth in an area (e.g., through projects in an undeveloped area or extension of major infrastructure)? *Road circulation (i.e., "B" South and "VV" Streets) to property to the south.*
c.	☐	☒	☐	Could the project displace existing housing, especially affordable housing? *Site is vacant*
d.	☐	☒	☐	Could the project result in a substantial job/housing imbalance or substantial increase in Vehicle Miles Traveled (VMT)?
e.	☒	☐	☐	Could the project require new or expanded recreational facilities for future residents? *New recreational facilities are required for the development of the SP.*
f.	☐	☒	☐	Would the project displace substantial numbers of people, necessitating the construction of replacement housing elsewhere?
g.	☐	☐	☐	Other factors?

☒ **MITIGATION MEASURES** / ☐ **OTHER CONSIDERATIONS**

This tentative tract map includes a private recreation center of a total of 8.3 acres and a system of landscaped trails and walkways (i.e., paseos). Roadways are proposed into currently inaccessible area.

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the physical environment due to **population, housing, employment**, or **recreational** factors?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

MANDATORY FINDINGS OF SIGNIFICANCE

Based on this Initial Study, the following findings are made:

	Yes	No	Maybe	
a.	☒	☐	☐	Does the project have the potential to substantially degrade the quality of the environment, substantially reduce the habitat of a fish or wildlife species, cause a fish or wildlife population to drop below self-sustaining levels, threaten to eliminate a plant or animal community, reduce the number or restrict the range of a rare or endangered plant or animal, or eliminate important examples of the major periods of California history or prehistory?

Biota

b.	☒	☐	☐	Does the project have possible environmental effects which are individually limited but cumulatively considerable? "Cumulatively considerable" means that the incremental effects of an individual project are considerable when viewed in connection with the effects of past projects, the effects of other current projects, and the effects of probable future projects.

Soild Waste

c.	☒	☐	☐	Will the environmental effects of the project cause substantial adverse effects on human beings, either directly or indirectly?

Water quality, air quality, noise, growth inducement

CONCLUSION

Considering the above information, could the project have a significant impact (individually or cumulatively) on the environment?

☒ Potentially significant ☐ Less than significant with project mitigation ☐ Less than significant/No impact

PROJECT NO. 04-181

CASE NO. TR061105

URBAN SERVICES ANALYSIS
WATER CAPACITY ANALYSIS

10/19/2004

WATER AVAILABILITY EVALUATION

(ACRE-FEET/YEAR)

DEMAND

POTENTIAL

WATER COMPANY	EXISTING DEMAND	RECORDED	APPROVED	PENDING	PROJECT	TOTAL	DRY SUPPLY	NORMAL SUPPLY	OTENTIAL SIGNIFICANT IMPACT
VALENCIA WC	22,735	3,369.08	2,199.71	1,271.34	1,994.97	31,570.10			
SC VALLEY WIDE	64,350	6,862.85	5,521.85	6,585.35	1,994.97	85,315.02	90,600	96,000	NO

SANTA CLARITA VALLEY WIDE FUTURE SUPPLY

YEAR			
2005	90,600	96,000	NO
2006	90,600	96,000	NO
2007	90,600	96,000	NO
2008	90,600	96,000	NO

CRITERIA

DEMAND FACTORS (AF/YR):	SF	MF	MH	COMMERCIAL (PER ACRE)	INDUSTRIAL (PER ACRE)
VALENCIA WC	0.56	0.30	0.09	2.77	3.14

Note:

Dry Supply - Ranges from 90,600 to 147,500 acre-feet-per year.

Conjunctive-use and groundwater banking supplies are not included in table.

Normal Supply - Ranges from 96,000 to 151,900 acre-feet-per year.

URBAN SERVICES ANALYSIS

LIBRARY CAPACITY ANALYSIS

PROJECT NO 04-181
CASE NO. TR061105

10/19/2004

	DEMAND							
		POTENTIAL						
LIBRARY	EXISTING DEMAND	RECORDED	APPROVED	PENDING	PROJECT	TOTAL	SUPPLY	POTENITAL SIGNIFICANT IMPACT
VALENCIA								
VOLUMES	174,090	41,734	24,331	24,040	2,445	296,640	211,688	YES
SPACE (SQ FT)	33,861	8,117	4,732	4,676	6,311	57,696	23,966	YES
-AREA CLUSTER-*								
VOLUMES	320,598	82,886	76,886	62,659	2,445	575,474	348,467	YES
SPACE (SQ FT)	62,356	16,121	14,954	12,187	6,311	111,930	67,777	YES

* AREA CLUSTER IS THE GROUP OF LIBRARIES SERVING THE ENTIRE COMMUNITY.

CRITERIA	
VOLUMES PER CAPITA:	2
SQUARE FOOT PER CAPITA:	0.389

PROJECT NO. 04-181
CASE NO. TR061105

URBAN SERVICES ANALYSIS

SCHOOL CAPACITY ANALYSIS

10/19/2004

STUDENT EVALUATION

SCHOOL DISTRICT	ENROLLMENT	PENDING	APPROVED	RECORDED	PROJECT	TOTAL	CAPACITY	STUDENT OVERLOAD	POTENTIAL SIGNIFICANT IMPACT
NEWHALL	6,050	750	258	902	572	8,532	4,687	3,845	YES
CASTAIC UNION JH	1,350	380	122	473	392	2,717	1,800	917	YES
WM.S. HART SR HI	9,903	1,468	1,778	1,973	523	15,645	9,512	6,133	YES

PROJECT NO. 04-181
CASE NO. TR061105

URBAN SERVICES ANALYSIS

SCHOOL CAPACITY ANALYSIS

10/19/2004

STUDENT EVALUATION

SCHOOL DISTRICT	ENROLLMENT	PENDING	APPROVED	RECORDED	PROJECT	TOTAL	CAPACITY	STUDENT OVERLOAD	POTENTIAL SIGNIFICANT IMPACT
SAUGUS UNION	8,979	533	1,970	1,421	972	13,875	7,579	6,296	YES
CASTAIC UNION JH	1,350	380	122	473	392	2,717	1,800	917	YES
WM.S. HART SR HI	9,903	1,468	1,778	1,973	523	15,645	9,512	6,133	YES

PROJECT NO. 04-181
CASE NO. TR061105

URBAN SERVICES ANALYSIS

SCHOOL CAPACITY ANALYSIS

10/19/2004

STUDENT EVALUATION

SCHOOL DISTRICT	ENROLLMENT	PENDING	APPROVED	RECORDED	PROJECT	TOTAL	CAPACITY	STUDENT OVERLOAD	POTENTIAL SIGNIFICANT IMPACT
CASTAIC UNION EL	1,135	722	154	684	702	3,397	1,430	1,967	YES
CASTAIC UNION JH	1,350	380	122	473	392	2,717	1,800	917	YES
WM.S. HART SR HI	9,903	1,468	1,778	1,973	523	15,645	9,512	6,133	YES

URBAN SERVICES ANALYSIS

SEWER TREATMENT CAPACITY ANALYSIS

(MILLION GALLONS PER DAY)

10/19/2004

PROJECT NO. 04-181

CASE NO: TR061105

SEWER AGENCY	EXISTING DEMAND	RECORDED	APPROVED	PENDING	PROJECT	TOTAL	SUPPLY	POTENTIAL SIGNIFICANT IMPACT
S.D. NO. 26 & 32	15.04	3.42	3.21	3.01	1.19	25.88	19.10	YES

PLANNED EXPANSION

SEWER AGENCY	TOTAL CAPACITY	COMPLETION EXPECTED	POTENTIAL SIGNIFICANT IMPACT
S.D. NO. 26 & 32			
FIRST STAGE	28.10	2002	NO
PRACTICAL SITE CAPACITY:	34.10	2010	NO

CRITERIA

EMAND FACTORS (GAL/DAY):	SF	MF	MH	COMMERCIAL (PER ACRE)	INDUSTRIAL (PER ACRE)
S.D. NO. 26 & 32	260	195	156	1,440	2,009

URBAN SERVICES ANALYSIS

FIRE PROTECTION ANALYSIS

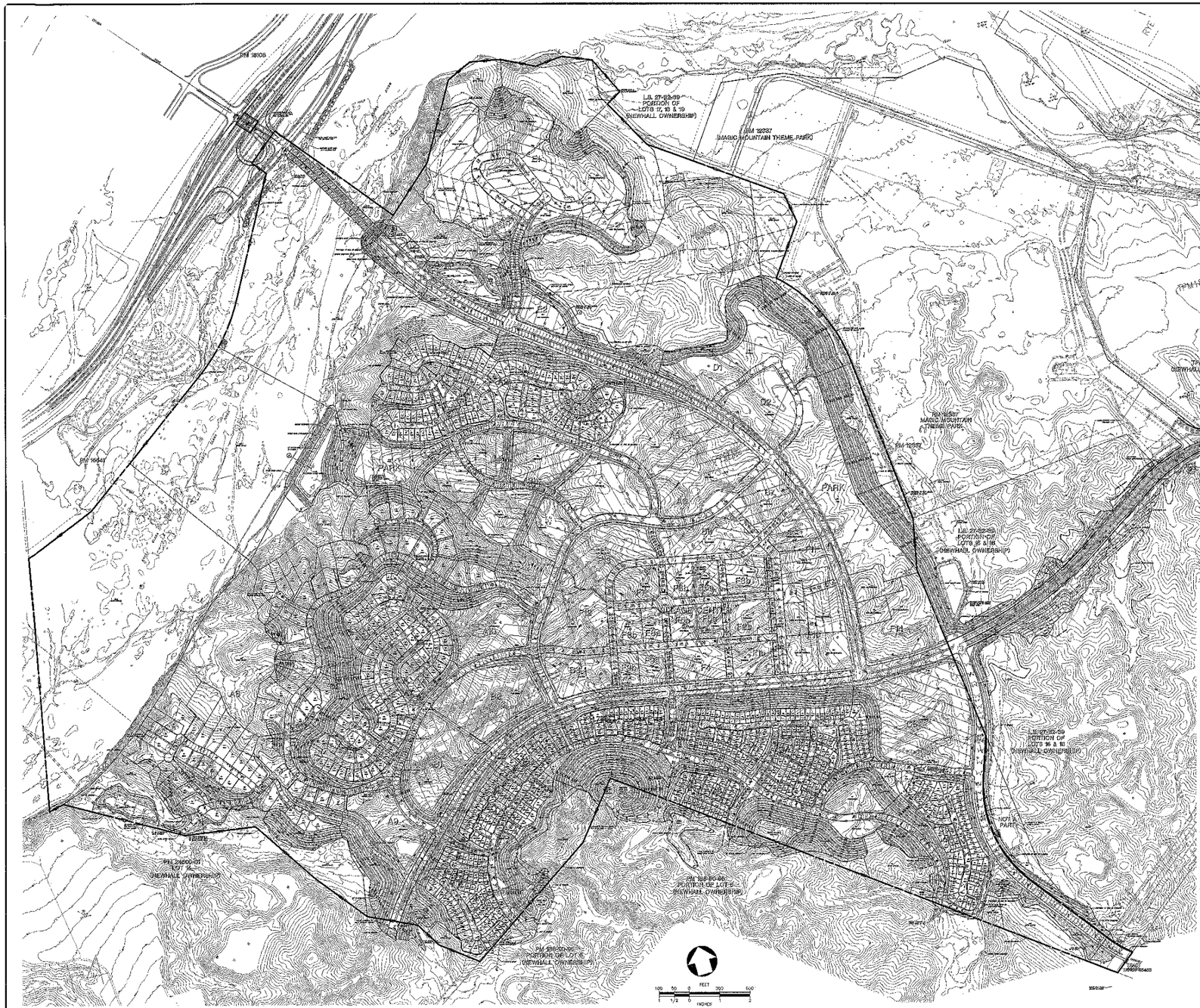
10/19/2004

PROJECT NO. 04-181
CASE NO. TR061105

RESPONSE DISTANCE EVALUATION (MILES)

MAXIMUM DISTANCE CRITERIA

Lot Type	Residential	Commercial/ Industrial	Approximate Distance	Potential Significant Impact
COMMERCIAL		1.5	0.5	No
MULTIPLE FAMILY	1.5		0.5	No
SINGLE FAMILY	1.5		0.5	No


PM 18108
LS 27-82-39
PORTION OF
LOTS 17, 18 & 19
(NEWHALL OWNERSHIP)
PM 12257
MAGIC MOUNTAIN THEME PARK
PM 19641
PM 18634
PM 18656
(NEWHALL OWNERSHIP)
MAGIC MOUNTAIN
THEME PARK
PM 12257
LS 27-82-39
PORTION OF
LOTS 18 & 19
(NEWHALL OWNERSHIP)
LS 27-82-39
PORTION OF
LOTS 17, 18 & 19
(NEWHALL OWNERSHIP)
PM 24000-01
LOT 2
(NEWHALL OWNERSHIP)
PM 196-90-00
PORTION OF LOT 4
(NEWHALL OWNERSHIP)
PM 196-90-00
PORTION OF LOTS 4
(NEWHALL OWNERSHIP)
PARK
A1
A2
A3
A4
A5
A6
A7
B1
B2
D1
D2
D3
D4
D5
D6
D7
D8
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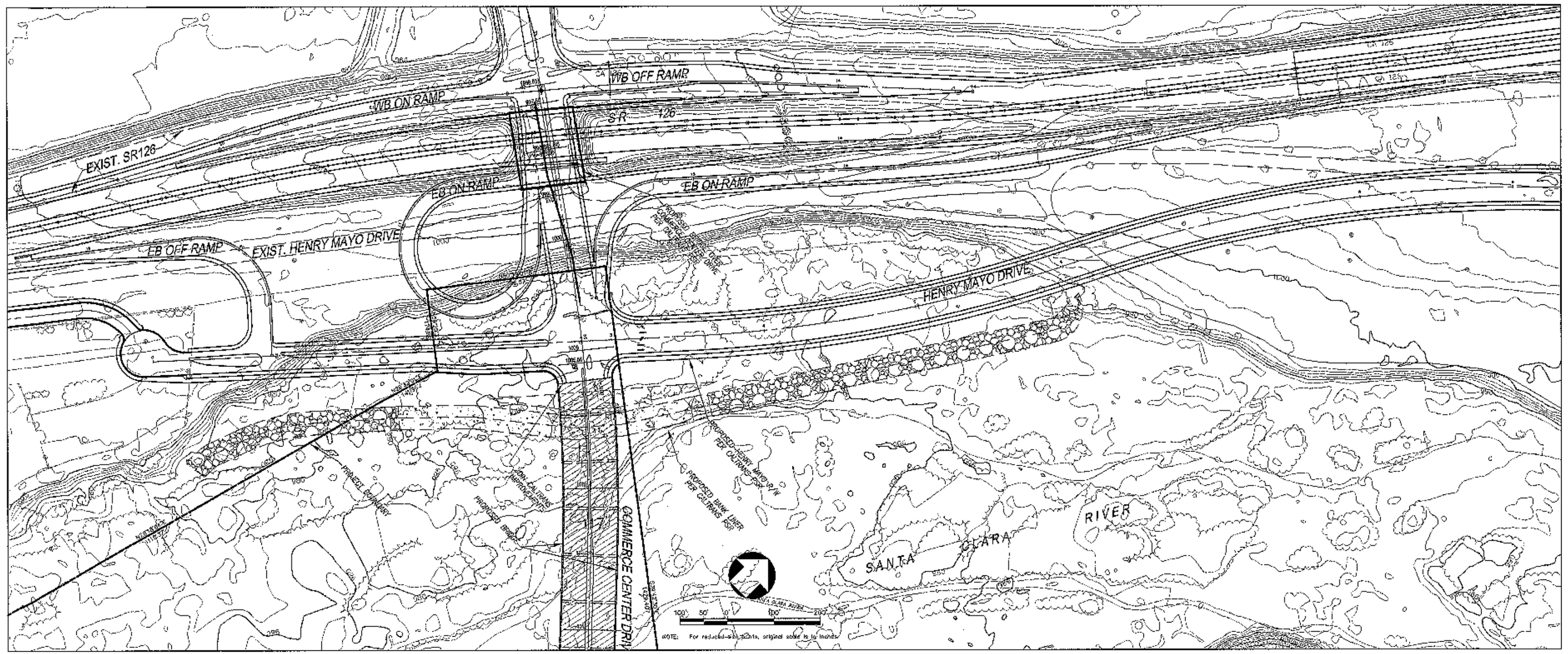
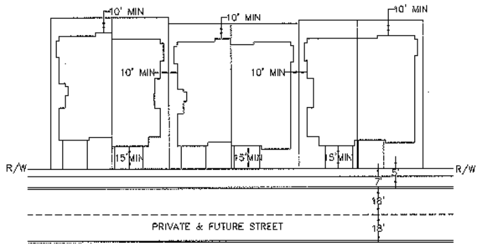


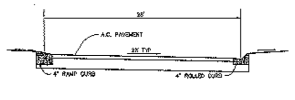
SR126/COMMERCE CENTER DRIVE INTERCHANGE

PER CALTRANS PSR



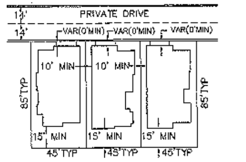
TYPICAL ATTACHED BUILDING PLANS

AREAS C1–C5, ZERO LOTLINE ATTACHED DUPLEXES



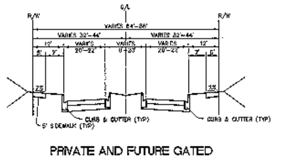
TYPICAL PRIVATE DRIVEWAY/FIRE LANE SECTION

AREAS C1–C5



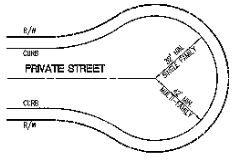
TYPICAL DETACHED BUILDING PLANS

AREAS C1–C5, SINGLE FAMILY DETACHED UNITS



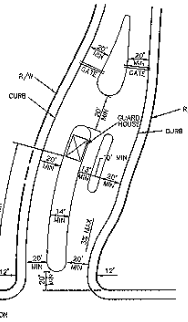
PRIVATE AND FUTURE GATED ENTRY RESIDENTIAL (R/W = 68')

STREETS "K" & "S"



TYPICAL TURNAROUND DETAIL

NOT TO SCALE

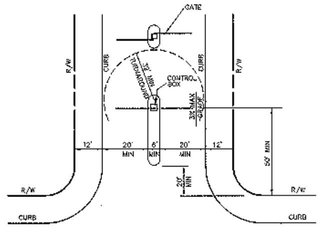


NOTE: DIMENSIONS SHOWN HEREON ARE MINIMUM REQUIREMENTS AND SUBJECT TO CHANGE. FINAL DIMENSIONS WILL BE BASED UPON TRAFFIC ENGINEER'S AND FIRE DEPARTMENT RECOMMENDATIONS

TYPICAL GATE DETAIL WITH GUARD HOUSE

"C", "KK", "OO" STREET ENTRIES

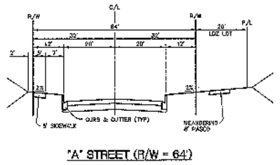
NOT TO SCALE



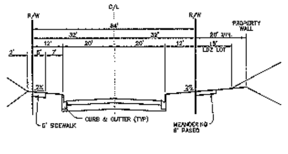
NOTE: DIMENSIONS SHOWN HEREON ARE MINIMUM REQUIREMENTS AND SUBJECT TO CHANGE. FINAL DIMENSIONS WILL BE BASED UPON TRAFFIC ENGINEER'S AND FIRE DEPARTMENT RECOMMENDATIONS

TYPICAL GATE DETAIL WITHOUT GUARD HOUSE

NOT TO SCALE

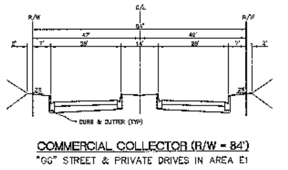


"A" STREET (R/W = 64')



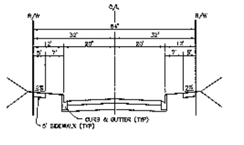
RESIDENTIAL COLLECTOR WITH PASEO (R/W = 64')

STREETS "B" & "R"



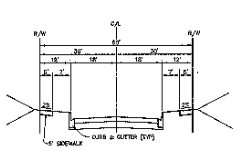
COMMERCIAL COLLECTOR (R/W = 84')

"GG" STREET & PRIVATE DRIVES IN AREA E1



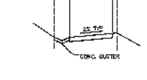
RESIDENTIAL COLLECTOR (R/W = 64')

STREETS "KK", "LL", "MM" & "OO"



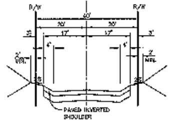
RESIDENTIAL LOCAL (R/W = 60')

STREETS "H", "I", "L", "N", "Q", "R", "S", "T", "X", "Y" & "Z"



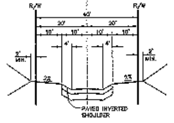
ACCESS ROAD (24' ESMT)

TO WATER TANKS AND AS SHOWN



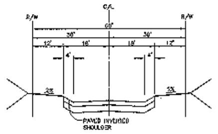
RURAL PRIVATE DRIVE (R/W = 40')

STREETS "F", "J", "P" & "EE"



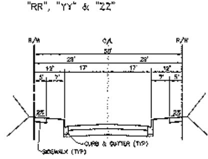
FIRE ACCESS + UTILITY EASEMENT (R/W = 40')

BETWEEN AREAS C1 AND C2



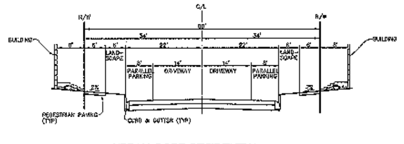
PRIVATE AND FUTURE RURAL RESIDENTIAL (R/W = 60')

STREETS "C", "D", "E", "MM", "PP", "RR", "YY" & "ZZ"



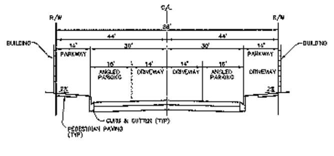
RESIDENTIAL CUL DE SAC (R/W = 58')

STREETS "L", "N", "O", "S", "T", "U", "V", "W", "X", "Z", "QQ", "SS", "TT", "UU", "VV", "WW", "XX" & "AAA"



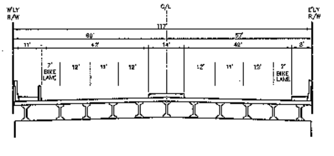
URBAN CORE RESIDENTIAL PRIVATE DRIVE WITH PARALLEL PARKING (R/W = 68')

NTS



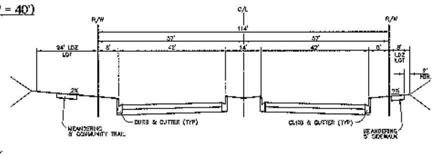
URBAN CORE LIVE/WORK AND RETAIL PRIVATE DRIVE WITH ANGLED PARKING (R/W = 88')

NTS



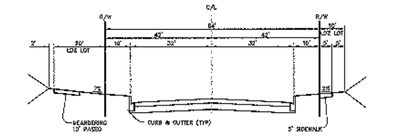
COMMERCE CENTER DRIVE BRIDGE (R/W = 117')

NTS

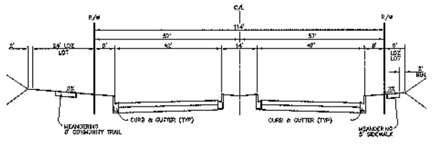


COMMERCE CENTER DRIVE (R/W = 114')

FROM BRIDGE TO MAGIC MOUNTAIN PARKWAY

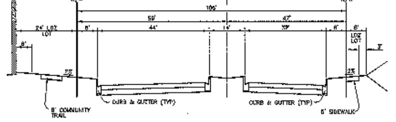


"WESTRIDGE PARKWAY" (R/W = 84')



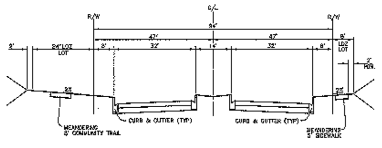
MAGIC MOUNTAIN PARKWAY (R/W = 114')

FROM EASTERLY PROJECT BOUNDARY TO COMMERCE CTR DR.



MAGIC MOUNTAIN PARKWAY (R/W = 106')

FROM COMMERCE CENTER DRIVE TO "A" STREET



MAGIC MOUNTAIN PARKWAY (R/W = 94')

FROM "A" STREET TO WESTERLY PROJECT BOUNDARY

COMMENTS:

EASEMENTS– PLOTTABLE EASEMENTS ARE SHOWN FROM AN OWNER SUPPLIED TITLE REPORT. NON-PLOTTABLE ONES ARE NOTED ON THE SURVEY AS HAVING "EFFECT OF". BECAUSE OUR SERVICE IS LIMITED TO REPORTING ON EASEMENT LOCATIONS WE STRONGLY RECOMMEND LEGAL COUNSEL BE RETAINED TO REPORT ON TITLE PAPERS IN THEIR ENTIRETY.

TITLE REPORT– CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT ORDER NO. 85-12120-A DATED MAY 22 AS I, JUNE 6 AS II, AUGUST 15 AS III, 1990 UPDATED JULY 7, 1999 BY TITLE REPORT # 8115054A ORDERED BY SIKAND ENG.

☐ · · · · · · · INDICATES TITLE REPORT EXCEPTION NO.

TITLE REPORT– CHICAGO TITLE COMPANY PRELIMINARY TITLE REPORT NO. 1085724 (VEGAS EAST) DATED JULY 10, 2003.

○ · · · · · · · FIRST AMERICAN TITLE PRELIMINARY TITLE REPORT ORDER No. 1085724 DATED JULY 10, 2003

EFFECTS OF:

EFFECT OF – AN EASEMENT FOR POLE LINE AND INCIDENTAL PURPOSES TO SUNSET TELEPHONE AND TELEGRAPH CO, RECORDED OCTOBER 10, 1905 AS INSTRUMENT NO. 17, BOOK 1129 PAGE 8, O.R. SAID EASEMENT IS INDETERMINATE IN NATURE.
⑪

EFFECT OF – AN EASEMENT FOR OIL, PETROLEUM, GAS, WATER PIPE LINE AND TELEPHONE LINE AND INCIDENTIAL PURPOSES, RECORDED AUGUST 20, 1923 AS INSTRUMENT NO. 972, BOOK 2469 PAGE 268, O.R. SAID EASEMENT DOES NOT AFFECT.
⑫

EFFECT OF – COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT, RECORDED AUGUST 20, 1923 AS INSTRUMENT NO. 972, BOOK 2469 PAGE 268, O.R. SAID EASEMENT DOES NOT AFFECT.
⑬

EFFECT OF – AN EASEMENT FOR THEREIN STATED AND RIGHTS INCIDENTAL THERE TO AND INCIDENTAL PURPOSES, RECORDED APRIL 17, 1925 AS INSTRUMENT NO. 1670, BOOK 3997 PAGE 67, O.R. SAID EASEMENT DOES NOT AFFECT.
⑯

EFFECT OF – COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT, RECORDED APRIL 17, 1925 AS INSTRUMENT NO. 1670, BOOK 3997 PAGE 67, O.R. SAID EASEMENT DOES NOT AFFECT.
⑰

EFFECT OF – AN EASEMENT FOR ELECTRICAL POLE LINES, TOWERS AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED FEBRUARY 10, 1928 AS INSTRUMENT NO. 1921, BOOK 7853 PAGE 11, O.R. SAID EASEMENT DOES NOT AFFECT.
⑱

EFFECT OF – COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT, RECORDED FEBRUARY 10, 1928 AS INSTRUMENT NO. 1921, BOOK 7853 PAGE 11, O.R. SAID EASEMENT DOES NOT AFFECT.
⑲

EFFECT OF – AN EASEMENT FOR PIPE LINE AND INCIDENTAL PURPOSES TO UNION OIL CO, RECORDED FEBRUARY 7, 1962 AS INSTRUMENT NO. 3219 IN BOOK 01505 PAGE 483, O.R. SAID EASEMENT DOES NOT AFFECT.
㊵

EFFECT OF – AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK 03303 PAGE 475, O.R. SAID EASEMENT DOES NOT AFFECT.
㊹

EFFECT OF – COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT, RECORDED JULY 12, 1966 AS INSTRUMENT NO. 2217 IN BOOK 03303 PAGE 475, O.R. SAID EASEMENT DOES NOT AFFECT.
㊺

EFFECT OF – AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES TO PACIFIC LIGHTING SERVICE CO, RECORDED APRIL 12, 1971 AS INSTRUMENT NO. 2154 IN BOOK 05024 PAGE 891, O.R. SAID EASEMENT DOES NOT AFFECT.
㊾

EFFECT OF – AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC SUPPLY AND COMMUNICATION SYSTEMS AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED DECEMBER 2, 1971 AS INSTRUMENT NO. 2421 IN BOOK 05275 PAGE 682, O.R. SAID EASEMENT DOES NOT AFFECT.
㊿

EFFECT OF – COVENANTS, CONDITIONS, RESTRICTIONS AND EASEMENTS IN DOCUMENT, RECORDED DECEMBER 2, 1971 AS INSTRUMENT NO. 2421 IN BOOK 05275 PAGE 682, O.R. SAID EASEMENT DOES NOT AFFECT.
(51)

EFFECT OF – THE ACCEPTANCE OF SAID FUTURE STREETS AS PUBLIC STREETS 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. RECORDED IN PARCEL MAP NO. 24500-01 IN BOOK 293 PAGES 34-67 OF PARCELS MAPS.
(60)

EFFECT OF – THE FURTHER DIVISION OF THIS PROPERTY TO LOT/PARCEL SIZE 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 13 THROUGH 22 INCLUSIVE. SAID RIGHT TO PROHIBIT CONSTRUCTION DOES NOT AFFECT.

THIS AREA HAS A LIMITED GROUND WATER SUPPLY AND WATER MAY NOT BE AVAILABLE DURING PERIODS OF SEVERE DROUGHT.

THE 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 IN PARCEL 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. SAID DEDICATIONS DO NOT AFFECT.

THE FURTHER DIVISION AND/OR DEVELOPMENT OF THIS PROPERTY IN ACCORDANCE WITH SPECIFIC PLAN NO. 94-087-(5) 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.
(61)

EFFECT OF – COVENANTS, CONDITIONS RESTRICTIONS AND EASEMENTS IN DOCUMENT, RECORDED JUNE 20, 2001 AS INSTRUMENT NO. 01-1052892, O.R.
(62)

LEASES NOT PLOTTED:

SUBSURFACE OIL AND GAS LEASE TO HUMBLE OIL AND REFINING CO, RECORDED MAY 24, 1949 AS INSTRUMENT NO. 2260, BOOK 30156 PAGE 97, O.R.
㉓

SUBSURFACE OIL AND GAS LEASE TO TIDE WATER ASSOCIATED OIL CO, RECORDED DECEMBER 3, 1954 AS INSTRUMENT NO. 954, BOOK 46259 PAGE 26, O.R.
㉜

SUBSURFACE OIL AND GAS LEASE TO STANDARD OIL CO, RECORDED AUGUST 19, 1959 AS INSTRUMENT NO. 3370, BOOK M05 PAGE 123, O.R.
㉞

EASEMENTS NOT PLOTTED:

AN EASEMENT FOR ELECTRIC LINES AND APPURTENANT PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED JULY 11, 1952 AS INSTRUMENT NO. 2761, BOOK 39303 PAGE 283, O.R.
㉖

AN EASEMENT FOR OIL, PETROLEUM, GAS AND OTHER HYDROCARBON SUBSTANCES PIPE LINES AND INCIDENTAL PURPOSES TO STANDARD OIL CO, RECORDED JUNE 9, 1953 AS INSTRUMENT NO. 2013, BOOK 41929 PAGE 75, O.R.
㉗㉘

EASEMENT FOR ELECTRIC LINES WITH APPURTENANCES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED SEPTEMBER 4, 1953 AS INSTRUMENT NO. 3120, BOOK 42832 PAGE 195, O.R.
㉙

EASEMENT FOR ELECTRIC LINES WITH APPURTENANCES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED OCTOBER 27, 1954 AS INSTRUMENT NO. 3026, BOOK 45850 PAGE 257, O.R.
㉚

EASEMENT FOR OIL, GAS, WATER AND OTHER SUBSTANCES AND INCIDENTAL PURPOSES TO UNION OIL CO, RECORDED AUGUST 29, 1961 AS INSTRUMENT NO. 3943, O.R.
㉟㊱

EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED SEPTEMBER 12, 1962 AS INSTRUMENT NO. 5373 IN BOOK 01761 PAGE 057, O.R.
㊷

EASEMENT FOR PIPE LINES, ACCESS ROADS, DRAINAGE STRUCTURES AND SURFACE AND SUBSURFACE EASEMENTS FOR OIL WELLS AND INCIDENTAL PURPOSES TO HUMBLE OIL AND REFINING CO, RECORDED MARCH 9, 1970 AS INSTRUMENT NO. 1741 IN BOOK M3430 PAGE 096, O.R.
㊼

EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES TO STANDARD OIL CO, RECORDED JULY 20, 1970 AS INSTRUMENT NO. 1974 IN BOOK 04777 PAGE 547, O.R.
㊽

"POLE LICENSED AGREEMENT" TO SOUTHERN CALIFORNIA GAS CO, RECORDED DECEMBER 4, 1998 AS INSTRUMENT NO. 98-2078428, O.R.
(65)

"NOTICE TO PRESERVE INTEREST" EXECUTED BY NEWHALL LAND AND FARMING CO. RECORDED DECEMBER 23, 1999 AS INSTRUMENT NO. 99-2360301, O.R.

"NOTICE TO PRESERVE INTEREST" EXECUTED BY NEWHALL LAND AND FARMING CO. RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-390820, O.R.

"NOTICE TO PRESERVE INTEREST" EXECUTED BY NEWHALL LAND AND FARMING CO. RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-390821, O.R.

"NOTICE TO PRESERVE INTEREST" EXECUTED BY NEWHALL LAND AND FARMING CO. RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-390823, O.R.

"NOTICE TO PRESERVE INTEREST" EXECUTED BY NEWHALL LAND AND FARMING CO. RECORDED MARCH 17, 2000 AS INSTRUMENT NO. 00-390825, O.R.
(60)

EASEMENTS PLOTTED:

AN EASEMENT FOR TELEPHONE LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED MAY 26, 1924 AS INSTRUMENT NO. 570, BOOK 4022 PAGE 192, O.R.
⑭⑮

AN EASEMENT FOR OIL, GAS AND HYDROCARBON SUBSTANCES AND INCIDENTAL PURPOSES TO UNION OIL CO, RECORDED MAY 6, 1939 AS INSTRUMENT NO. 652, BOOK 15781 PAGE 98, O.R.
⑳㉑

AN EASEMENT FOR OIL, GAS AND TELEPHONE LINE AND INCIDENTAL PURPOSES TO BARNSDALL OIL CO, RECORDED DECEMBER 4, 1944 AS INSTRUMENT NO. 1233, BOOK 21464 PAGE 325, O.R.
㉒

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED APRIL 10, 1951 AS INSTRUMENT NO. 2548, BOOK 36011 PAGE 28, O.R.
㉔

AN EASEMENT FOR ELECTRIC LINE AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED MAY 16, 1951 AS INSTRUMENT NO. 1937, BOOK 36301 PAGE 325, O.R.
㉕

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED OCTOBER 27, 1954 AS INSTRUMENT NO. 3027, BOOK 45850 PAGE 297, O.R.
㉛

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED JANUARY 19, 1956 AS INSTRUMENT NO. 3080, BOOK 50396 PAGE 205, O.R.
㉝

AN EASEMENT FOR OIL, GAS, GASOLINE, WATER AND OTHER SUBSTANCES AND INCIDENTAL PURPOSES TO UNION OIL CO, RECORDED AUGUST 29, 1961 AS INSTRUMENT NO. 3943, O.R.
㉟㊱

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED SEPTEMBER 8, 1961 AS INSTRUMENT NO. 4868, BOOK D1349 PAGE 328, O.R.
㊲

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED SEPTEMBER 8, 1961 AS INSTRUMENT NO. 4867 IN BOOK D1349 PAGE 330, O.R.
㊳㊴

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED APRIL 5, 1962 AS INSTRUMENT NO. 5026 IN BOOK D1570 PAGE 214, O.R.
㊶㊷

AN EASEMENT FOR ELECTRIC LINES AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED AUGUST 2, 1968 AS INSTRUMENT NO. 3513, BOOK D4093 PAGE 406, O.R.
㊻

AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATION SUPPLY SYSTEMS AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED SEPTEMBER 15, 1988 AS INSTRUMENT NO. 88-1483381, O.R.
(52)

AN EASEMENT FOR OVERHEAD AND UNDERGROUND ELECTRIC AND COMMUNICATION SUPPLY SYSTEMS AND INCIDENTAL PURPOSES TO SOUTHERN CALIFORNIA EDISON CO, RECORDED SEPTEMBER 15, 1988 AS INSTRUMENT NO. 88-1483382, O.R.
(53)(54)

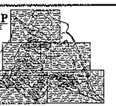
AN EASEMENT FOR PIPE LINES AND INCIDENTAL PURPOSES TO EXXON CORP, RECORDED JUNE 21, 1979 AS INSTRUMENT NO. 79-675839, O.R.

ADDITIONAL EASEMENTS PLOTTED:

FOLLOWING EASEMENTS BASED ON CHICAGO TITLE COMPANY TITLE REPORT ORDER NO. 8512120-A DATED MAY 22 AS I, JUNE 6 AS II, AUGUST 15 AS III, 1990 & UPDATED JULY 7, 1999 BY TITLE REPORT #8115054A

	NEW TITLE REPORT NO.	OLD ITEM NUMBER	OWNER	PURPOSE	REFERENCE	PHASE NUMBER
1.	10 E	22 (II)	SOUTHERN CALIFORNIA EDISON COMPANY	POLES & TOWERS	APRIL 17, 1925 BOOK 3997 PAGE 67, O.R.	I
2.	10 F	24 (III)	SOUTHERN CALIFORNIA EDISON COMPANY	POLE LINES	FEBUARY 10, 1928 BOOK 7853 PAGE 11, O.R.	II
3.	10 YY	117(II)	SOUTHERN CALIFORNIA EDISON COMPANY	METAL TOWERS POLES	JULY 12, 1966 INSTRUMENT NO.2217, O.R.	II
4.	13 A	27 (III)	SOUTHERN CALIFORNIA EDISON COMPANY	TOWERS OR POLES	JANUARY 19, 1931 BOOK 10631 PAGE 4, O.R.	II
5.	38	135(II)	PACIFIC LIGHTING SERVICE COMPANY	PIPE LINES	APRIL 13, 1971 INSTRUMENT NO.2154, O.R.	II

REV: ______
DATE: 11/15/04



KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

No. 55839
Exp. 12-31-04

P S O M A S
28470 Avenue Stanford, Suite 300
Santa Clarita, CA 91355
(661) 219-6000 (661) 775-2718 (FAX)

MATTHEW G. HEIDEMAN R.C.E. NO. 55839 DATE

DESIGNED : MGH/TD
DRAFTED : TD
CHECKED : RB

OWNER/DEVELOPER :
NEWHALL LAND
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION VESTING TENTATIVE TRACT MAP NO. 61105

COUNTY CASE NO. ______

LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO. 1NRC0120.00

SHEET 2 OF 9

ME003-02.dwg

L.S. 27-32-39
PORTION OF
LOTS 17, 18 & 19
(NEWHALL OWNERSHIP)

PM 12337
(MAGIC MOUNTAIN THEME PARK)

SECTION A

LEGEND:

Lot 1
1,000 SF
TOS 0

- LOT NO.
- LOT AREA (SQUARE FEET)
- PAD ELEVATION
- PROJECT BOUNDARY
- EXISTING RIGHT OF WAY
- PROPOSED RIGHT OF WAY
- PROPOSED UTILITY EASEMENT
- EXISTING EASEMENT
- FUTURE RIGHT OF WAY
- 1000 PROPOSED CONTOUR
- DAYLIGHT LINE
- RIDGE LINE
- SD STORM DRAIN
- SS SANITARY SEWER
- W WATER
- STORM DRAIN INLET
- CATCH BASIN
- EXISTING STORM DRAIN LINE
- EXISTING SEWER LINE
- EXISTING WATER LINE
- EXISTING POWER POLE
- SEA / RIVER CORRIDOR
- PDMA
- CHAP
- 404_1603
- BURIED BANK STABILIZATION
- ABANDONED OIL WELL
- EXISTING OAK TREE DRIPLINE WITH NUMBER AND (SIZE)

EX	EXISTING
FM	FORCE MAIN
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
OB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
W1	WATER ZONE - 1
W2	WATER ZONE - 2
W3	WATER ZONE - 3
RW	RECLAIMED WATER
CLWA	CASTAIC LAKE WATER AGENCY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA

FEET 100 50 0 100 200
INCHES 1 1/2 0 1 2

KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

REGISTERED CIVIL ENGINEER
No. 55539
Exp. 12-31-05
CIVIL
STATE OF CALIFORNIA

PSOMAS
3340 Ocean Park Blvd., Suite 300
Santa Monica, CA 90405
(661) 259-0306 (661) 775-2718 (FAX)

MATTHEW G. HEIDEMAN R.C.E. NO. 55539 DATE

DESIGNED : MGH/TD
DRAFTED : TD
CHECKED : RB

OWNER/DEVELOPER :
NEWHALL LAND
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4900
REPRESENTATIVE: COREY HAMPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

COUNTY CASE NO. _____

LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

PROJECT NO. NWC01210.00
SHEET 3 OF 9

REV. _____
DATE 11/15/04

ME001-03.dwg


PROJECT BOUNDARY
SANTA CLARA RIVER
22
EXISTING TRAIL
100' EXISTING TRAIL
ENERGY DISSIPATOR OUTLET
BURIED BANK STABILIZATION
15' ACCESS ROAD TO LS/FCD
STORM DRAIN OUTLET
PROPOSED 15' SD EASEMENT
PROPOSED 20' WIDE SD EASEMENT
PARK
4048 (WATER QUALITY BASIN)
10AC OPEN SPACE
LINE OF GRADING
LINE OF SIGHT EASEMENT
A3
A5
A4
A10
F13
F7
F12
F8b
F
PUBLIC ST. 'A' (50' WIDE)
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PUBLIC ST. 'FFFFFFFFFFFFFFFFFFFF' (50' WIDE)
PUBLIC ST. 'GGGGGGGGGGGGGGGGGGGG' (50' WIDE)
PUBLIC ST. 'HHHHHHHHHHHHHHHHHHHH'

LEGEND:

Lot 1 / 1,000 SF / 1010.0	LOT NO. / LOT AREA (SQUARE FEET) / PAD ELEVATION
	PROJECT BOUNDARY
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	FUTURE RIGHT OF WAY
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
	RIDGE LINE
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
	STORM DRAIN INLET
	CATCH BASIN
EX	EXISTING STORM DRAIN LINE
FS	EXISTING SEWER LINE
W	EXISTING WATER LINE
	EXISTING POWER POLE
324	SEA, RIVER CORRIDOR
PEMA	PEMA
265	0-CAP
404_1603	404_1603
	BURIED BANK STABILIZATION
	ABANDONED OIL WELL
36" OTT	EXISTING OAK TREE DRIPLINE WITH NUMBER AND (SIZE)

EX	EXISTING
FM	FORCE MAIN
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
W1	WATER ZONE - 1
W2	WATER ZONE - 2
W3	WATER ZONE - 3
RW	RECLAIMED WATER
CLWA	CASTAIC LAKE WATER AGENCY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA

FEET 100 50 0 100 200 — INCHES 1 1/2 0 1

KEY MAP (NOT TO SCALE)

LEGAL DESCRIPTION:

PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, all IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 393 PAGES 34 TO 47 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

No. 19628 Exp. 12-31-07 CIVIL — REGISTERED PROFESSIONAL ENGINEER — CALIFORNIA

PSOMAS
30470 Avenue Stanford Suite 300
Santa Clarita, CA 91355
(661) 219-XXXX (661) 775-2715 (FAX)
MATTHEW G. HIDDEMAN R.C.E. NO. 59639 DATE

DESIGNED : MDH/TD
DRAFTED : TD
CHECKED : RB

OWNER/DEVELOPER :
NEWHALL LAND
24632 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

COUNTY CASE NO. _____

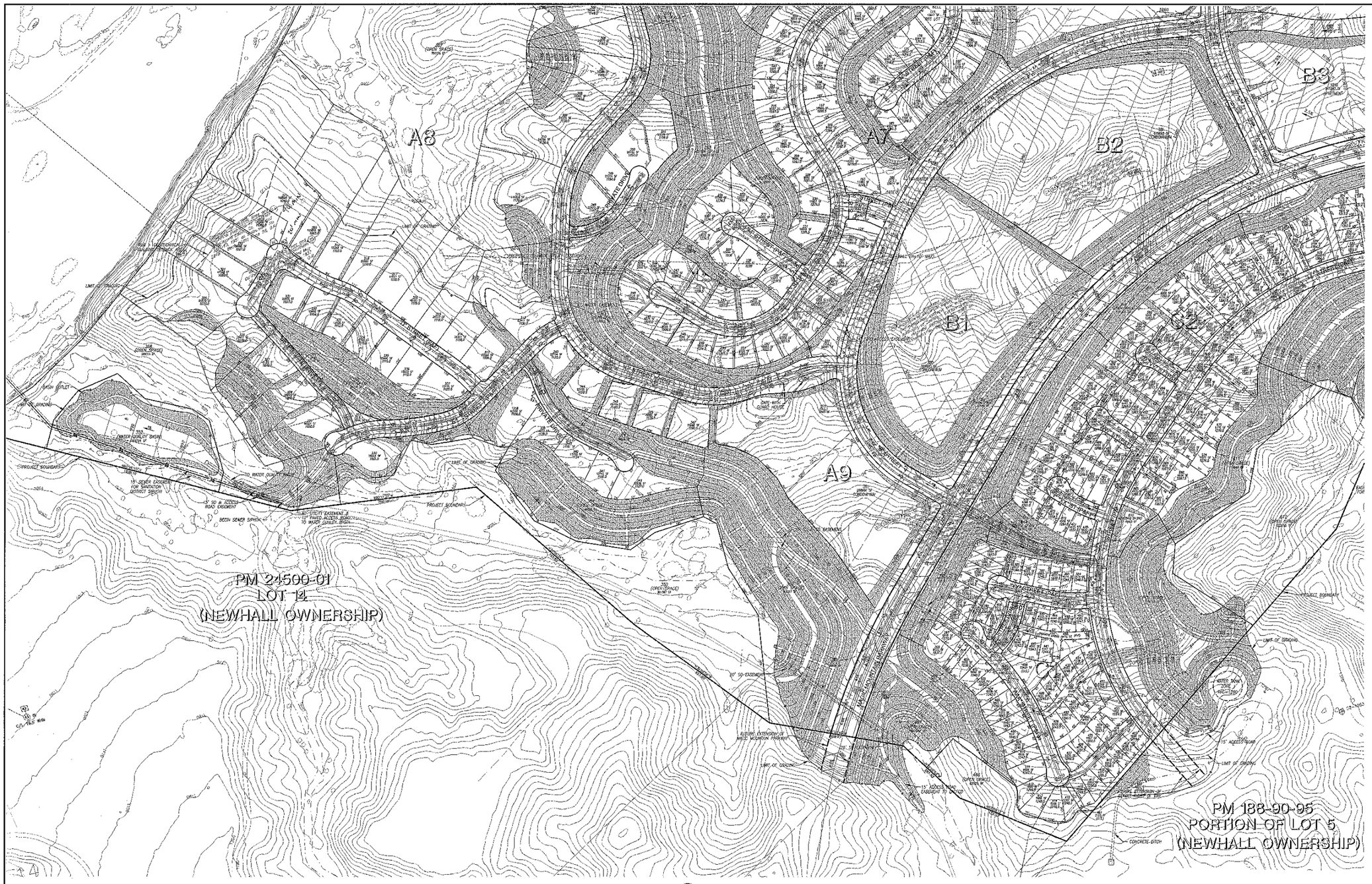
LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV:
DATE: 11/15/04

PROJECT NO.
TNRC0120.00

SHEET 5
OF 9

MEDO1-05.dwg



LEGEND:

Lot 1 1,000 SF 1010.0	LOT NO. LOT AREA (SQUARE FEET) PAD ELEVATION
	PROJECT BOUNDARY
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	FUTURE RIGHT OF WAY
1000	PROPOSED CONTOUR
	DAYLIGHT LINE
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SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
	STORM DRAIN INLET
	CATCH BASIN
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
	EXISTING POWER POLE
RCA	SEA, RIVER CORRIDOR
FEMA	FEMA
500	0.2%
404_1953	404_1953
	BURIED BANK STABILIZATION
	FIRE LANE
	ABANDONED OIL WELL
450	EXISTING OAK TREE OUTLINE WITH NUMBER AND (SIZE)

EX	EXISTING
FH	FORCE MAIN
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
GB	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
W1	WATER ZONE - 1
W2	WATER ZONE - 2
W3	WATER ZONE - 3
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RUA	RESTRICTED USE AREA

FEET 100 50 0 100 200
INCHES 1 1/2 0 1 2

KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
PARCELS 11, 12, 13, 22, AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 47 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

lic. 55639
(exp. 12-31-06)
CIVIL
STATE OF CALIFORNIA

P S O M A S
26-10 Antonio Street, Suite 300
North Hollywood, CA 91601
(818) 219-0006 (FAX) 715-2718 (FAX)

MATTHEW G. HERDEMAN R.C.E. NO. 55639 DATE

DESIGNED : MSH/TD
DRAFTED : TD
CHECKED : RB

OWNER/DEVELOPER :
NEWHALL LAND
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4065
REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

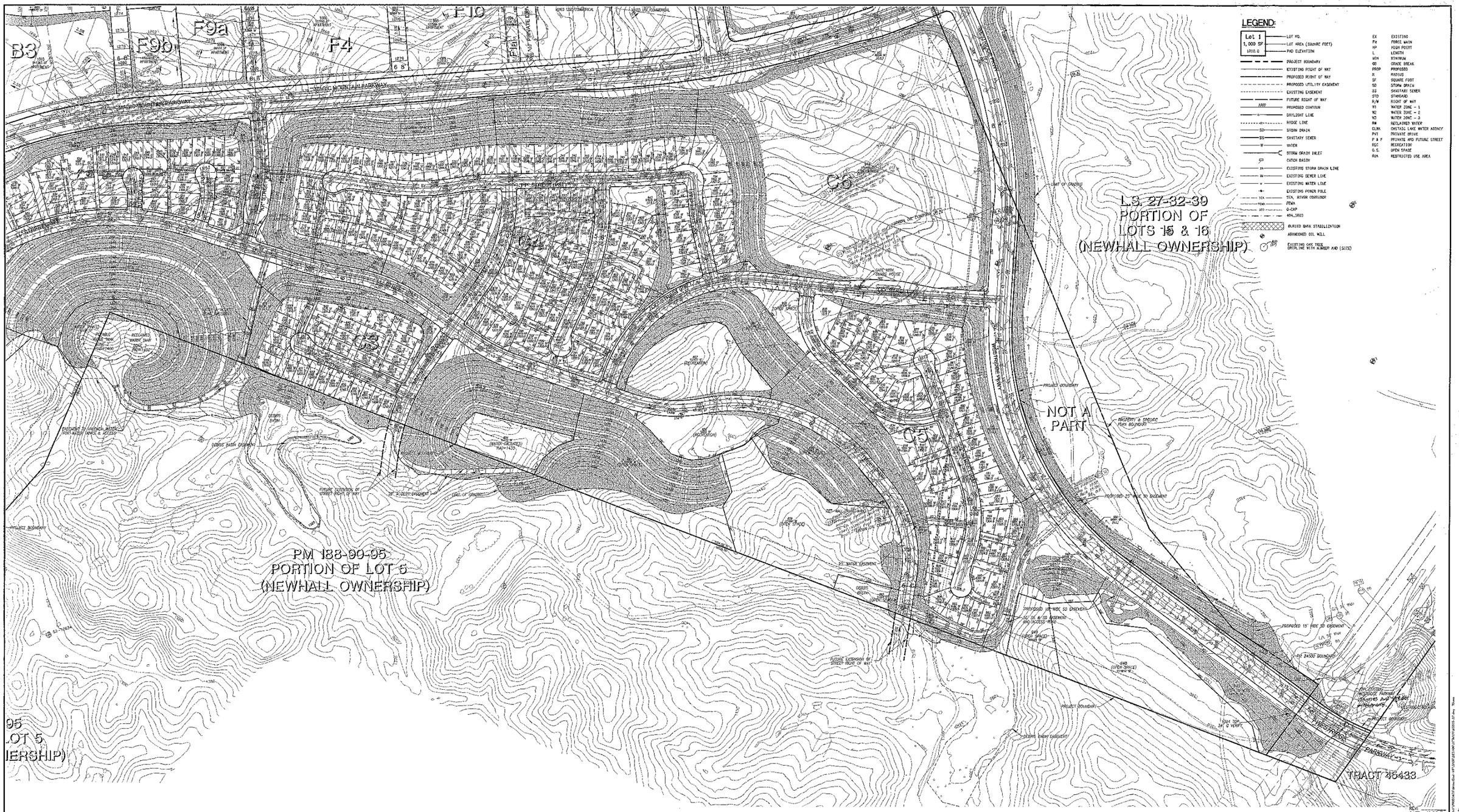
COUNTY CASE NO. _____

LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV:
DATE: 11/15/04
PROJECT NO.
1NRD0120.00
SHEET 6
OF 9

ME001-06.dwg

Plotted: 11/15/04 7:56:20 M: \Projects\PROJECTS\1NRD0120\CIVIL\VTM\VTM_MAP.dwg Xrefs:



KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCELS 11, 12, 13, 22, AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 37 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

MATTHEW G. HEDEMAN R.C.E. NO. 59639 DATE

PSOMAS
28470 Avenue Stanford, Suite 200
Santa Clarita, CA 91355
(661) 259-9009 (661) 775-2798 (FAX)

DESIGNED : MQH/TD
DRAFTED : TD
CHECKED : RS

OWNER/DEVELOPER :
NEWHALL LAND
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4003
REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

COUNTY CASE NO. _____

LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV:
DATE: 11/15/04

PROJECT NO.
11RRC0120.00

SHEET 7
OF 9

ME001-07.dwg

PM 12337
MAGIC MOUNTAIN
THEME PARK

TPM 18652
(NEWHALL OWNERSHIP)

L.S. 27-32-39
PORTION OF
LOTS 15 & 16
(NEWHALL OWNERSHIP)

L.S. 27-32-39
PORTION OF
LOTS 15 & 16
(NEWHALL OWNERSHIP)

MAGIC MOUNTAIN PARKWAY

THE OLD ROAD

THE OLD ROAD REALIGNMENT
PER LEC PROJECT NO. HR-03-016

CHEVRON STATION RELOCATION
PER CUP-03-360

LEGEND:

Lot 1 1,000 SF 1010.0	LOT NO. LOT AREA (SQUARE FEET) PAD ELEVATION
	PROJECT BOUNDARY
	EXISTING RIGHT OF WAY
	PROPOSED RIGHT OF WAY
	PROPOSED UTILITY EASEMENT
	EXISTING EASEMENT
	FUTURE RIGHT OF WAY
1030	PROPOSED CONTOUR
	DAYLIGHT LINE
	RIDGE LINE
SD	STORM DRAIN
SS	SANITARY SEWER
W	WATER
	STORM DRAIN INLET
	CATCH BASIN
SD	EXISTING STORM DRAIN LINE
SS	EXISTING SEWER LINE
W	EXISTING WATER LINE
	EXISTING POWER POLE
SEA	SEA, RIVER CORRIDOR
FEMA	FEMA
USGS	Q-CAP
404_1003	404_1003
	BURIED BANK STABILIZATION
	ABANDONED OIL WELL
	EXISTING OAK TREE DRIPLINE WITH RANGER AND (SIZE)

EX	EXISTING
FM	FORCE MAIN
HP	HIGH POINT
L	LENGTH
MIN	MINIMUM
PG	GRADE BREAK
PROP	PROPOSED
R	RADIUS
SF	SQUARE FOOT
SD	STORM DRAIN
SS	SANITARY SEWER
STD	STANDARD
R/W	RIGHT OF WAY
W1	WATER ZONE – 1
W2	WATER ZONE – 2
W3	WATER ZONE – 3
RW	RECLAIMED WATER
CLWA	CASTAIC LAKE WATER AGENCY
PVT	PRIVATE DRIVE
P & F	PRIVATE AND FUTURE STREET
REC	RECREATION
O.S.	OPEN SPACE
RUA	RESTRICTED USE AREA

FEET
100 50 0 100 200
1 1/2 0 1 2
INCHES

KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:
PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24600-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 280 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

No. 55639
Exp. 12-31-04
CIVIL
STATE OF CALIFORNIA

PSOMAS
2829 Townsgate Road, Suite 350
Westlake Village, CA 91361
(805) 278-9300 (805) 375-3768 (FAX)

MATTHEW G. HEIDEMAN R.C.E. NO. 55639 DATE

DESIGNED : MGH/TD
DRAFTED : TD
CHECKED : RD

OWNER/DEVELOPER :
NEWHALL LAND
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : COREY HARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

COUNTY CASE NO. _____

LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

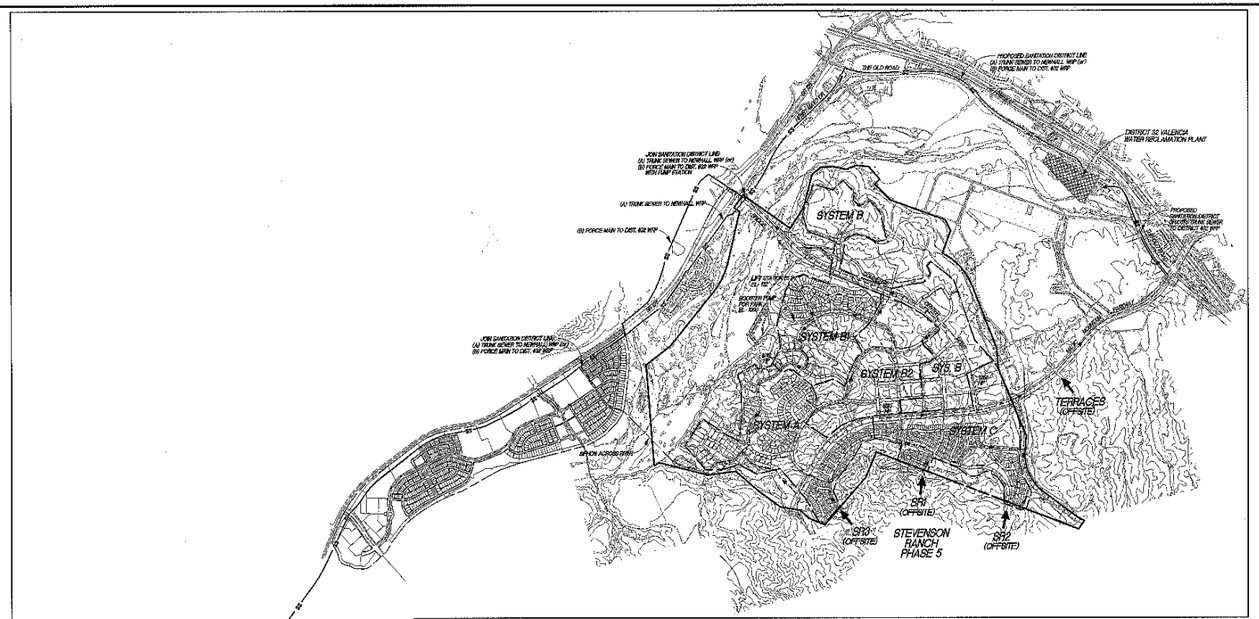
REV:
DATE: 11/15/04

PROJECT NO.
1NRD0120.00

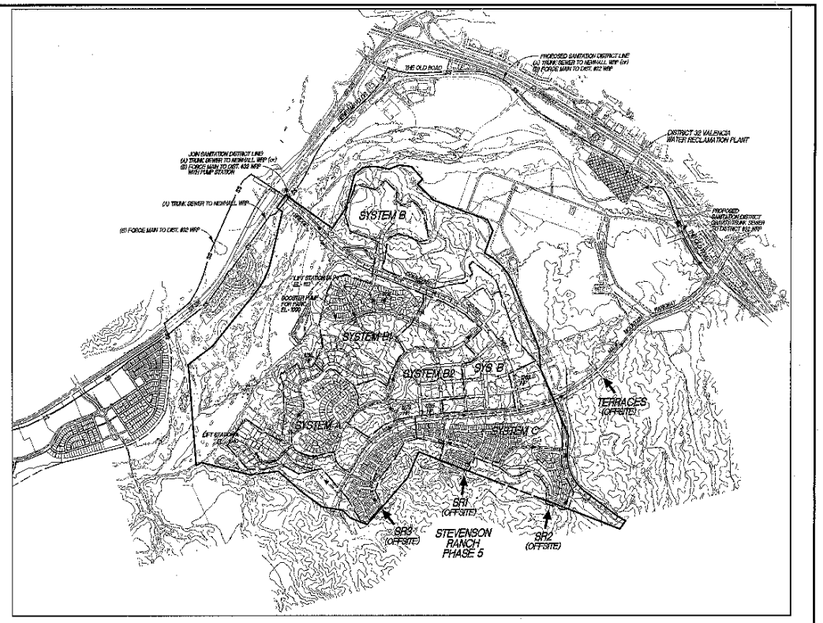
SHEET 8
OF 9

ME001-08.dwg

Plotted: 11/17/04 4:17:31 P:\Newhall\1NRD0120\Vesting\Grading\ME001-08.dwg 1:1



SEWER ALTERNATIVE 1
SHOWN ON TENTATIVE MAP
1"=1000'



SEWER ALTERNATIVE 2
WITHOUT SIPHON
ACROSS RIVER
1"=1000'

SEWER LIFT STATION SUMMARIES

Alternative 1

	Tributary	Dwelling	Commercial	School	Park	Rec Center
Lift Sta	Systems	Units	(SF)	(Each)	(Each)	(Each)
A	N/A	N/A	N/A	N/A	N/A	N/A
B	N/A	N/A	N/A	N/A	N/A	N/A
B1	B1	443	1,040,000	0	1	0
Siphon	A, B1, SR3	1,353	0	0	1	0

Alternative 2

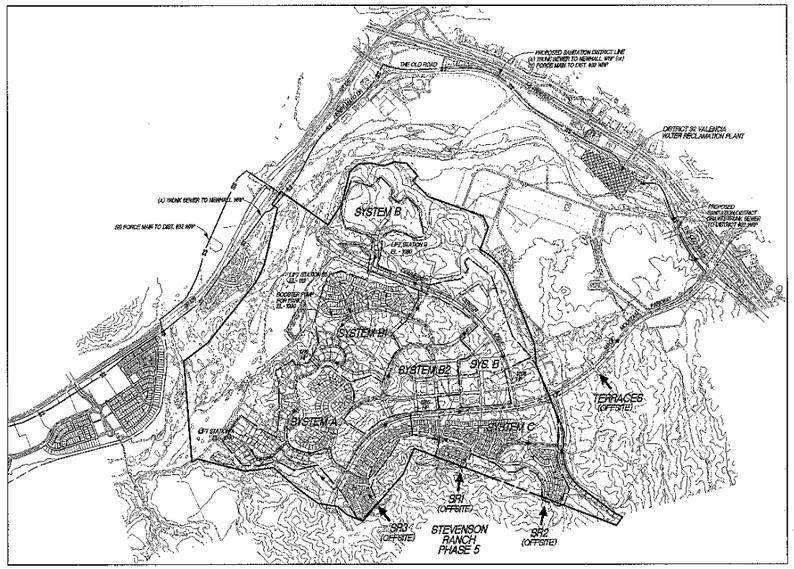
	Tributary	Dwelling	Commercial	School	Park	Rec Center
Lift Sta	Systems	Units	(SF)	(Each)	(Each)	(Each)
A	A, SR3	910	0	0	0	0
B	N/A	N/A	N/A	N/A	N/A	N/A
B1	B1	443	0	0	1	0
Siphon	N/A	N/A	N/A	N/A	N/A	N/A

Alternative 3

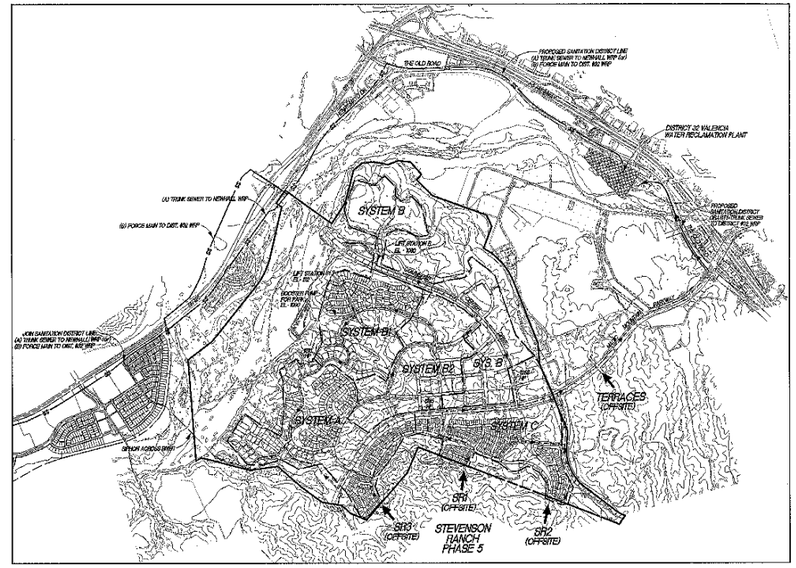
	Tributary	Dwelling	Commercial	School	Park	Rec Center
Lift Sta	Systems	Units	(SF)	(Each)	(Each)	(Each)
A	A, B1, SR3	1,353	0	0	1	0
B	B, B2	2,722	1,056,000	1	1	1
B1	B1	443	0	0	1	0
Siphon	N/A	N/A	N/A	N/A	N/A	N/A

Alternative 4

	Tributary	Dwelling	Commercial	School	Park	Rec Center
Lift Sta	Systems	Units	(SF)	(Each)	(Each)	(Each)
A	N/A	N/A	N/A	N/A	N/A	N/A
B	B	1,563	1,040,000	0	1	0
B1	B1, B2	2,692	16,000	1	1	1
Siphon	A, B1, B2, SR3	3,512	16,000	1	1	1



SEWER ALTERNATIVE 3
WITHOUT SIPHON AND BRIDGE
ACROSS RIVER
1"=1000'



SEWER ALTERNATIVE 4
WITHOUT BRIDGE
ACROSS RIVER
1"=1000'

LEGEND:

- GRAVITY SEWER MAIN
- SEWER FORCE MAIN
- SS OFF-SITE SEWER MAIN PER SEPARATE PROJECT
- SEWER SIPHON
- SEWER BOUNDARIES
- SEWER LIFT STATION
- HP HIGH POINT
- WRP WATER RECLAMATION PLANT

1000 500 0 1000 2000 FEET
1/2 0 1 2 INCHES

LEGAL DESCRIPTION:
PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24600-01, IN THE UNINCORPORATED TERRITORY OF THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 37 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

MATTHEW G. HIDEMAN R.C.E. NO. 58539 DATE

PSOMAS
3870 Auburn Boulevard, Suite 320
Sacramento, CA 95821
(916) 373-0000 (916) 775-2718 (FAX)

DESIGNED : MGH/TD
DRAFTED : TD
CHECKED : RB

OWNER/DEVELOPER :
NEWHALL LAND
23823 WEST VALENCIA BOULEVARD
VALENCIA, CALIFORNIA 91355
TELEPHONE: (661) 255-4000
REPRESENTATIVE : CASEY MARPOLE

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

COUNTY CASE NO. ____

LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES STATE OF CALIFORNIA

REV:
DATE: 11/15/04

PROJECT NO.
LNR00120.00

SHEET 9
OF 9

ME003-09.dwg

NOP Comment Letters

california water impact network

Mr. Daniel Fierros
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 W. Temple St. Room 1348
Los Angeles, CA 90012
PH: (213) 974-6461
FAX: (213) 217-5108

June 15, 2005

Re: The Mission Village Project, No. 04-181

Dear Mr. Fierros:

The California Water Impact Network (C-WIN) objects to the proposed Mission Village Project relying on a contested transfer of 41,000 acre feet (AF) of SWP allocation from the Kern County Water Agency to the Castaic Lake Water Agency (CLWA) as a reliable source of water supply as indicated in the SB610 Water Assessment Report. The analysis is inappropriately relying on the permanence of a non-final and highly contested transfer of 41,000 acre feet of SWP water from the Kern County Water Agency. This 41,000 acre foot transfer continues to be clouded by ongoing litigation and its very validity is one of the subjects of the forthcoming and very complex EIR known as "Monterey Plus", to be prepared by the state Department of Water Resources.

C-WIN is currently a plaintiff in several cases against CLWA opposing proposed transfers that depend on the 41,000 AF transfer mentioned above. Any transfer that is dependent on a water source that is not free and clear is not reliable. C-WIN hereby incorporates our January 1, 2004 objection letter to the CLWA on the Negative Declaration for a proposed 35,000 AF transfer for a Groundwater Banking Project that depends on this same 41,000 AF transfer and the C-WIN February 3, 2004 objection letter to the LA County Regional Planning Department on the proposed **West Creek Project #98-008 (2,545 units)** that depends on this same 41,000 AF transfer. We also incorporate our February 26, 2004 objection letter to the County of Los Angeles Regional Planning Department regarding the proposed **River Valley Project** No.00-196 **(1,444 units & 1.5 million square feet of mixed non-residential)** that also relies on this 41,000 acre foot transfer. Further, we incorporate our letter to the City of Santa Clarita on May 4, 2004 objecting to the **River Park Project**, Project No. 02-175 **(1,183 units)**, our letter of December 16, 2004 objecting to the **Northlake Project** No. 98-047 (specific plan of approximately **3,000 units**) and our letter of June 15, 2005 to the City of Santa Clarita opposing the **Synergy Project (946 units)** . All of these projects, depending upon this same questionable 41,000 AF water transfer, must be looked at cumulatively, not as individual projects depending on the same source of water. Urban Water Management Plans require that cumulative impacts must be assessed; cumulative impacts must be addressed here as well.

P.O. Box 5462, Santa Barbara, CA 93150, e-mail: caroleekrieger@cox.net, Phone: 805.969.0824, Fax 805.565.3394

The Mission Village Project, along with many other developments in California, is dependent on the analysis by DWR and its State Water Project Delivery Reliability Report, Final 2002. This Reliability Report has been seriously criticized for overstating actual available supply, questionable modeling and simulations, and lack of proper peer review. C-WIN hereby incorporates this Final Report, including all of the published comment letters in Appendix E. Please make a special note of those letters submitted by Senator Michael Machado, Robert Wilkinson, Arve Sjovold, Joan Wells, Dr. Peter Gleick and myself.

C-WIN also incorporates "A Strategic Review of CALSIM II and its Use for Water Planning, Management, and Operations in Central California" submitted by the California Bay Delta Authority Science Program Association of Bay Governments December 4, 2003. This document raises significant questions as to the reliability of DWR's Delivery Reliability Report.

Please reject the proposed Mission Village Project consisting of 5,331 units, 1,2999,000 million square feet of commercial/mixed uses, a new school, etc. on the grounds that the proposed water supply is inadequate and unsubstantiated at this time and cumulative impacts have not been assessed.

Please address all the above issues in the forthcoming Environmental Impact Report. If you are unable to obtain any of the above documents, please contact us and we will provide them.

Please send me any relevant documents that may come out in the future regarding this project.

C-WIN hereby incorporates all other comments by reference opposing the proposed Mission Village Project.

Sincerely,

Carolee K. Krieger

Carolee K. Krieger
President, C-WIN
808 Romero Canyon Road
Santa Barbara, CA 93108
PH: (805) 969-0824

CASTAIC LAKE WATER AGENCY

June 20, 2005

Dr. Hsiao-Ching Chen
Department of Regional Planning
County of Los Angeles
320 West Temple Street
Los Angeles, CA 90012

Dear Dr. Chen:

This responds to the Notice of Preparation of an Environmental Impact Report for the Mission Village Project, County Project No. 04-181. This project meets the threshold requirements of various sections of the California Water Code and Government Code, also known as "SB 610." Consequently, the Mission Village project will require a Water Supply Assessment ("WSA") pursuant to SB 610.

Valencia Water Company (VWC) has been identified as the retail purveyor for this project and is the entity that should prepare the WSA. CLWA and VWC have instituted several water conservation programs that should be incorporated into the planning for the project. In addition, the County may want to consider installing as part of this project recently developed low-water-use landscape technologies, such as ETo controllers (which utilize local weather data to control irrigation systems) and low-water use irrigation devices wherever possible.

If you have any questions, please contact Mary Lou Cotton, Water Resources Manager, or me at (661) 297-1600.

Sincerely,

Dan Masnada
General Manager

DAM/maw

6/30/2005

Mr. Daniel Fierros
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles CA 90012

RE: Scoping comments on the Notice of Preparation – "The Mission Village Project" (Part of the Newhall Ranch Specific Plan) County Project No. 04-181, Vesting Tentative Tract Map 061105, Oak Tree Permit No. ROAK200500032, Conditional Use Permit No. RCUP200500080, Conditional Use Permit No. RCUP200500081, Parking Permit No. RPK200500011, Modifications for Reduced Setbacks – Village Center Hillside Review

Dear Mr. Fierros,

The California Native Plant Society (CNPS) is a non-profit organization of more than 10,000 laypersons and professional botanists organized into 32 chapters throughout California. The mission of the California Native Plant Society is to increase understanding and appreciation of California's native plants and to conserve them and their natural habitats, through education, science, advocacy, horticulture and land stewardship. The CNPS has been very involved in Santa Clara River Valley plant issues for years. Based on our experience, we offer the following comments on the Notice of Preparation.

The CNPS requests that seasonal surveys be performed for sensitive plant species and vegetation communities under the direction and supervision of the County and/or resource agencies. Full disclosure of survey results to the public and other agencies without limitations imposed by the applicant must be implemented to assure full NEPA/CEQA compliance. Confidentiality agreements should not be allowed for the surveys in support of the proposed project. These surveys should follow CNPS and CDFG floristic survey guidelines and should be documented as recommended by CNPS and California Botanical Society policy guidelines. Attached are the most current CNPS floristic survey guidelines (Attachment 1) and the CNPS policy on documentation (Attachment 2). A full floral inventory of all species encountered needs to be documented.

The CNPS requests that the vegetation maps be at a large enough scale to be useful for evaluating the impacts. The 1"=9000 meter scale of the Vegetation Map in the Newhall Ranch Specific Plan and the undecipherable scale aerial photo with the proposed project imposed on it that was handed out at the scoping meeting make it impossible to identify the finer details of plant community locations on the project site. Vegetation/wetland habitat mapping should be at such a scale to provide an accurate accounting of wetland and adjacent habitat types that will be directly or indirectly affected by the permitted activities. A half-acre minimum mapping unit size is recommended, such as has been used for the Matilija Dam Removal project along the Ventura River. Habitat classification should follow both CNPS' *Manual of California Vegetation* and the modified version of Cowardin et al. (1979) developed by Ferren et al. (1996).

Rare Plants

The CNPS requests that a full analysis of the impacts to a suite of rare plant species be discussed, including but not limited to, the following species:

- *Chorizanthe parryi* var. *fernandina* (San Fernando Valley spineflower) CNPS list 1B, State-listed endangered and a Federal Candidate for listing. Locations of the San Fernando Valley Spineflower are documented from the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified and evaluated for the proposed impacts in compliance with the Endangered Species Acts and the California Environmental Quality Act (CEQA). Appropriate mitigation needs to be in addition to the settlement "reserve" that the County and Newhall Land and Farming have already agreed to for prior impacts to the species.
- *Dodecahema leptocerus* (Slender-horned spineflower) CNPS list 1B, State- and federally listed endangered. This species needs to be surveyed for, as potential habitat occurs on the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified. Evaluation of proposed impacts in compliance with the Endangered Species Acts and the CEQA and appropriate mitigation needs to be clearly stated.
- *Orcuttia californica* (California Orcutt grass) CNPS list 1B, State- and federally listed endangered. This species needs to be surveyed for, as potential habitat occurs on the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified. Evaluation of proposed impacts in compliance with the Endangered Species Acts and the CEQA and appropriate mitigation needs to be clearly stated.
- *Calochortus clavatus* var. *gracilis* (Slender mariposa lily) CNPS list 1B. This species needs to be surveyed for, because it is known to occur on the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified. Evaluation of proposed impacts in compliance with CEQA and appropriate mitigation needs to be clearly stated.
- *Calochortus plummerae* (Plummer's mariposa lily) CNPS list 1B. This species needs to be surveyed for, as potential habitat occurs on the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified. Evaluation of proposed impacts in compliance with CEQA and appropriate mitigation needs to be clearly stated.
- *Opuntia basilaris* var*. brachyclada* (Short-joint beavertail cactus) CNPS list 1B. This species needs to be surveyed for, as it is known to occur on the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified. Evaluation of proposed impacts in compliance with CEQA and appropriate mitigation needs to be clearly stated.
- *Helianthus nuttallii* ssp. *parishii* (Los Angeles sunflower) CNPS list 1B. This species needs to be surveyed for, because it is known to occur on the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified. Evaluation of proposed impacts in compliance with CEQA and appropriate mitigation needs to be clearly stated.

These may not be the only rare plant species that have potential to occur on the project site. Targeted species surveys need to include a complete floristic inventory of every species encountered in the project area, to detect unexpected rare species.

Another issue that the CNPS requests be addressed in the document is the impact of the proposed permitted activities on *locally rare species*. The preservation of regional and local scales of genetic diversity is very important to maintaining species. Therefore, we request that all species found at the edge of their ranges or that occur as disjunct locations be evaluated for impacts by the proposed permitted activities. While a list is not currently available for the project area, checking with local herbaria and knowledgeable botanists can focus a list of such species.

Rare Plant Communities

According to the State of California (CNDDB 2003), a suite of rare plant communities are also known from general project site. We request that current, agency-accepted plant community classifications be used to describe all of the rare and common plant communities. Additionally we requests that a full analysis of the impacts to plant communities be discussed. Adequate mitigation for any impact to these rare plant communities must be in compliance with CEQA. The plant communities may include:

- Southern Coast Live Oak Riparian Forest,
- Southern Cottonwood Willow Riparian Forest,
- Southern Riparian Scrub,
- Southern Willow Scrub,
- Mulefat Scrub, and Successional Mulefat Scrub
- Freshwater Marsh
- Alluvial Scrub, including Alluvial Scrub/Chaparral, Scalebroom Scrub and Riverwash
- Arrowweed Scrub,
- Cottonwood/Oak Woodland
- Southern Willow Riparian Woodland,
- Mesic meadows/alkali meadows
- Ponds,
- Valley Freshwater Marsh
- Valley Oak Woodland and Savannahs
- California Walnut Woodland, and
- Mainland Cherry/Coast Live Oak
- Coastal Sage Scrub
- Great Basin Scrub,
- Native Grasslands,
- Non-native Grasslands, and
- Chaparral

Many of these rare plant communities directly depend on mesic sites and drainages. In southern California, these communities are regionally rare due to our arid climate. That fact coupled with the removal of these regionally rare communities for flood control and other structures, which are similar or identical to those proposed in this application has further endangered many of these communities or significantly compromise their ecological functioning. Fifteen year ago, Bowler (1989) documented that over 98% of the wetlands in southern California have been extirpated. Undoubtedly more have disappeared in the last fifteen years, but more current studies are not available. The CNPS requests that cumulative impacts be thoroughly documented and analyzed in these documents.

If any type of restoration is proposed as part of the project, the CNPS requests the analysis of economic advantages of conserving natural vegetation communities versus restoring them be included in the document. Restoration biology has shown that “restored” habitats never support the diversity of species as undisturbed habitats (Longcore et al. 1997). Therefore, the benefits of maintaining current communities and

habitat compared to their destruction and “restoration” needs to be addressed and justified.

The CNPS requests that fire clearance/fuel modification management practices be clearly identified, and the effects of these activities be included as part of the environmental impact, as they are clearly part of the project’s future and ongoing impacts. The impacts from vegetation management for fire (clearance, maintenance, fuel modification, etc) must then be adequately mitigated in compliance with CEQA. The proposed project will likely be situated in plant communities that require periodic, infrequent fire to persist. While periodic fire is not an integral part of riparian vegetation, the proposed project will allow development that will need to be protected from fire. Therefore, “brush-clearance” will occur at the interface between development and any “natural” spaces. The CNPS requests that all fuel modification zones occur as part of the “development footprint” and not infringe upon the “open” space, and that management practices for fire and the impacts to native vegetation as a result of those management practices be addressed in this document.

The CNPS requests that the impacts to species and ecosystems from invasive exotics species be identified and analyzed for impacts. Many of these species invade disturbed areas, and then spread into wildlands. Fragmentation of intact, ecologically functioning communities further aides the spread and degradation of plant communities (Bossard et al 2000). Additionally, landscaping with exotic species is often the vector for introducing invasive exotics into adjacent habitats. Invading landscape species displace native vegetation, degrade functioning ecosystems, provide little/no habitat for native animals, and increase fire danger and carrying capacity. All of these factors for wildland weeds are present in the proposed action, and their affect must be evaluated and mitigated in the EIR.

The CNPS requests the need and justification for the removal of 219 oak trees, and the inclusion of 12 more that are “off-site”. If these trees cannot be avoided, we request that appropriate mitigation is proposed, including success criteria that will actually assure the persistence of on-site oaks as well as any replants.

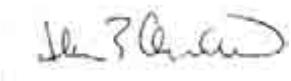
We generally oppose any CUP that impacts SEA 23. The Santa Clara River is the last significant natural river that retains its ecological functioning integrity in Los Angles County. Impacts to its hydrological regime will significantly and detrimentally impact many of its native plant communities and therefore the wildlife that it sustains. While thoughtful mitigation for impacts to wetland communities is achievable, unfortunately the most recent data suggest that in southern California, 96% of wetland mitigation sites exhibit suboptimal to poor conditions (Ambrose and Lee 2004). Therefore, we request that wetland impact be avoided not only to the Santa Clara River, but to its tributaries and other mesic areas. If they cannot be avoided, the impacts must be clearly identified. Then, a complete revegetation plan needs to be included as part of the mitigation, with clear, achievable success criteria. We generally do not support impermeable areas in any of the rivers or tributaries, because it decreases the area for native riparian vegetation to occupy, and effectively results in a loss of naturally functioning wetlands.

The CNPS requests if parking areas need to be constructed, then they be constructed with permeable materials to allow for water infiltration to sustain native plant communities in the watershed. We also support a much reduced road size, which reduces construction costs, increases traffic “calming”, decreases the footprint of the

proposed project and increases the potential for natural space conservation and retention of native flora.

Thank you for the opportunity to submit these comments. If you have any questions, please feel free to contact me at (323) 654-5943.

Sincerely,



Ileene Anderson
Senior Botanist/Southern California
California Native Plant Society

cc: David Chipping, Conservation Director, CNPS
California Department of Fish and Game
US Fish and Wildlife Service

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CNPS Botanical Survey Guidelines

CALIFORNIA NATIVE PLANT SOCIETY
December 9, 1983
Revised June 2, 2001

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how surveys should be conducted, and what information should be contained in the survey report. The California Native Plant Society recommends that lead agencies not accept the results of surveys unless they are conducted and reported according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all botanical resources, including special status plants (rare, threatened, and endangered plants) and plant (vegetation) communities. Special status plants are not limited to those that have been listed by state and federal agencies but include any plants that, based on all available data, can be shown to be rare, threatened, or endangered under the following definitions:

   > A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.[1]

   Rare plant (vegetation) communities are those communities that are of highly limited distribution. These communities may or may not contain special status plants. The most current version of the California Natural Diversity Database's *List of California Terrestrial Natural Communities*[2] should be used as a guide to the names and status of communities.

   Consistent with the California Native Plant Society's goal of preserving plant biodiversity on a regional and local scale, and with California Environmental Quality Act environmental impact assessment criteria[3], surveys should also assess impacts to locally significant plants. Both plants and plant communities can be considered significant if their local occurrence is on the outer limits of known distribution, a range extension, a rediscovery, or rare or uncommon in a local context (such as within a county or region). Lead agencies should address impacts to these locally unique botanical resources regardless of their status elsewhere in the state.

2. Botanical surveys must be conducted to determine if, or to the extent that, special status or locally significant plants and plant communities will be affected by a proposed project when any natural vegetation occurs on the site and the project has the potential for direct or indirect effects on vegetation.

3. Those conducting botanical surveys must possess the following qualifications:
   a. Experience conducting floristic field surveys;
   b. Knowledge of plant taxonomy and plant community ecology and classification;
   c. Familiarity with the plants of the area, including special status and locally significant plants;

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[1] California Environmental Quality Act Guidelines, §15065 and §15380.
[2] List of California Terrestrial Natural Communities. California Department of Fish and Game Natural Diversity Database. Sacramento, CA.
[3] California Environmental Quality Act Guidelines, Appendix G (Initial Study Environmental Checklist).

d. Familiarity with the appropriate state and federal statutes related to plants and plant collecting; and,
e. Experience with analyzing impacts of a project on native plants and communities.

4. Botanical surveys should be conducted in a manner that will locate any special status or locally significant plants or plant communities that may be present. Specifically, botanical surveys should be:

   a. Conducted in the field at the proper times of year when special status and locally significant plants are both evident and identifiable. When special status plants are known to occur in the type(s) of habitat present in the project area, nearby accessible occurrences of the plants (reference sites) should be observed to determine that the plants are identifiable at the time of survey.

   b. Floristic in nature. A floristic survey requires that every plant observed be identified to species, subspecies, or variety as applicable. In order to properly characterize the site, a complete list of plants observed on the site shall be included in every botanical survey report. In addition, a sufficient number of visits spaced throughout the growing season is necessary to prepare an accurate inventory of all plants that exist on the site. The number of visits and the timing between visits must be determined by geographic location, the plant communities present, and the weather patterns of the year(s) in which the surveys are conducted.

   c. Conducted in a manner that is consistent with conservation ethics and accepted plant collection and documentation techniques[4,5]. Collections (voucher specimens) of special status and locally significant plants should be made, unless such actions would jeopardize the continued existence of the population. A single sheet should be collected and deposited at a recognized public herbarium for future reference. All collections shall be made in accordance with applicable state and federal permit requirements. Photography may be used to document plant identification only when the population cannot withstand collection of voucher specimens.

   d. Conducted using systematic field techniques in all habitats of the site to ensure a thorough coverage of potential impact areas. All habitats within the project site must be surveyed thoroughly in order to properly inventory and document the plants present. The level of effort required per given area and habitat is dependent upon the vegetation and its overall diversity and structural complexity.

   e. Well documented. When a special status plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form, accompanied by a copy of the appropriate portion of a 7.5-minute topographic map with the occurrence mapped, shall be completed, included within the survey report, and separately submitted to the California Natural Diversity Database. Population boundaries should be mapped as accurately as possible. The number of individuals in each population should be counted or estimated, as appropriate.

5. Complete reports of botanical surveys shall be included with all environmental assessment documents, including Negative Declarations and Mitigated Negative Declarations, Timber Harvesting Plans, Environmental Impact Reports, and Environmental Impact Statements. Survey reports shall contain the following information:

   a. Project location and description, including:

[4] Collecting Guidelines and Documentation Techniques. California Native Plant Society Policy (adopted March 4, 1995).
[5] Ferren, W.R., Jr., D.L. Magney, and T.A. Sholars. 1995. The Future of California Floristics and Systematics: Collecting Guidelines and Documentation Techniques. *Madroño* 42(2):197-210.

1) A detailed map of the location and footprint of the proposed project.
2) A detailed description of the proposed project, including one-time activities and ongoing activities that may affect botanical resources.
3) A description of the general biological setting of the project area.

b. Methods, including:
   1) Survey methods for each of the habitats present, and rationale for the methods used.
   2) Description of reference site(s) visited and phenological development of the target special status plants, with an assessment of any conditions differing from the project site that may affect their identification.
   3) Dates of surveys and rationale for timing and intervals; names of personnel conducting the surveys; and total hours spent in the field for each surveyor on each date.
   4) Location of deposited voucher specimens and herbaria visited.

c. Results, including:
   1) A description and map of the vegetation communities on the project site. The current standard for vegetation classification, *A Manual of California Vegetation*[6], should be used as a basis for the habitat descriptions and the vegetation map. If another vegetation classification system is used, the report must reference the system and provide the reason for its use.
   2) A description of the phenology of each of the plant communities at the time of each survey date.
   3) A list of all plants observed on the project site using accepted scientific nomenclature, along with any special status designation. The reference(s) used for scientific nomenclature shall be cited.
   4) Written description and detailed map(s) showing the location of each special status or locally significant plant found, the size of each population, and method used to estimate or census the population.
   5) Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms and accompanying maps.

d. Discussion, including:
   1) Any factors that may have affected the results of the surveys (*e.g.*, drought, human disturbance, recent fire).
   2) Discussion of any special local or range-wide significance of any plant population or community on the site.
   3) An assessment of potential impacts. This shall include a map showing the distribution of special status and locally significant plants and communities on the site in relation to the proposed activities. Direct, indirect, and cumulative impacts to the plants and communities shall be discussed.
   4) Recommended measures to avoid and/or minimize direct, indirect, and cumulative impacts.

e. References cited and persons contacted.

f. Qualifications of field personnel including any special experience with the habitats and special status plants present on the site.

[6] Sawyer, J.O. and T. Keeler-Wolf. 1995. *A Manual of California Vegetation*. California Native Plant Society. Sacramento, CA. 471 pp.

COLLECTING GUIDELINES AND DOCUMENTATION TECHNIQUES - CNPS POLICY
Adopted 4 March 1995

Problem Statement: *Little or no botanical data are being gathered or supported by voucher collections on California's flora while more and more of California's botanical heritage is being lost to urban and agricultural development*

Policy

The California Native Plant Society recommends that voucher specimens be collected and stored appropriately to document floristic data included in environmental review projects and scientific studies, and that scientific documentation methods and needs should be included in academic curricula, as outlined in the following 14 recommendations.

Recommendation 1: Environmental review projects (e.g., environmental impact reports [EIRs] and statements [EISs], environmental assessments [EAs], initial studies and negative declarations, natural environmental studies) that are conducted in the State of California and that include botanical field observations should also include voucher specimens, and/or photographic documentation consistent with existing standards, deposited in one or more herbaria listed in *Index Herbariorum, Ed. 8* (Holmgren et al. 1990) or subsequent editions.

Recommendation 2: The thoroughness of documentation for a particular project should be commensurate to the importance of the study, but in any case should include collection of voucher specimens for target species studies and noteworthy botanical observations (e.g., range extensions; state and county records; rediscoveries).

Recommendation 3: Clients (e.g., private or public permit applicants) for whom environmental studies are conducted should be held financially responsible for the collection, identification, and curation of botanical vouchers; otherwise, there is little chance that documentation will improve.

Recommendation 4: Collection of botanical vouchers and the deposition of them in formal herbaria should be a requirement of the CEQA and NEPA processes. CNPS recommends that the responsible agencies and legislative bodies undertake a review of state and federal legislation and make appropriate amendments that will result in the collection and preparation of botanical vouchers becoming a formal part of the environmental review process.

Recommendation 5: Preparation of botanical voucher specimens should be encouraged as an important part of the scientific process. Institutions and departments that support herbaria should develop policies regarding the deposition of vouchers by students, staff, and faculty. Support for herbaria should come not only from the host institution or department, but also from the users who deposit specimens. Agencies or corporations that fund research should be made aware of the importance of voucher specimens and should request that the preparation and curation of vouchers be included as a regular part of proposals and budgets.

Recommendation 6: Academic institutions should include in their curricula opportunities to expose students to the importance of scientific documentation and the need to prepare and preserve botanical and other biological voucher specimens. There is an urgent need to educate students in the importance and functions of systematics collections, whether these students anticipate a future in academic or applied science or want to be well-rounded citizens with understanding of experimental processes or California's natural resources.

Recommendation 7: Herbarium specimen collectors and label preparers should take every opportunity to include a wide range of hierarchical geographic and habitat data on specimen labels, consistent with

existing standards, that will increase the usefulness of specimens and will make access to the information possible through computerization of label data.

Recommendation 8: One category of hierarchical data associated with herbarium specimens should be that which (1) identifies the project for which the specimen serves as a voucher, (2) lists the client, agency, and/or institution associated with the project, and (3) names the report in which the specimen is cited.

Recommendation 9: Investigate the feasibility of integrating voucher specimen label data with computerization efforts such as the Specimen Management System for California Herbaria (SMASCH) to provide mechanisms for biogeographical and floristic studies.

Recommendation 10: CNPS recommends that the Association of California Herbaria (ACH) should take an active role in organizing support for and preservation of California's herbaria.

Recommendation 11: The Association of California Herbaria, CNPS, and CBS should coordinate their activities toward (1) preservation of California's botanical heritage; (2) long-term support for California's botanical education and documentation centers; and (3) improved documentation of California's botanical resources through implementation of statewide policies regarding the collection, preparation, and curation of voucher specimens for academic and applied environmental and experimental botanical studies.

Recommendation 12: Local, state, and federal agencies should strengthen and expand (1) their requirements for documentation of environmental reports, particularly the requirement for voucher specimens; and (2) their relationship with academic institutions and organizations (e.g., ACH, CNPS, CBS) to assist with the professional documentation of environmental work and with the education of future agency staff and consultants; and (3) their support for herbaria that house voucher specimens, which document the botanical resources of public lands and which document the disclosures in reports required by the CEQA and NEPA processes.

Recommendation 13: Regulatory agencies and other responsible parties should consider developing a formal inter-relationship between (1) agencies or their consultants and (2) academic institutions or museums, whereby the institutions would provide for fee the botanical documentation portion of environmental reviews. Such an arrangement would reduce or eliminate any burden public agencies or private corporations might anticipate collecting and curating botanical voucher specimens, while insuring the collection and preservation of important specimens.

Recommendation 14: The academic institutions of California with botany programs and herbaria should continue and expand support for those programs and herbaria. The documentation and preservation of California's botanical heritage and the future of botanical research depend upon the education of scientists, resource managers, planners, and consultants who have strong backgrounds in professional botanical training.

Background

At the workshop entitled "The Future of California Floristics and Systematics: Collecting Guidelines and Documentation Techniques" at the Jepson Symposium convened on 4 June 1994, 14 findings and recommendations were approved by the workshop participants (51 in attendance) covering four major areas of concern: (1) documentation of environmental analyses with herbarium voucher specimens, (2) documentation of experimental research with herbarium voucher specimens; (3) presentation of hierarchical data on specimen labels; and (4) what will the future hold for documentation of California's botanical heritage?

To remedy this lack of data collection and providing substantive supporting evidence, the California Native Plant Society (CNPS) Board of Directors adopts the recommendations of the workshop. CNPS actively encourages that data collection methods be improved as recommended in order to protect California's botanical heritage. The full text of the workshop proceedings is published by the California Botanical Society (CBS) in *Madrono* 42(2).

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Metro

May 25, 2005

Mr. Daniel Fierros
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 W. Temple St., Room 1348
Los Angeles, CA 90012

Dear Mr. Fierros:

Thank you for the opportunity to comment on the Notice of Preparation (NOP) for the "Mission Village Project." This letter conveys recommendations from the Los Angeles County Metropolitan Transportation Authority (Metro) concerning issues that are germane to our agency's statutory responsibilities in relation to the proposed project.

A Traffic Impact Analysis (TIA), with both highway and freeway, and transit components, is required under the State of California Congestion Management Program (CMP) statute. The CMP TIA Guidelines are published in the "2004 Congestion Management Program for Los Angeles County", Appendix B. The geographic area examined in the TIA must include the following, at a minimum:

1. All CMP arterial monitoring intersections, including monitored freeway on/off-ramp intersections, where the proposed project will add 50 or more trips during either the a.m. or p.m. weekday peak hour (of adjacent street traffic); and
2. Mainline freeway-monitoring locations where the project will add 150 or more trips, in either direction, during either the a.m. or p.m. weekday peak hour.

Among the required steps for the analysis of development-related impacts to transit are:

1. Evidence that in addition to Metro, all affected municipal transit operators received the NOP for the Draft EIR;
2. A summary of the existing transit services in the area;
3. Estimated project trip generation and mode assignment for both morning and evening peak periods;
4. Documentation on the assumptions/analyses used to determine the number of percentage of trips assigned to transit;

5. Information on facilities and/or programs that will be incorporated into the development plan that will encourage public transit usage and transportation demand management (TDM) policies and programs; and
6. An analysis of the expected project impacts on current and future transit services along with proposed project mitigation.

Metro looks forward to reviewing the Draft EIR. If you have any questions regarding this response, contact me at 213-922-6908 or by email at chapmans@metro.net. Please send the Draft EIR to the following address:

Metro CEQA Review Coordination
One Gateway Plaza MS 99-23-2
Los Angeles, CA 90012-2952
Attn: Susan Chapman

Sincerely,

Susan F. Chapman
Program Manager, Long Range Planning

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22 June 2005

Mr. Daniel Fierros
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 W. Temple St., Room 1348
Los Angeles, CA 90012

RE: **Comments on the Notice of Preparation of a Draft Environmental Report for the Mission Village Project**
SCAG No. I20050345

Dear Mr. Fierros:

Thank you for submitting the Notice of Preparation of a Draft Environmental Report for the Mission Village Project to SCAG for review and comment. As areawide clearinghouse for regionally significant projects, SCAG reviews the consistency of local plans, projects, and programs with regional plans. This activity is based on SCAG's responsibilities as a regional planning organization pursuant to state and federal laws and regulations. Guidance provided by these reviews is intended to assist local agencies and project sponsors to take actions that contribute to the attainment of regional goals and policies.

We have reviewed the Notice and have determined that the proposed Project is regionally significant per California Environmental Quality Act (CEQA) Guidelines (Section 15206). The project proposes more than 500 housing units and more than 500,000sf of commercial space. CEQA requires that EIRs discuss any inconsistencies between the proposed project and the applicable general plans and regional plans (Section 15125 [d]). If there are inconsistencies, an explanation and rationalization for such inconsistencies should be provided.

Policies of SCAG's Regional Comprehensive Plan and Guide, Regional Transportation Plan, and Compass Growth Vision that may be applicable to your project are outlined in the attachment. We expect the EIR to specifically cite the appropriate SCAG policies and address the manner in which the Project is consistent with applicable core policies or supportive of applicable ancillary policies. Please use our policy numbers to refer to them in your EIR. Also, we would encourage you to use a side-by-side comparison of SCAG policies with a discussion of the consistency or support of the policy with the Proposed Project.

SCAG's Compass Growth Vision, adopted in 2004, outlines a future for the region that includes the creation of sustainable, walkable communities that balance a mix of housing with employment opportunities. We are interested in the possibilities in this part of the Newhall Ranch and hope the Mission Village Project will help achieve many these principles. For a clearer understanding of the intent of and possibilities with Compass, please consult the Compass Growth Vision in addition to the guidance offered in this letter. Please provide a minimum of 45 days for SCAG to review the EIR when this document is available. If you have any questions regarding the attached comments, please contact me at (213) 236-1851. Thank you.

Sincerely,

Brian Wallace
Associate Regional Planner
Intergovernmental Review

DOCS# 111597v1

COMMENTS ON THE NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MISSION VILLAGE PROJECT SCAG NO. I20050345

PROJECT DESCRIPTION

The proposed Project would consist of five distinct "villages" within the Newhall Ranch Specific Plan area. The project proposes a total of 5,331 residential units, 1,299,000sf of commercial/mixed uses, an elementary school, parks, public and private recreational facilities, trails, and other road improvements.

CONSISTENCY WITH REGIONAL COMPREHENSIVE PLAN AND GUIDE POLICIES

The **Growth Management Chapter (GMC)** of the Regional Comprehensive Plan and Guide (RCPG) contains the following policies that are particularly applicable and should be addressed in the Draft EIR for the West Gateway Redevelopment Project.

3.01 *The population, housing, and jobs forecasts, which are adopted by SCAG's Regional Council and that reflect local plans and policies, shall be used by SCAG in all phases of implementation and review.*

Regional Growth Forecasts

The DEIR should reflect the most current SCAG forecasts, which are the 2004 RTP (April 2004) Population, Household and Employment forecasts. The forecasts for your region and subregion are as follows:

Adopted SCAG Regionwide Forecasts	2005	2010	2015	2020	2025
Population	19,967,835	21,294,093	22,561,643	23,781,797	24,935,979
Households	6,260,842	6,758,353	7,259,762	7,773,287	8,281,758
Employment	8,368,607	9,456,903	10,038,316	10,614,346	11,171,537

Adopted *NLAC* (subregion) Forecasts	2005	2010	2015	2020	2025
Population	614,502	735,262	852,964	967,387	1,076,013
Households	181,825	221,538	256,966	292,658	327,745
Employment	182,284	215,955	235,070	253,417	270,409

*** The 2004 RTP growth forecast at the regional, county and subregional level was adopted by RC in April, 2004. City totals are the sum of small area data and should be used for advisory purposes only.**

3.03 The timing, financing, and location of public facilities, utility systems, and transportation systems shall be used by SCAG to implement the region's growth policies.

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL STANDARD OF LIVING

The Growth Management goals to develop urban forms that enable individuals to spend less income on housing cost, that minimize public and private development costs, and that enable firms to be more competitive, strengthen the regional strategic goal to stimulate the regional economy. The evaluation of the proposed project in relation to the following policies would be intended to guide efforts toward achievement of such goals and does not infer regional interference with local land use powers.

3.04 Encourage local jurisdictions' efforts to achieve a balance between the types of jobs they seek to attract and housing prices.

3.05 Encourage patterns of urban development and land use, which reduce costs on infrastructure construction and make better use of existing facilities.

3.09 Support local jurisdictions' efforts to minimize the cost of infrastructure and public service delivery, and efforts to seek new sources of funding for development and the provision of services.

3.10 Support local jurisdictions' actions to minimize red tape and expedite the permitting process to maintain economic vitality and competitiveness.

GMC POLICIES RELATED TO THE RCPG GOAL TO IMPROVE THE REGIONAL QUALITY OF LIFE

The Growth Management goals to attain mobility and clean air goals and to develop urban forms that enhance quality of life, that accommodate a diversity of life styles, that preserve open space and natural resources, and that are aesthetically pleasing and preserve the character of communities, enhance the regional strategic goal of maintaining the regional quality of life. The evaluation of the proposed project in relation to the following policies would be intended to provide direction for plan implementation, and does not allude to regional mandates.

3.12 Encourage existing or proposed local jurisdictions' programs aimed at designing land uses which encourage the use of transit and thus reduce the need for roadway expansion, reduce the number of auto trips and vehicle miles traveled, and create opportunities for residents to walk and bike.

3.13 Encourage local jurisdictions' plans that maximize the use of existing urbanized areas accessible to transit through infill and development.

3.14 Support local plans to increase density of future development located at strategic points along the regional commuter rail, transit systems, and activity centers.

3.15 *Support local jurisdictions' strategies to establish mixed-use clusters and other transit-oriented developments around transit stations and along transit corridors.*

3.22 *Discourage development, or encourage the use of special design requirements, in areas with steep slopes, high fire, flood, and seismic hazards.*

3.23 *Encourage mitigation measures that reduce noise in certain locations, measures aimed at preservation of biological and ecological resources, measures that would reduce exposure to seismic hazards, minimize earthquake damage, and to develop emergency response and recovery plans.*

GMC POLICIES RELATED TO THE RCPG GOAL TO PROVIDE SOCIAL, POLITICAL, AND CULTURAL EQUITY

The Growth Management Goal to develop urban forms that avoid economic and social polarization promotes the regional strategic goal of minimizing social and geographic disparities and of reaching equity among all segments of society. The evaluation of the proposed project in relation to the policy stated below is intended guide direction for the accomplishment of this goal, and does not infer regional mandates and interference with local land use powers.

3.24 *Encourage efforts of local jurisdictions in the implementation of programs that increase the supply and quality of housing and provide affordable housing as evaluated in the Regional Housing Needs Assessment.*

3.27 *Support local jurisdictions and other service providers in their efforts to develop sustainable communities and provide, equally to all members of society, accessible and effective services such as: public education, housing, health care, social services, recreational facilities, law enforcement, and fire protection.*

REGIONAL TRANSPORTATION PLAN

The **2004 Regional Transportation Plan (RTP)** also has goals and policies that are pertinent to this proposed project. This RTP links the goal of sustaining mobility with the goals of fostering economic development, enhancing the environment, reducing energy consumption, promoting transportation-friendly development patterns, and encouraging fair and equitable access to residents affected by socio-economic, geographic and commercial limitations. The RTP continues to support all applicable federal and state laws in implementing the proposed project. Among the relevant goals and policies of the RTP are the following:

Regional Transportation Plan Goals
- Maximize mobility and accessibility for all people and goods in the region.
- Ensure travel safety and reliability for all people and goods in the region.
- Preserve and ensure a sustainable regional transportation system.
- Maximize the productivity of our transportation system.
- Protect the environment, improve air quality and promote energy efficiency.
- Encourage land use and growth patterns that complement our transportation investments.

Regional Transportation Plan Policies
- Transportation investments shall be based on SCAG's adopted Regional Performance Indicators.

Performance Indicator	Performance Measures	Definition	Performance Outcome
Mobility	• Average Daily Speed • Average Daily Delay	Speed-experienced by travelers regardless of mode. Delay-excess travel time resulting from the difference between a reference speed and actual speed. Total daily delay and daily delay per capita are indicators used.	10% Improvement 40% Improvement
Accessibility	• Percent PM peak work trips within 45 minutes of home • Distribution of work trip travel times		Auto 90% Transit 37% Auto 8% Improvement Transit 8% Improvement
Reliability	• Percent variation in travel time	Day-to-day change in travel times experienced by travelers. Variability results from accidents, weather, road closures, system problems and other non-recurrent conditions.	10% Improvement
Safety	• Accident Rates	Measured in accidents per million vehicle miles by mode.	0.3% Improvement
Performance Indicator	**Performance Measures**	**Definition**	**Performance Outcome**
Cost Effectiveness	• Benefit-to-Cost (B/C) Ratio	Ratio of benefits of RTP investments to the associated investments costs.	$3.08
Productivity	• Percent capability utilized during peak conditions	Transportation infrastructure capacity and services provided. • Roadway Capacity - vehicles per hour per lane by type of facility. • Transit Capacity – seating capacity utilized by mode	20% Improvement at known bottlenecks N/A
Sustainability	• Total cost per capita to sustain current system performance	Focus in on overall performance, including infrastructure condition Preservation measure is a sub-set of sustainability.	$20 per capita, primarily in preservation costs
Preservation	• Maintenance cost per capita to preserve system at base year conditions	Focus is on infrastructure condition. Sub-set of sustainability.	Maintain current conditions
Environmental	• Emissions generated by travel	Measured/forecast emissions include CO, NOX, PM10, SOX and VOC. CO2 as secondary measure to reflect greenhouse emissions.	Meets conformity requirements
Environmental Justice	• Expenditures by quintile and ethnicity	Proportionate share of expenditures in the 2004 RTP by each quintile.	No disproportionate impact to any group or quintile

	• Benefit vs. burden by quintiles	Proportionate share of benefits to each quintile ethnicity. Proportionate share of additional airport noise by ethnic group.	

- Ensuring safety, adequate maintenance, and efficiency of operations on the existing multi-modal transportation system will be RTP priorities and will be balanced against the need for system expansion investments.

- RTP land use and growth strategies that differ from currently expected trends will require a collaborative implementation program that identifies required actions and policies by all affected agencies and sub-regions.

- HOV gap closures that significantly increase transit and rideshare usage will be supported and encouraged, subject to Policy #1.

AIR QUALITY CHAPTER CORE ACTIONS

The **Air Quality Chapter** core actions related to the proposed project includes:

5.07 *Determine specific programs and associated actions needed (e.g., indirect source rules, enhanced use of telecommunications, provision of community based shuttle services, provision of demand management based programs, or vehicle-miles-traveled/emission fees) so that options to command and control regulations can be assessed.*

5.11 *Through the environmental document review process, ensure that plans at all levels of government (regional, air basin, county, subregional and local) consider air quality, land use, transportation and economic relationships to ensure consistency and minimize conflicts.*

OPEN SPACE CHAPTER ANCILLARY GOALS

Public Health and Safety

9.04 *Maintain open space for adequate protection of lives and properties against natural and man-made hazards.*

Resource Production

9.07 *Maintain adequate viable resource production lands, particularly lands devoted to commercial agriculture and mining operations.*

Resource Protection

9.08 *Develop well-managed viable ecosystems or known habitats of rare, threatened and endangered species, including wetlands.*

WATER QUALITY CHAPTER RECOMMENDATIONS AND POLICY OPTIONS

The **Water Quality Chapter** core recommendations and policy options relate to the two water quality goals: to restore and maintain the chemical, physical and biological integrity of the nation's water; and, to achieve and maintain water quality objectives that are necessary to protect all beneficial uses of all waters.

11.07 Encourage water reclamation throughout the region where it is cost-effective, feasible, and appropriate to reduce reliance on imported water and wastewater discharges. Current administrative impediments to increased use of wastewater should be addressed.

GROWTH VISIONING

The fundamental goal of the Compass Growth Visioning effort is to make the SCAG region a better place to live, work and play for all residents regardless of race, ethnicity or income class. Thus, decisions regarding growth, transportation, land use, and economic development should be made to promote and **sustain** for future generations the region's **mobility**, **livability** and **prosperity**. The following "Regional Growth Principles" are proposed to provide a framework for local and regional decision making that improves the quality of life for all SCAG residents. Each principle is followed by a specific set of strategies intended to achieve this goal.

Principle 1: Improve **mobility** for all residents

- Encourage transportation investments and land use decisions that are mutually supportive.
- Locate new housing near existing jobs and new jobs near existing housing.
- Encourage transit-oriented development.
- Promote a variety of travel choices

Principle 2: Foster **livability** in all communities

- Promote infill development and redevelopment to revitalize existing communities.
- Promote developments, which provide a mix of uses.
- Promote "people scaled," walkable communities.
- Support the preservation of stable, single-family neighborhoods.

Principle 3: Enable **prosperity** for all people

- Provide, in each community, a variety of housing types to meet the housing needs of all income levels.
- Support educational opportunities that promote balanced growth.
- Ensure environmental justice regardless of race, ethnicity or income class.
- Support local and state fiscal policies that encourage balanced growth
- Encourage civic engagement.

Principle 4: Promote **sustainability** for future generations

- Preserve rural, agricultural, recreational and environmentally sensitive areas.
- Focus development in urban centers and existing cities.
- Develop strategies to accommodate growth that uses resources efficiently, eliminate pollution and significantly reduce waste.
- Utilize "green" development techniques.

CONCLUSIONS

All feasible measures needed to mitigate any potentially negative regional impacts associated with the proposed project should be implemented and monitored, as required by CEQA.

SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS

Roles and Authorities

THE SOUTHERN CALIFORNIA ASSOCIATION OF GOVERNMENTS (SCAG) is a ***Joint Powers Agency*** established under California Government Code Section 6502 et seq. Under federal and state law, SCAG is designated as a Council of Governments (COG), a Regional Transportation Planning Agency (RTPA), and a Metropolitan Planning Organization (MPO). SCAG's mandated roles and responsibilities include the following:

SCAG is designated by the federal government as the Region's ***Metropolitan Planning Organization*** and mandated to maintain a continuing, cooperative, and comprehensive transportation planning process resulting in a Regional Transportation Plan and a Regional Transportation Improvement Program pursuant to 23 U.S.C. '134, 49 U.S.C. '5301 et seq., 23 C.F.R. '450, and 49 C.F.R. '613. SCAG is also the designated ***Regional Transportation Planning Agency***, and as such is responsible for both preparation of the Regional Transportation Plan (RTP) and Regional Transportation Improvement Program (RTIP) under California Government Code Section 65080 and 65082 respectively.

SCAG is responsible for developing the demographic projections and the integrated land use, housing, employment, and transportation programs, measures, and strategies portions of the ***South Coast Air Quality Management Plan***, pursuant to California Health and Safety Code Section 40460(b)-(c). SCAG is also designated under 42 U.S.C. '7504(a) as a ***Co-Lead Agency*** for air quality planning for the Central Coast and Southeast Desert Air Basin District.

SCAG is responsible under the Federal Clean Air Act for determining ***Conformity*** of Projects, Plans and Programs to the State Implementation Plan, pursuant to 42 U.S.C. '7506.

Pursuant to California Government Code Section 65089.2, SCAG is responsible for ***reviewing all Congestion Management Plans (CMPs) for consistency with regional transportation plans*** required by Section 65080 of the Government Code. SCAG must also evaluate the consistency and compatibility of such programs within the region.

SCAG is the authorized regional agency for ***Inter-Governmental Review*** of Programs proposed for federal financial assistance and direct development activities, pursuant to Presidential Executive Order 12,372 (replacing A-95 Review).

SCAG reviews, pursuant to Public Resources Code Sections 21083 and 21087, Environmental Impacts Reports of projects of regional significance for consistency with regional plans [California Environmental Quality Act Guidelines Sections 15206 and 15125(b)].

Pursuant to 33 U.S.C. '1288(a)(2) (Section 208 of the Federal Water Pollution Control Act), SCAG is the authorized ***Areawide Waste Treatment Management Planning Agency***.

SCAG is responsible for preparation of the ***Regional Housing Needs Assessment***, pursuant to California Government Code Section 65584(a).

SCAG is responsible (with the Association of Bay Area Governments, the Sacramento Area Council of Governments, and the Association of Monterey Bay Area Governments) for preparing the ***Southern California Hazardous Waste Management Plan*** pursuant to California Health and Safety Code Section 25135.3.

Revised July 2001

California Native Pl

6/30/2005

Mr. Daniel Fierros
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles CA 90012

RE: Scoping comments on the Notice of Preparation – "The Mission Village Project" (Part of the Newhall Ranch Specific Plan) County Project No. 04-181, Vesting Tentative Tract Map 061105, Oak Tree Permit No. ROAK200500032, Conditional Use Permit No RCUP200500080, Conditional Use Permit No. RCUP200500081, Parking Permit No RPK200500011, Modifications for Reduced Setbacks – Village Center Hillside Review

Dear Mr. Fierros,

The California Native Plant Society (CNPS) is a non-profit organization of more than 10,000 laypersons and professional botanists organized into 32 chapters throughout California. The mission of the California Native Plant Society is to increase understanding and appreciation of California's native plants and to conserve them and their natural habitats, through education, science, advocacy, horticulture and land stewardship. The CNPS has been very involved in Santa Clara River Valley plant issues for years. Based on our experience, we offer the following comments on the Notice of Preparation.

The CNPS requests that seasonal surveys be performed for sensitive plant species and vegetation communities under the direction and supervision of the County and/or resource agencies. Full disclosure of survey results to the public and other agencies without limitations imposed by the applicant must be implemented to assure full NEPA/CEQA compliance. Confidentiality agreements should not be allowed for the surveys in support of the proposed project. These surveys should follow CNPS and CDFG floristic survey guidelines and should be documented as recommended by CNPS and California Botanical Society policy guidelines. Attached are the most current CNPS floristic survey guidelines (Attachment 1) and the CNPS policy on documentation (Attachment 2). A full floral inventory of all species encountered needs to be documented.

The CNPS requests that the vegetation maps be at a large enough scale to be useful for evaluating the impacts. The 1"=9000 meter scale of the Vegetation Map in the Newhall Ranch Specific Plan and the undecipherable scale aerial photo with the proposed project imposed on it that was handed out at the scoping meeting make it impossible to identify the finer details of plant community locations on the project site. Vegetation/wetland habitat mapping should be at such a scale to provide an accurate accounting of wetland and adjacent habitat types that will be directly or indirectly affected by the permitted activities. A half-acre minimum mapping unit size is recommended, such as has been used for the Matilija Dam Removal project along the Ventura River. Habitat classification should follow both CNPS' *Manual of California Vegetation* and the modified version of Cowardin et al. (1979) developed by Ferren et al. (1996).

Rare Plants

The CNPS requests that a full analysis of the impacts to a suite of rare plant species be discussed, including but not limited to, the following species:

- *Chorizanthe parryi* var. *fernandina* (San Fernando Valley spineflower) CNPS list 1B, State-listed endangered and a Federal Candidate for listing. Locations of the San Fernando Valley Spineflower are documented from the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified and evaluated for the proposed impacts in compliance with the Endangered Species Acts and the California Environmental Quality Act (CEQA). Appropriate mitigation needs to be in addition to the settlement "reserve" that the County and Newhall Land and Farming have already agreed to for prior impacts to the species.
- *Dodecahema leptocerus* (Slender-horned spineflower) CNPS list 1B, State- and federally listed endangered. This species needs to be surveyed for, as potential habitat occurs on the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified. Evaluation of proposed impacts in compliance with the Endangered Species Acts and the CEQA and appropriate mitigation needs to be clearly stated.
- *Orcuttia californica* (California Orcutt grass) CNPS list 1B, State- and federally listed endangered. This species needs to be surveyed for, as potential habitat occurs on the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified. Evaluation of proposed impacts in compliance with the Endangered Species Acts and the CEQA and appropriate mitigation needs to be clearly stated.
- *Calochortus clavatus* var. *gracilis* (Slender mariposa lily) CNPS list 1B. This species needs to be surveyed for, because it is known to occur on the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified. Evaluation of proposed impacts in compliance with CEQA and appropriate mitigation needs to be clearly stated.
- *Calochortus plummerae* (Plummer's mariposa lily) CNPS list 1B. This species needs to be surveyed for, as potential habitat occurs on the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified. Evaluation of proposed impacts in compliance with CEQA and appropriate mitigation needs to be clearly stated.
- *Opuntia basilaris* var. *brachyclada* (Short-joint beavertail cactus) CNPS list 1B. This species needs to be surveyed for, as it is known to occur on the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified. Evaluation of proposed impacts in compliance with CEQA and appropriate mitigation needs to be clearly stated.
- *Helianthus nuttallii* ssp. *parishii* (Los Angeles sunflower) CNPS list 1B. This species needs to be surveyed for, because it is known to occur on the project site. The number of individuals and the amount of habitat (occupied and potential) needs to be clearly identified. Evaluation of proposed impacts in compliance with CEQA and appropriate mitigation needs to be clearly stated.

These may not be the only rare plant species that have potential to occur on the project site. Targeted species surveys need to include a complete floristic inventory of every species encountered in the project area, to detect unexpected rare species.

Another issue that the CNPS requests be addressed in the document is the impact of the proposed permitted activities on *locally rare species*. The preservation of regional and local scales of genetic diversity is very important to maintaining species. Therefore we request that all species found at the edge of their ranges or that occur as disjunct locations be evaluated for impacts by the proposed permitted activities. While a list is not currently available for the project area, checking with local herbaria and knowledgeable botanists can focus a list of such species.

Rare Plant Communities

According to the State of California (CNDDB 2003), a suite of rare plant communities are also known from general project site. We request that current, agency-accepted plant community classifications be used to describe all of the rare and common plant communities. Additionally we requests that a full analysis of the impacts to plant communities be discussed. Adequate mitigation for any impact to these rare plant communities must be in compliance with CEQA. The plant communities may include:

- Southern Coast Live Oak Riparian Forest,
- Southern Cottonwood Willow Riparian Forest,
- Southern Riparian Scrub,
- Southern Willow Scrub,
- Mulefat Scrub, and Successional Mulefat Scrub
- Freshwater Marsh
- Alluvial Scrub, including Alluvial Scrub/Chaparral, Scalebroom Scrub and Riverwash
- Arrowweed Scrub,
- Cottonwood/Oak Woodland
- Southern Willow Riparian Woodland,
- Mesic meadows/alkali meadows
- Ponds,
- Valley Freshwater Marsh
- Valley Oak Woodland and Savannahs
- California Walnut Woodland, and
- Mainland Cherry/Coast Live Oak
- Coastal Sage Scrub
- Great Basin Scrub,
- Native Grasslands,
- Non-native Grasslands, and
- Chaparral

Many of these rare plant communities directly depend on mesic sites and drainages. In southern California, these communities are regionally rare due to our arid climate. That fact coupled with the removal of these regionally rare communities for flood control and other structures, which are similar or identical to those proposed in this application has further endangered many of these communities or significantly compromise their ecological functioning. Fifteen year ago, Bowler (1989) documented that over 98% of *the wetlands in southern California have been extirpated. Undoubtedly more have* disappeared in the last fifteen years, but more current studies are not available. The CNPS requests that cumulative impacts be thoroughly documented and analyzed in these documents.

If any type of restoration is proposed as part of the project, the CNPS requests the analysis of economic advantages of conserving natural vegetation communities versus restoring them be included in the document. Restoration biology has shown that "restored" habitats never support the diversity of species as undisturbed habitats (Longcore et al. 1997). Therefore, the benefits of maintaining current communities and habitat compared to their destruction and "restoration" needs to be addressed and justified.

The CNPS requests that fire clearance/fuel modification management practices be clearly identified, and the effects of these activities be included as part of the environmental impact, as they are clearly part of the project's future and ongoing impacts. The impacts from vegetation management for fire (clearance, maintenance, fuel modification, etc) must then be adequately mitigated in compliance with CEQA. The proposed project will likely be situated in plant communities that require periodic, infrequent fire to persist. While periodic fire is not an integral part of riparian vegetation the proposed project will allow development that will need to be protected from fire. Therefore, "brush-clearance" will occur at the interface between development and any "natural" spaces. The CNPS requests that all fuel modification zones occur as part of the "development footprint" and not infringe upon the "open" space, and that management practices for fire and the impacts to native vegetation as a result of those management practices be addressed in this document.

The CNPS requests that the impacts to species and ecosystems from invasive exotics species be identified and analyzed for impacts. Many of these species invade disturbed areas, and then spread into wildlands. Fragmentation of intact, ecologically functioning communities further aides the spread and degradation of plant communities (Bossard et al 2000). Additionally, landscaping with exotic species is often the vector for introducing invasive exotics into adjacent habitats. Invading landscape species displace native vegetation, degrade functioning ecosystems, provide little/no habitat for native animals and increase fire danger and carrying capacity. All of these factors for wildland weeds are present in the proposed action, and their affect must be evaluated and mitigated in the EIR.

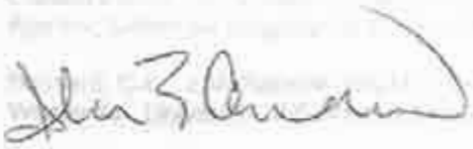
The CNPS requests the need and justification for the removal of 219 oak trees, and the inclusion of 12 more that are "off-site". If these trees cannot be avoided, we request that appropriate mitigation is proposed, including success criteria that will actually assure the persistence of on-site oaks as well as any replants.

We generally oppose any CUP that impacts SEA 23. The Santa Clara River is the last significant natural river that retains its ecological functioning integrity in Los Angles County. Impacts to its hydrological regime will significantly and detrimentally impact many of its native plant communities and therefore the wildlife that it sustains. While thoughtful mitigation for impacts to wetland communities is achievable, unfortunately the most recent data suggest that in southern California, 96% of wetland mitigation sites exhibit suboptimal to poor conditions (Ambrose and Lee 2004). Therefore, we request that wetland impact be avoided not only to the Santa Clara River, but to its tributaries and other mesic areas. If they cannot be avoided, the impacts must be clearly identified. Then, a complete revegetation plan needs to be included as part of the mitigation, with clear, achievable success criteria. We generally do not support impermeable areas in any of the rivers or tributaries, because it decreases the area for native riparian vegetation to occupy, and effectively results in a loss of naturally functioning wetlands

The CNPS requests if parking areas need to be constructed, then they be constructed with permeable materials to allow for water infiltration to sustain native plant communities in the watershed. We also support a much reduced road size, which reduces construction costs, increases traffic "calming", decreases the footprint of the proposed project and increases the potential for natural space conservation and retention of native flora.

Thank you for the opportunity to submit these comments. If you have any questions, please feel free to contact me at (323) 654-5943.

Sincerely,



Ileene Anderson
Senior Botanist/Southern California
California Native Plant Society

cc: David Chipping, Conservation Director, CNPS
California Department of Fish and Game
US Fish and Wildlife Service

References:

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Hardcopy to mail

Post-it® Fax Note 7671	Date	# of pages ▶
To Daniel Fierros	From	
Co./Dept. LA Co. Planning	Co. CNPS	
Phone # 213 974 6461	Phone #	
Fax # 213 ~~974 0451~~ 217 5210	Fax #	

California Native Plant Society

COLLECTING GUIDELINES AND DOCUMENTATION TECHNIQUES - CNPS POLICY

Adopted 4 March 1995

Problem Statement: *Little or no botanical data are being gathered or supported by voucher collections on California's flora while more and more of California's botanical heritage is being lost to urban and agricultural development.*

Policy

The California Native Plant Society recommends that voucher specimens be collected and stored appropriately to document floristic data included in environmental review projects and scientific studies, and that scientific documentation methods and needs should be included in academic curricula, as outlined in the following 14 recommendations.

Recommendation 1: Environmental review projects (e.g., environmental impact reports [EIRs] and statements [EISs], environmental assessments [EAs], initial studies and negative declarations, natural environmental studies) that are conducted in the State of California and that include botanical field observations should also include voucher specimens, and/or photographic documentation consistent with existing standards, deposited in one or more herbaria listed in *Index Herbariorum, Ed. 8* (Holmgren et al 1990) or subsequent editions.

Recommendation 2: The thoroughness of documentation for a particular project should be commensurate to the importance of the study, but in any case should include collection of voucher specimens for target species studies and noteworthy botanical observations (e.g., range extensions; state and county records; rediscoveries).

Recommendation 3: Clients (e.g., private or public permit applicants) for whom environmental studies are conducted should be held financially responsible for the collection, identification, and curation of botanical vouchers; otherwise, there is little chance that documentation will improve.

Recommendation 4: Collection of botanical vouchers and the deposition of them in formal herbaria should be a requirement of the CEQA and NEPA processes. CNPS recommends that the responsible agencies and legislative bodies undertake a review of state and federal legislation and make appropriate amendments that will result in the collection and preparation of botanical vouchers becoming a formal part of the environmental review process.

Recommendation 5: Preparation of botanical voucher specimens should be encouraged as an important part of the scientific process. Institutions and departments that support herbaria should develop policies regarding the deposition of vouchers by students, staff, and faculty. Support for herbaria should come not only from the host institution or department, but also from the users who deposit specimens. Agencies or corporations that fund research should be made aware of the importance of voucher specimens and should request that the preparation and curation of vouchers be included as a regular part of proposals and budgets.

Recommendation 6: Academic institutions should include in their curricula opportunities to expose students to the importance of scientific documentation and the need to prepare and preserve botanical and other biological voucher specimens. There is an urgent need to educate students in the importance and functions of systematics collections, whether these students anticipate a future in academic or applied science or want to be well-rounded citizens with understanding of experimental processes or California's natural resources.

Recommendation 7: Herbarium specimen collectors and label preparers should take every opportunity to include a wide range of hierarchical geographic and habitat data on specimen labels, consistent with

existing standards, that will increase the usefulness of specimens and will make access to the informati possible through computerization of label data.

Recommendation 8: One category of hierarchical data associated with herbarium specimens should be that which (1) identifies the project for which the specimen serves as a voucher, (2) lists the client, agency, and/or institution associated with the project, and (3) names the report in which the specimen is cited.

Recommendation 9: Investigate the feasibility of integrating voucher specimen label data with computerization efforts such as the Specimen Management System for California Herbaria (SMASCH) to provide mechanisms for biogeographical and floristic studies.

Recommendation 10: CNPS recommends that the Association of California Herbaria (ACH) should take an active role in organizing support for and preservation of California's herbaria.

Recommendation 11: The Association of California Herbaria, CNPS, and CBS should coordinate their activities toward (1) preservation of California's botanical heritage; (2) long-term support for California's botanical education and documentation centers, and (3) improved documentation of California's botanical resources through implementation of statewide policies regarding the collection, preparation, and curation of voucher specimens for academic and applied environmental and experimental botanical studies.

Recommendation 12: Local, state, and federal agencies should strengthen and expand (1) their requirements for documentation of environmental reports, particularly the requirement for voucher specimens; and (2) their relationship with academic institutions and organizations (e.g., ACH, CNPS, CBS) to assist with the professional documentation of environmental work and with the education of future agency staff and consultants; and (3) their support for herbaria that house voucher specimens, which document the botanical resources of public lands and which document the disclosures in reports required by the CEQA and NEPA processes.

Recommendation 13: Regulatory agencies and other responsible parties should consider developing a formal inter-relationship between (1) agencies or their consultants and (2) academic institutions or museums, whereby the institutions would provide for fee the botanical documentation portion of environmental reviews. Such an arrangement would reduce or eliminate any burden public agencies or private corporations might anticipate collecting and curating botanical voucher specimens while insuring the collection and preservation of important specimens.

Recommendation 14: The academic institutions of California with botany programs and herbaria should continue and expand support for those programs and herbaria. The documentation and preservation of California's botanical heritage and the future of botanical research depend upon the education of scientists, resource managers, planners, and consultants who have strong backgrounds in professional botanical training.

Background

At the workshop entitled "The Future of California Floristics and Systematics: Collecting Guidelines and Documentation Techniques" at the Jepson Symposium convened on 4 June 1994, 14 findings and recommendations were approved by the workshop participants (51 in attendance) covering four major areas of concern: (1) documentation of environmental analyses with herbarium voucher specimens, (2 documentation of experimental research with herbarium voucher specimens, (3) presentation of hierarchical data on specimen labels; and (4) what will the future hold for documentation of California's botanical heritage?

COLLECTING GUIDELINES AND DOCUMENTATION TECHNIQUES - CNPS POLICY PAGE 3

To remedy this lack of data collection and providing substantive supporting evidence, the California Native Plant Society (CNPS) Board of Directors adopts the recommendations of the workshop. CNPS actively encourages that data collection methods be improved as recommended in order to protect California's botanical heritage. The full text of the workshop proceedings is published by the California Botanical Society (CBS) in *Madrono* 42(2).

California Native Plant Society
1722 J Street, Suite 17
Sacramento, CA 95814
(916) 447-2677

CNPS Botanical Survey Guidelines

CALIFORNIA NATIVE PLANT SOCIETY
December 9, 1983
Revised June 2, 2001

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how surveys should be conducted, and what information should be contained in the survey report. The California Native Plant Society recommends that lead agencies not accept the results of surveys unless they are conducted and reported according to these guidelines.

1. Botanical surveys are conducted in order to determine the environmental effects of proposed projects on all botanical resources, including special status plants (rare, threatened, and endangered plants) and plant (vegetation) communities. Special status plants are not limited to those that have been listed by state and federal agencies but include any plants that, based on all available data, can be shown to be rare, threatened, or endangered under the following definitions:

   > A species, subspecies, or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy from one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition, or disease. A plant is "threatened" when it is likely to become endangered in the foreseeable future in the absence of protection measures. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies, or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

   Rare plant (vegetation) communities are those communities that are of highly limited distribution. These communities may or may not contain special status plants. The most current version of the California Natural Diversity Database's *List of California Terrestrial Natural Communities*[2] should be used as a guide to the names and status of communities.

   Consistent with the California Native Plant Society's goal of preserving plant biodiversity on a regional and local scale, and with California Environmental Quality Act environmental impact assessment criteria[1], surveys should also assess impacts to locally significant plants. Both plants and plant communities can be considered significant if their local occurrence is on the outer limits of known distribution, a range extension, a rediscovery, or rare or uncommon in a local context (such as within a county or region). Lead agencies should address impacts to these locally unique botanical resources regardless of their status elsewhere in the state.

2. Botanical surveys must be conducted to determine if, or to the extent that, special status or locally significant plants and plant communities will be affected by a proposed project when any natural vegetation occurs on the site and the project has the potential for direct or indirect effects on vegetation.

3. Those conducting botanical surveys must possess the following qualifications:
   a. Experience conducting floristic field surveys;
   b. Knowledge of plant taxonomy and plant community ecology and classification;
   c. Familiarity with the plants of the area, including special status and locally significant plants;

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[1] California Environmental Quality Act Guidelines, §15065 and §15380.
[2] List of California Terrestrial Natural Communities. California Department of Fish and Game Natural Diversity Database. Sacramento, CA.
[3] California Environmental Quality Act Guidelines, Appendix G (Initial Study Environmental Checklist).

1) A detailed map of the location and footprint of the proposed project.
2) A detailed description of the proposed project, including one-time activities and ongoing activities that may affect botanical resources.
3) A description of the general biological setting of the project area.

b. Methods, including:
1) Survey methods for each of the habitats present, and rationale for the methods used.
2) Description of reference site(s) visited and phenological development of the target special status plants, with an assessment of any conditions differing from the project site that may affect their identification.
3) Dates of surveys and rationale for timing and intervals; names of personnel conducting the surveys; and total hours spent in the field for each surveyor on each date.
4) Location of deposited voucher specimens and herbaria visited.

c. Results, including:
1) A description and map of the vegetation communities on the project site. The current standard for vegetation classification, *A Manual of California Vegetation*[6] should be used as a basis for the habitat descriptions and the vegetation map. If another vegetation classification system is used, the report must reference the system and provide the reason for its use.
2) A description of the phenology of each of the plant communities at the time of each survey date.
3) A list of all plants observed on the project site using accepted scientific nomenclature, along with any special status designation. The reference(s) used for scientific nomenclature shall be cited.
4) Written description and detailed map(s) showing the location of each special status or locally significant plant found, the size of each population, and method used to estimate or census the population.
5) Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms and accompanying maps.

d. Discussion, including:
1) Any factors that may have affected the results of the surveys (*e.g.*, drought, human disturbance, recent fire).
2) Discussion of any special local or range-wide significance of any plant population or community on the site.
3) An assessment of potential impacts. This shall include a map showing the distribution of special status and locally significant plants and communities on the site in relation to the proposed activities. Direct, indirect, and cumulative impacts to the plants and communities shall be discussed.
4) Recommended measures to avoid and/or minimize direct, indirect, and cumulative impacts.

e. References cited and persons contacted.

f. Qualifications of field personnel including any special experience with the habitats and special status plants present on the site.

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[6] Sawyer, J.O. and T. Keeler-Wolf. 1995. *A Manual of California Vegetation*. California Native Plant Society Sacramento, CA. 471 pp.

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division
Christopher Stephens
Director

June 22, 2005

Daniel Fierros
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles, CA 90012

FAX #: (213) 626-0434

SUBJECT: NOP for EIR for The Mission Village Project (portion of the Newhall Ranch Specific Plan)

Thank you for the opportunity to review and comment on the above subject document. Attached are the comments that we have received resulting from an intra-county review of the projects.

Any responses to these comments should be sent directly to the commenter, with a copy to Carl Morehouse, Ventura County Planning Division, L#1740, 800 S. Victoria Avenue, Ventura, CA 93009.

If you have any questions regarding any of the comments, please contact the appropriate respondent. Overall questions may be directed to Carl Morehouse at (805) 654-2476.

Sincerely,

Christopher Stephens
County Planning Director

Post-it® Fax Note 7671	Date 6/23	# of pages ▸ 5
To DANIEL FIERROS	From	
Co./Dept.	Co.	
Phone #	Phone #	
Fax #	Fax #	

Attachment

County RMA Reference Number 05-038

RESOURCE MANAGEMENT AGENCY

county of ventura

Planning Division
Christopher Stephens
Director

June 22, 2005

Daniel Fierros
LA County Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

SUBJECT: NOTICE OF PREPARATION – EIR FOR MISSION VILLAGE, NEWHALL RANCH SPECIFIC PLAN

Dear Mr. Fierros:

Thank you for the opportunity to comment on the Environmental Impact Report (EIR) Notice of Preparation (NOP) for the Mission Village Project, Project No. 04-181, Tract 061105. This is the second subdivision which permits construction under the Newhall Ranch Specific Plan. The "first subdivision map which permits construction" discussed in the Newhall Specific Plan was the River Village project that was subject to an EIR NOP in February 2004.

In our letter regarding the River Village NOP, we discussed a number of studies of interest to Ventura County that are required as part Newhall Ranch Specific Plan. It is our understanding that the River Village EIR is still in preparation. Consequently, we are unable to confirm that the required studies are being conducted. As such, to the extent that the studies are not included in the River Village EIR, we request that the Mission Village EIR include the following studies as specified in the Newhall Ranch Specific Plan and Reclamation Plant Revised Additional Analysis Mitigation Monitoring Plan dated May 2003.

SR-126 in Ventura County

Measure 4.8-9 requires additional traffic studies to be conducted in Ventura County prior to recordation of the first subdivision allowing construction. Since this study will be evaluating environmental effects, it should be included within the EIR rather than wait until the recordation phase.

Noise

Measure 4.9-15 requires payment of fees to the Santa Clara Elementary School District prior to issuance of building permits. Since this is an environmental mitigation measure, the cost of sound mitigation and the amount of the fee to be paid by this project should be included in the EIR.

Measure 4.9-16 requires participation in noise attenuation programs to mitigate noise impacts on SR-23 north of Casey Road in the City of Moorpark. Updated data and mitigation measures will be available from the City of Moorpark and the County of Ventura by the time the Mission Village EIR is available to the public. This new information should be included in the EIR.

Measure 4.9-17 requires updated project-specific and cumulative noise studies. These studies should include the following road segments:

> SR-126 from the Ventura County line to the Santa Paula city limits. This should be coordinated with the County of Ventura and the City of Fillmore.
>
> SR-23 from its intersection with SR-126 to its intersection with SR-118. This should be coordinated with the County of Ventura and the City of Moorpark.

Water Resources

Measure 4.11-1 requires installation of a reclaimed water system in order to reduce water demand. This system should be included in the project description or shown as a mitigation measure in the EIR Water Resources analysis.

Measure 4.11-6 requires that the retail water supplier identify the sources of water available to supply the project. These sources should be specified in the project EIR.

Measure 4.11-9 requires the Upper Santa Clara Water Committee or the Newhall Land Company prepare an annual water report. The latest report, dated 2004 or 2005, should be included as an EIR Appendix.

***Measure 4.11-15** requires annual reports on agricultural water consumption* in LA County by the Newhall Land Company. The latest report, dated 2004 or 2005, should be included as an EIR Appendix. If water from off-site agricultural areas is being "credited" to the Newhall Ranch Specific Plan, the required verification of the transfer of water rights should also be included in the EIR.

Measure 4.11-18 requires an annual report regarding the amount of water Newhall Land Company has stored in the Semitropic Groundwater Banking Project. The latest report, dated 2004 or 2005, should be included as an EIR Appendix.

Measure 4.11-19 requires implementation of a Memorandum of Understanding (MOU) and Water Resource Monitoring Program between the United Water Conservation District and the Upper Basin Water Purveyors. The status of this

mitigation measure should be discussed, along with any future plans. As specified in the mitigation measure, any significant impacts to groundwater resources also should be identified.

Measure 4.11-20 requires that the rights to the Nickel family water rights be assigned to the Valencia Water Company or the Castaic Lake Water Agency. These rights, as well as the status and/or disposition of the acquired water, should be included in the EIR.

Measure 4.11-21 requires that prior to approval of the first subdivision map that upstream and downstream surface and groundwater monitoring locations be identified by the Regional Water Quality Control Board and the Newhall Land Company. Since these locations and the required monitoring protocol are necessary to ensure that water quality impacts are adequately monitored, they should be included in the EIR.

Measure 4.11-22 requires the identification of specific irrigated agricultural lands that will retired from irrigation to provide any water for the project. This identification should be included in the EIR.

Additional Conditions of Specific Plan Approval

Condition "e" requires that prior to approval of the first subdivision map that allows construction, the Newhall Land Company shall evaluate methods of recharging the Saugus Formation, as well as identify appropriate candidate land areas for recharge. Since these are EIR mitigation measures, they should be included in the EIR.

It would be very useful if we could receive a machine readable version of the May 2003 Specific Plan Monitoring Program to help coordinate the long term monitoring of Newhall Ranch with County and non-county agencies. If it would be possible to get a copy, please e-mail it to Scott Ellison, Senior Planner, at scott.ellison@ventura.org.

Thank you again for the opportunity to comment on the Mission Village EIR NOP. If you have any questions, please contact Mr. Ellison at (805) 654-2495, fax at 2509.

Sincerely,

Chris Stephens, Director
Planning Division

c:
Ventura County Board of Supervisors
Johnny Johnston, CEO
Marty Robinson, RMA
Frank Sieh, County Counsel

Bryan Moscardini
510 South Vermont Avenue, Suite 201
Los Angeles, CA 90020
213 351-5133 / fax 213 639-3959

COUNTY OF LOS ANGLELES DEPARTMENT OF PARKS AND RECREATION

Fax

To:	Daniel Fierros	**From:**	Bryan Moscardini
Fax:	213 626-0434 / 217-5108	**Pages:**	2, including this
Phone:	213 974-8461	**Date:**	6/27/2005
Re:	Mission Village TM 53833	**CC:**	

☐ **Urgent** x **For Review** ☐ **Please Comment** ☐ **Please Reply** ☐ **Please Recycle**

• **Comments:**

Mr. Fierros,

Please find a copy of our Department's response letter to the above project. The original will follow via US Mail.

Bryan Moscardini

Park Project Coordinator

COUNTY OF LOS ANGELES
DEPARTMENT OF PARKS AND RECREATION
"Creating Community Through People, Parks and Programs"

June 23, 2005

TO: Daniel Fierros
Department of Regional Planning
Impact Analysis Section

FROM: Larry Hensley
Planning Division Chief

SUBJECT: **NOTICE OF PREPARATION**
MISSION VILLAGE PROJECT
COUNTY PROJECT NO. 04-181 / TM 61105

The Department of Parks and Recreation has reviewed the Notice of Preparation for the proposed project. The proposed project requires new or expanded recreational facilities for future residents. Some of our specific concerns are as follows:

- A proposed County Trail (#71-Santa Clara River Trail) may traverse the proposed project which would require a 12 foot wide trail easement along the Santa Clara River, outside of the County road right of way.
- The developer's Quimby obligation is 35.53 net acres.
- Provide regional park facilities for the enjoyment of the residents in the Santa Clarita Valley area by meeting the standard of six (6) acres per thousand population* as established in the County's General Plan. This could take several forms including but not to limited trails, trail heads, and additional facilities for the Santa Clarita Valley.

If you have any questions, please contact me at (213) 351-5098.

LH:bm(c:response-Mission Village)

c: Parks and Recreation (James Barber, John Hunt, Joan Rupert, Bryan Moscardini)

*Population (approximately 11844) based on the anticipated growth relating to the number of projected dwelling units within the development.

COUNTY SANITATION DISTRICTS
OF LOS ANGELES COUNTY

1955 Workman Mill Road, Whittier, CA 90601-1400
Mailing Address: P.O. Box 4998, Whittier, CA 90607-4998
Telephone: (562) 699-7411, FAX: (562) 699-5422
www.lacsd.org

JAMES F. STAHL
Chief Engineer and General Manager

June 13, 2005

File No. 32-00.00-00

Daniel Fierros
Department of Regional Planning
Impact Analysis Section
320 West Temple Street
Los Angeles, CA 90012

Dear Mr. Fierros:

The Mission Village Project – County Project No. 04-181/TR061105

The County Sanitation Districts of Los Angeles County (Districts) received a Notice of Preparation (NOP) of a Draft Environmental Impact Report (DEIR) for the subject project on May 26, 2005. The subject project is part of The Newhall Land and Farming Company's (NLFC's) Newhall Ranch Specific Plan development, which proposes to create a new county sanitation district and water reclamation plant in order to manage its wastewater.

The Districts and NLFC have an existing agreement (signed in January 2002) to plan for coordinated wastewater management services between the Districts and the areas that would be served by a new county sanitation district. This agreement is not a joint venture; rather, it serves as a "road map" to help NLFC complete the proposed formation and subsequent operation of a new sanitation district. In short, the agreement outlines the process whereby NLFC would: 1) form a new county sanitation district, 2) have the new sanitation district become party to the Districts' existing Joint Administrative Agreement, and 3) provide for a Joint Powers Agreement that provides for shared ownership and use of the proposed new water reclamation plant. However, the sole responsibility for forming the new sanitation district lies with NLFC. Until the new sanitation district is formed, the Districts have no responsibility for providing sewerage service to this project as it lies outside of the Districts' sphere of influence.

Thus, the Districts request review of the sewage disposal section of the DEIR because NLCF intends for the proposed new county sanitation district to make a formal application to join the Districts in the future. The Districts thank you for the opportunity to review the NOP at this early stage of the CEQA process and look forward to providing additional comments as the DEIR develops. Please contact the undersigned at (562) 699-7411, extension 2766, if you have further questions.

Very truly yours,

James F. Stahl

Darrell Hatch

Darrell Hatch
Civil Engineer
Finance & Property Management Section

DH:eg

c: David B. Bruns
Ruth I. Frazen
Margarita E. Cabrera
Sean M. Christian

DOC # 504223

DEPARTMENT OF CONSERVATION

DIVISION OF OIL, GAS, AND GEOTHERMAL RESOURCES

1000 S. Hill Road, Suite 116 • Ventura, CALIFORNIA 93003

PHONE 805 / 654-4761 • FAX 805 / 654-4765 • WEB SITE conservation.ca.gov

June 27, 2005

Mr. Daniel Fierros
County of Los Angeles
Regional Planning Department
Impact Analysis Section
320 W. Temple St., Room 1348
Los Angeles, CA 90012

Subject: NOP for Mission Village Project
County Project No. 04-181

Dear Mr. Fierros:

The Department of Conservation's (Department) Division of Oil, Gas, and Geothermal Resources (Division) has reviewed the above referenced project. The Division supervises the drilling, maintenance, and plugging and abandonment of oil, gas, and geothermal wells in California. The Department offers the following comments for your consideration.

Based on information in the NOP and the project map provided, there are several plugged and abandoned wells within the project boundaries.

If any structure is to be located over or in close proximity of a previously plugged and abandoned well, the well may need to be plugged to current Division specifications. Section 3208.1 of the Public Resources Code (PRC) authorizes the State Oil and Gas Supervisor (Supervisor) to order the reabandonment of any previously plugged and abandoned well when construction of any structure over or in close proximity of the well could result in a hazard. The cost of reabandonment operations is the *responsibility of the owner of the property upon which the structure will be located.*

Furthermore, if any plugged or abandoned or unrecorded wells are damaged or uncovered during excavation or grading, remedial plugging operations may be required. If such damage or discovery occurs, the Division's district office must be contacted to obtain information on the requirements for and approval to perform remedial operations.

The Division also recommends the wells within or in close proximity to project boundaries be accurately plotted on all future maps of this project, and a legible copy of the final project map be submitted to the Division.

The possibility for future problems from oil and gas wells that have been plugged and abandoned, or reabandoned, to the Division's current specifications are remote. However, the Division suggests that a diligent effort be made to avoid building over any plugged and abandoned well. If construction over an abandoned well is unavoidable, an adequate gas venting system should be placed over the well.

To ensure proper review of building projects, the Division has available an informational packet entitled, "Construction Project Site Review and Well Abandonment Procedure" that outlines the information a project developer must submit to the Division for review. Developers should contact the local building department or our office for a copy of the site-review packet.

Prior to commencing operations, the project applicant should consult with our office for information on the wells located in the project area.

Thank you for the opportunity to comment on the NOP. If you have any questions, please contact me or Steve Fields, Operations Engineer, at (805) 654-4761.

Sincerely,

Bruce H. Hesson, P.E.
District Deputy – Ventura

cc: DOGGR-HQ

STATE OF CALIFORNIA—BUSINESS, TRANSPORTATION AND HOUSING AGENCY ARNOLD SCHWARZENEGGER, Governor

DEPARTMENT OF TRANSPORTATION
DISTRICT 7, OFFICE OF PUBLIC TRANSPORTATION
AND REGIONAL PLANNING
IGR/CEQA BRANCH
100 SOUTH MAIN STREET, MS 16
LOS ANGELES, CA 90012
PHONE (213) 897-3747
FAX (213) 897-1337

Flex your power
Be energy efficient

June 29, 2005

Mr. Daniel Fierros
County of Los Angeles Regional Planning
Impact Analysis Section
320 W. Temple Street, Room 1348
Los Angeles, CA 90012

Re: ***Mission Village, NOP of DEIR***
IGR/CEQA No. 050313/EA, SCH No. 2004021002
Vic. LA-126-PM 0.00 – 5.00, LA-005-PM 50.00 – 55.00

Dear Mr. Fierros:

Thank you for including the California Department of Transportation in the environmental review process for the proposed Mission Village development project. It consists of construction of approximately 5,300 residential units, 1.5 million square feet of non-residential mixed-use space, a 7-acre elementary school, and public recreational facilities. The project site is located on the eastern edge of Newhall Ranch Specific Plan area south of State Route 126 and west of Interstate 5, directly west of Six Flags Magic Mountain theme park.

We acknowledge receipt of a copy of the Notice of Preparation (NOP) of an Environmental Impact Report (EIR) and a copy of a draft traffic impact study report that has also been submitted for review and comments. The purposed of the NOP in the California Environmental Quality Act (CEQA) process includes solicitation of comments from this Department as to the scope and content of the environmental information to be contained in the EIR. After a review of the information provided we have the following comments:

We note that build-out the proposed development is projected to generate approximately 72,500 average daily trips with 5,300 occurring in the AM peak hour and approximately 7,100 in the PM peak hour. Many of these vehicle trips are expected to utilize State highways 5, 14, and 126 potentially resulting in significant transportation/circulation impacts.

General Comments

Overall, the draft traffic study submitted has not adequately analyzed transportation impacts on the State highway system, mainly I-5, State Route 14, and State Route 126. Typically, for mainline analysis we request traffic studies clearly show:

(a) Existing volumes, existing plus cumulative volumes, and then add project-related Impacts (See section II, item B2 of the Department's guide);
(b) Future conditions should extend to build-out of specific plan not just to 2013 as shown

(c) Level of Service (LOS) for freeway segments should be determined by density. LOS for arterial intersections within State jurisdiction should be determined by control delay, not ICU methodology.

For further guidance, please refer to the Department's statewide Guide for the Preparation of Traffic Impact Studies accessible online at:
http://www.dot.ca.gov/hq/traffops/developserv/operationalsystems/reports/tisguide.pdf

The draft traffic study used Los Angeles County's Congestion Management Program (CMP) criteria to analyze transportation impacts and to determine whether they are significant. Based on CMP criteria, the draft traffic study indicated that no significant freeway impacts occur due to this project (page 4-12); therefore, no mitigation measures are proposed. We in this Department do not concur and believe that further analysis is needed.

We request the Department's Traffic Impact Study Guide be followed in determining significant impacts to State highways. Chapter 1, Article 3 of the Streets and Highways Code gives this Department jurisdiction over all State highways. Article 3 of the California Environmental Quality Act (CEQA) guidelines section 15040(c) states "Where another law grants an agency discretionary powers, CEQA supplements those discretionary powers by authorizing the agency to use the discretionary powers to mitigate or avoid significant effects on the environment when it is feasible to so with respect to projects subject to the powers of the agency." Therefore, a traffic impact analysis of State highway facilities consistent with Los Angeles County CMP criteria is not necessarily consistent with CEQA.

The freeway analysis shown on Table 4-7 needs to be revised. The existing capacity of I-5 north of the SR-14 junction is not five continuous lanes to the SR-126 interchange. Existing SR-14 freeway is not five continuous lanes north of the I-5/SR-14 junction. Average Daily Traffic volumes (ADT) are not shown. Also, impacts to SR-126 and I-5 south of SR-14 are not shown.

Mitigation Measures

State Route 126

The Statement on page 2-6 "The non-committed improvements have not been assumed to be completed before project occupancy but are used as part of the evaluation of cumulative impacts." Non-committed improvements should not be used when evaluating cumulative impacts, unless the County of Los Angeles conditions the development of Newhall Ranch Specific plan to commit them. We recommend the County do so. The widening of SR-126 to 8 lanes should be scheduled concurrently with the development Newhall Ranch Specific Plan.

The SR-126/Commerce Center Drive interchange is planned to be a grade separated interchange and it is expected to adequately mitigate Mission Village's transportation impacts. As explained on section 6.2 of the traffic study, "When impacts occur solely due to the addition of project traffic or for when improvements are to provide access to the project site, the project is fully responsible for mitigation". Improvements to SR-126/Commerce Center Drive interchange are

needed solely to provide access to Newhall Ranch Specific Plan development; therefore, it should be fully responsible for this improvement.

Interstate 5

The traffic study projected that Mission Village would significantly impact the Rye Canyon/The Old Road and I-5 SB Ramps intersection as well as I-5 NB/Magic Mountain Parkway ramps and mitigation measures are proposed at those intersections. We remind you that significant modifications to State highways require a project study report with 20-year traffic volume projections and an alternative analysis. An alternative to relocate this intersection north of its existing location should be considered. Proposed improvements will require design details that will need to be addressed during the Department's encroachment permit or project initiation process.

Previous Traffic Impact Study

An Environmental Impact Report was certified by County of Los Angeles in the past for the Newhall Ranch Specific Plan. We request a background discussion comparing and contrasting previous traffic studies regarding transportation impacts to State highways. Please list previous mitigation measures for the State highway system and explain whether Mission Village will implement any of them.

Conclusion

All modifications to State highways need to meet the State's geometric and operational standards; any design exceptions will need to be justified thoroughly. Therefore, to avoid delays during the permitting process and to discuss feasible transportation mitigation alternatives, please contact this Department as early as possible.

We request that the traffic study be revised to include a clear and complete analysis of impacts to mainline State highways I-5, SR-126 and SR-14. The traffic impact analysis should follow this Department's guide and include traffic projections to at least, build-out of Newhall Ranch Specific Plan. If significant impacts were identified, we would work with the lead agency and project proponents in developing feasible and mutually accepted mitigation measures.

Thank you for the opportunity to comment on this project. We are looking forward to hearing from consulting engineers and lead agency representatives to assist in solving the many issues identified above. You may contact me at (213) 897-3747 or Elmer Alvarez of my staff at (213) 897-6696, please refer to our internal record number 050313/EA.

Sincerely,

Elmer Alvarez, for:

CHERYL J. POWELL
IGR/CEQA Program Manager

cc: Scott Morgan, State Clearinghouse

Department of Toxic Substances Control

Alan C. Lloyd, Ph.D.
Agency Secretary
Cal/EPA

1011 North Grandview Avenue
Glendale, California 91201

Arnold Schwarzenegger
Governor

June 27, 2005

Mr. Daniel Fierros
Los Angeles County Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

NOTICE OF PREPARATION OF A DRAFT ENVIRONMENTAL IMPACT REPORT FOR THE MISSION VILLAGE PROJECT, COUNTY PROJECT NO. 04-181, TR 061105, SCH NO. 2005051143

Dear Mr. Fierros:

The Department of Toxic Substances Control (DTSC) has received your Notice of Preparation (NOP) of a draft Environmental Impact Report (EIR) for the project mentioned above.

Based on the review of the document, DTSC comments are as follows:

1. The Initial Study of the NOP states that the Project area contains several abandoned oil and gas operations. The draft EIR, therefore, needs to identify and determine whether current or historic uses at the Project area have resulted in any release of hazardous wastes/substances.

2. The draft EIR needs to identify any known or potentially contaminated site within the Project area. For all identified sites, the draft EIR needs to evaluate whether conditions at the site pose a threat to human health or the environment.

3. All environmental investigation and/or remediation should be conducted under a Workplan which is approved by a regulatory agency who has jurisdiction to oversee hazardous waste cleanups. Proper investigation and remedial actions should be conducted at the Site prior to its development.

4. If during construction of the project, soil contamination is suspected, construction in the area should stop, and appropriate health and safety procedures should be implemented. If it is determined that contaminated soils exists, the draft EIR should identify how any required investigation and/or remediation will be conducted, and which government agency will provide regulatory oversight.

DTSC provides guidance for Preliminary Endangerment Assessment preparation and cleanup oversight through the Voluntary Cleanup Program (VCP). For additional information on the VCP please visit DTSC's web site at www.dtsc.ca.gov. If you would like to meet and discuss this matter further, please contact Mr. Alberto Valmidiano, Project Manager, at (818) 551-2870 or me at (818) 551-2973.

Sincerely,

Jennifer Jones
Unit Chief
Southern California Cleanup Operations Branch – Glendale Office

cc: Governor's Office of Planning and Research
State Clearinghouse
P.O. Box 3044
Sacramento, California 95812-3044

Mr. Guenther W. Moskat, Chief
Planning and Environmental Analysis Section
CEQA Tracking Center
Department of Toxic Substances Control
P.O. Box 806
Sacramento, California 95812-0806

State of California – The Resources Agency ARNOLD SCHWARZENEGGER, *Governor*

DEPARTMENT OF FISH AND GAME
http://www.dfg.ca.gov
4949 Viewridge Avenue
San Diego, CA 92123
(858) 467-4201

June 17, 2005

BY FACSIMILE AND U.S. MAIL

Mr. Daniel Fierros
Los Angeles County - Regional Planning
320 West Temple Street
Los Angeles, CA 90012
Fax No.: (213) 626-0434

Notice of Preparation for an Environmental Impact Report for Mission Village Project, Project No. 04-181 SCH # 2005051143, Los Angeles County

Dear Mr. Fierros:

The Department of Fish and Game (Department) appreciates this opportunity to comment on the above-referenced project, relative to impacts to biological resources. The proposed project involves the subdivision of approximately 1,252 acres for the construction of 5,331 residential units (plus 73 second units), approximately 1,299,000 square feet of non-residential mixed-use space, an elementary school, recreational center and a system of landscape trails and walkways. The project also includes the construction of the 1,250-foot long, 117-foot wide, Commerce Center Drive Bridge over the Santa Clara River with required abutments and bank stabilization on either side of the bridge as well as bank stabilization elsewhere along the Santa Clara River. A preserve for San Fernando Valley Spineflower is also proposed. The proposed Mission Village project is the eastern portion of the Mesas Village as defined in the approved Newhall Ranch Specific Plan and is located on the eastern edge of the Newhall Ranch Specific Plan area south of State Route 126 and west of Interstate 5, directly west of Six Flags Magic Mountain theme park in western unincorporated Los Angeles County. The Specific Plan identified five distinct Villages within the Specific Plan boundaries: Riverwood, Oak Valley, Potrero, Long Canyon, and Mesas. The proposed Mission Village project is the eastern portion of the Mesas Village.

To enable Department staff to adequately review and comment on the proposed project we recommend the following information, where applicable, be included in the Draft Environmental Impact Report:

1. A complete, recent assessment of flora and fauna within and adjacent to the project area, with particular emphasis upon identifying endangered, threatened, and locally unique species and sensitive habitats.

   a. A thorough recent assessment of rare plants and rare natural communities, following the Department's Guidelines for Assessing Impacts to Rare Plants and Rare Natural Communities (Attachment 1).

   b. A complete, recent assessment of sensitive fish, wildlife, reptile, and amphibian species. Seasonal variations in use of the project area should also be addressed.

Recent, focused, species-specific surveys, conducted at the appropriate time of year and time of day when the sensitive species are active or otherwise identifiable, are required. Acceptable species-specific survey procedures should be developed in consultation with the Department and U.S. Fish and Wildlife Service.

c. Rare, threatened, and endangered species to be addressed should include all those which meet the California Environmental Quality Act (CEQA) definition (see CEQA Guidelines, Section 15380).

d. The Department's California Natural Diversity Data Base in Sacramento should be contacted at (916) 322-2493 to obtain current information on any previously reported sensitive species and habitats, including Significant Natural Areas identified under Chapter 12 of the Fish and Game Code. Also, any Significant Ecological Areas (SEAs) or Environmentally Sensitive Habitats (ESHs) or any areas that are considered sensitive by the local jurisdiction that are located in or adjacent to the project area must be addressed.

2. A thorough discussion of direct, indirect, and cumulative impacts expected to adversely affect biological resources, with specific measures to offset such impacts. This discussion should focus on maximizing avoidance, and minimizing impacts.

a. CEQA Guidelines, Section 15125(a), direct that knowledge of the regional setting is critical to an assessment of environmental impacts and that special emphasis should be placed on resources that are rare or unique to the region.

b. Project impacts should also be analyzed relative to their effects on off-site habitats and populations. Specifically, this should include nearby public lands, open space, adjacent natural habitats, and riparian ecosystems. Impacts to and maintenance of wildlife corridor/movement areas, including access to undisturbed habitat in adjacent areas, should be fully evaluated and provided. The analysis should also include a discussion of the potential for impacts resulting from such effects as increased vehicle traffic and outdoor artificial lighting.

c. A cumulative effects analysis should be developed as described under CEQA Guidelines, Section 15130. General and specific plans, as well as past, present, and anticipated future projects, should be analyzed relative to their impacts on similar plant communities and wildlife habitats.

d. Impacts to migratory wildlife affected by the project should be fully evaluated. This can include such elements as migratory butterfly roost sites and neo-tropical bird and waterfowl stop-over and staging sites. All migratory nongame native bird species are protected by international treaty under the Federal Migratory Bird Treaty Act (MBTA) of 1918 (50 C.F.R. Section 10.13). Sections 3503, 3503.5 and 3513 of the California Fish and Game Code prohibit take of birds and their active nests, including raptors and other migratory nongame birds as listed under the MBTA.

e. Impacts to all habitats from City or County required Fuel Modification Zones (FMZ). Areas slated as mitigation for loss of habitat shall not occur within the FMZ.

f. Proposed project activities (including disturbances to vegetation) should take place outside of the breeding bird season (February 1- September 15) to avoid take (including disturbances which would cause abandonment of active nests containing

eggs and/or young). If project activities cannot avoid the breeding bird season, nest surveys should be conducted and active nests should be avoided and provided with a minimum buffer as determined by a biological monitor (the Department recommends a minimum 500-foot buffer for all active raptor nests).

3. A range of alternatives should be analyzed to ensure that alternatives to the proposed project are fully considered and evaluated. A range of alternatives which avoid or otherwise minimize impacts to sensitive biological resources including wetlands/riparian habitats, alluvial scrub, coastal sage scrub, native woodlands, etc. should be included. Specific alternative locations should also be evaluated in areas with lower resource sensitivity where appropriate.

   a. Mitigation measures for project impacts to sensitive plants, animals, and habitats should emphasize evaluation and selection of alternatives which avoid or otherwise minimize project impacts. Compensation for unavoidable impacts through acquisition and protection of high quality habitat elsewhere should be addressed.

   b. The Department considers Rare Natural Communities as threatened habitats having both regional and local significance. Thus, these communities should be fully avoided and otherwise protected from project-related impacts (Attachment 2).

   c. The Department generally does not support the use of relocation, salvage, and/or transplantation as mitigation for impacts to rare, threatened, or endangered species. Department studies have shown that these efforts are experimental in nature and largely unsuccessful.

4. A California Endangered Species Act (CESA) Permit must be obtained, if the project has the potential to result in "take" of species of plants or animals listed under CESA, either during construction or over the life of the project. CESA Permits are issued to conserve, protect, enhance, and restore State-listed threatened or endangered species and their habitats. Early consultation is encouraged, as significant modification to the proposed project and mitigation measures may be required in order to obtain a CESA Permit. Revisions to the Fish and Game Code, effective January 1998, require that the Department issue a separate CEQA document for the issuance of a CESA permit unless the project CEQA document addresses all project impacts to listed species and specifies a mitigation monitoring and reporting program that will meet the requirements of a CESA permit. For these reasons, the following information is requested:

   a. Biological mitigation monitoring and reporting proposals should be of sufficient detail and resolution to satisfy the requirements for a CESA Permit.

   b. A Department-approved Mitigation Agreement and Mitigation Plan are required for plants listed as rare under the Native Plant Protection Act.

5. The Department opposes the elimination of watercourses and/or their channelization or conversion to subsurface drains. All wetlands and watercourses, whether intermittent, ephemeral, or perennial, must be retained and provided with substantial setbacks which preserve the riparian and aquatic habitat values and maintain their value to on-site and off-site wildlife populations.

   a. The Department requires a Streambed Alteration Agreement (SAA), pursuant to Section 1600 et seq. of the Fish and Game Code, with the applicant prior to any direct

or indirect impact to a lake or stream bed, bank or channel or associated riparian resources. The Department's issuance of a SAA may be a project that is subject to CEQA. To facilitate our issuance of the Agreement when CEQA applies, the Department as a responsible agency under CEQA may consider the local jurisdiction's (lead agency) document for the project. To minimize additional requirements by the Department under CEQA the document should fully identify the potential impacts to the lake, stream or riparian resources and provide adequate avoidance, mitigation, monitoring and reporting commitments for issuance of the Agreement. Early consultation is recommended, since modification of the proposed project may be required to avoid or reduce impacts to fish and wildlife resources.

The Department suggests a pre-project or early consultation planning meeting for all projects. To make an appointment, please call Morgan Wehtje, at (805) 491-3571. Thank you for this opportunity to provide comment.

Sincerely,

C. F. Raysbrook
Regional Manager

Attachments

cc: Ms. Morgan Wehtje, Camarillo
Ms. Terri Dickerson, Laguna Niguel
Ms. Mary Meyer, Ojai
Ms. Betty Courtney, Newhall
Mr. Scott Harris, Pasadena
CFR-Chron; HCP-Chron
Department of Fish & Game

Mr. Scott Morgan
State Clearinghouse

SPH:sph
sphamisWOP Mission Village Newhall Ranch_06-05.doc

ATTACHMENT 1

State of California
THE RESOURCES AGENCY
Department of Fish and Game
May 4, 1984

GUIDELINES FOR ASSESSING THE EFFECTS OF PROPOSED DEVELOPMENTS ON RARE AND ENDANGERED PLANTS AND PLANT COMMUNITIES

The following recommendations are intended to help those who prepare and review environmental documents determine when a botanical survey is needed, who should be considered qualified to conduct such surveys, how field surveys should be conducted and what information should be contained in the survey report.

1. Botanical surveys that are conducted to determine the environmental effects of a proposed development should be directed to all rare and endangered plants and plant communities. Rare and endangered plants are not necessarily limited to those species which have been "listed" by state and federal agencies but should include any species that, based on all available data, can be shown to be rare and/or endangered under the following definitions.

   A species, subspecies or variety of plant is "endangered" when the prospects of its survival and reproduction are in immediate jeopardy form one or more causes, including loss of habitat, change in habitat, over-exploitation, predation, competition or disease. A plant is "rare" when, although not presently threatened with extinction, the species, subspecies or variety is found in such small numbers throughout its range that it may be endangered if its environment worsens.

   Rare plant communities are those communities that are of highly limited distribution. These communities may or may not contain rare or endangered species. The most current version of the California Natural Diversity Data Base's Outline of Terrestrial Communities in California may be used as a guide to the names of communities.

   It is appropriate to conduct a botanical field survey to determine if, or the extent that, rare plants will be affected by a proposed project when:

   a. Based on an initial biological assessment, it appears that the project may damage potential rare plant habitat;

   b. Rare plants have historically been identified on the project site, but adequate information of impact assessment is lacking; or

   c. No initial biological assessment has been conducted and it is unknown whether or not rare plants or their habitat exist on the site.

   Botanical consultants should be selected on the basis of possession of the following qualifications (in order of importance):

   a. Experience as a botanical field investigator with experience in field sampling design and field methods;

   b. Taxonomic experience and a knowledge of plant ecology;

   c. Familiarity with the plants of the area, including rare species; and

   d. Familiarity with the appropriate state and federal statutes related to rare plants and plant collecting.

   Field surveys should be conducted in a manner that will locate any rare or endangered species that may be present. Specifically, rare or endangered plant surveys should be:

   a. Conducted at the proper time of year when rare or endangered species are both "evident" and identifiable. Field surveys should be scheduled (1) to coincide with known flowering periods, and/or (2) during periods of

phenological development that are necessary to identify the plant species of concern.

b. Floristic in nature. "Predictive surveys" (which predict the occurrence of rare species based on the occurrence of habitat or other physical features rather than actual field inspection) should be reserved for ecological studies, not for impact assessment. Every species noted in the field should be identified to the extent necessary to determine whether it is rare or endangered.

c. Conducted in a manner that is consistent with conservation ethics. Collection of rare or suspected rare species (voucher specimens) should be made only when such actions would not jeopardize the continued existence of the population and in accordance with applicable state and federal permit regulations. Voucher specimens should be deposited at recognized public herbaria for future reference. Photography should be used to document plant identification and habitat whenever possible, but especially when the population cannot withstand collection of voucher specimens.

d. Conducted using systematic field techniques in all habitats of the site to ensure a reasonably thorough coverage of potential impact areas.

e. Well documented. When a rare or endangered plant (or rare plant community) is located, a California Native Species (or Community) Field Survey Form or equivalent written form should be completed and submitted to the Natural Diversity Data Base.

i. Reports of botanical field surveys should be included in or with environmental assessments, negative declarations, EIR's and EIS's, should contain the following information:

a. Project description, including a detailed map of the project location and study area.

b. A written description of biological setting referencing the community nomenclature used and a vegetation map.

c. Detailed description of survey methodology.

d. Dates of field surveys.

e. Results of survey (including detailed maps).

f. An assessment of potential impacts.

g. Discussion of the importance of rare plant populations with consideration of nearby populations and total species distribution.

h. Recommended mitigation measures to reduce or avoid impacts.

i. List of all species identified.

j. Copies of all California Native Species Field Survey Forms or Natural Community Field Survey Forms.

k. Name of field investigator(s).

l. References cited, persons contacted, herbaria visited, and disposition of voucher specimens.

ATTACHMENT 2

Sensitivity of Top Priority Rare Natural Communities in Southern California*

*Sensitivity rankings are determined by the Department of Fish and Game, alifornia Natural Diversity Data Base and based on either number of known ccurrences (locations) and/or amount of habitat remaining (acreage). The hree rankings used for these top priority rare natural communities are as ollows:

1.- Less than 6 known locations and/or on less than 2,000 acres of habitat remaining

2.- Occurs in 6-20 known locations and/or 2,000-10,000 acres of habitat remaining

3.- Occurs in 21-100 known locations and/or 10,000-50,000 acres of habitat remaining

The number to the right of the decimal point after the ranking refers to ie degree of threat posed to that natural community regardless of the ranking. or example:

S1.1 = very threatened
S2.2 = threatened
S3.3 = no current threats known

Sensitivity Rankings (February 1992)

nk	Community Name
.1	Mojave Riparian Forest
	Sonoran Cottonwood Willow Riparian
	Mesquite Bosque
	Elephant Tree Woodland
	Crucifixion Thorn Woodland
	Allthorn Woodland
	Arizonan Woodland
	Southern California Walnut Forest
	Mainland Cherry Forest
	Southern Bishop Pine Forest
	Torrey Pine Forest
	Desert Mountain White Fir Forest
	Southern Dune Scrub
	Southern Coastal Bluff Scrub
	Maritime Succulent Scrub
	Riversidean Alluvial Fan Sage Scrub
	Southern Maritime Chaparral
	Valley Needlegrass Grassland
	Great Basin Grassland
	Mojave Desert Grassland
	Pebble Plains
	Southern Sedge Bog
	Cismontane Alkali Marsh

Sensitivity Rankings (Cont.)

Community Name

.2 Southern Foredunes
Mono Pumice Flat
Southern Interior Basalt Fl. Vernal Pool

.1 Venturan Coastal Sage Scrub
Diegan Coastal Sage Scrub
Riversidean Upland Coastal Sage Scrub
Riversidean Desert Sage Scrub
Sagebrush Steppe
Desert Sink Scrub
Mafic Southern Mixed Chaparrel
San Diego Mesa Hardpan Vernal P.
San Diego Mesa Claypan Vernal P.
Alkali Meadow
Southern Coastal Salt Marsh
Coastal Brackish Marsh
Transmontane Alkali Marsh
Coastal and Valley Freshwater Marsh
S. Arroya Willow Riparian Forest
Southern Willow Scrub
Modoc-G.Bas. Cottonwood Willow Rip.
Modoc-Great Basin Riparian Scrub
Mojave Desert Wash Scrub
Engelmann Oak Woodland
Open Engelmann Oak Woodland
Closed Engelmann Oak Woodland
Island Oak Woodland
California Walnut Woodland
Island Ironwood Forest
Island Cherry Forest
S. Interior Cypress Forest
Bigcone Spruce-Canyon Oak Forest

.2 Active Coastal Dunes
Active Desert Dunes
Stab. and Part. Stab. Desert Dunes
Stab. and Part. Stab. Desert Sandfield
Mojave Mixed Steppe
Transmontane Freshwater Marsh
Coulter Pine Forest
S. California Fellfield
White Mountains Fellfield

1.3 Bristlecone Pine Forest
Limber Pine Forest

COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

900 SOUTH FREMONT AVENUE
ALHAMBRA, CALIFORNIA 91803-1331
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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

May 31, 2005

IN REPLY PLEASE
REFER TO FILE: T-4

Mr. Daryl Zerfass
Austin-Foust Associates, Inc.
2020 North Tustin Avenue
Santa Ana, CA 92705

Dear Mr. Zerfass:

MISSION VILLAGE
NEWHALL RANCH SPECIFIC PLAN
TENTATIVE TRACT NO. 61105
TRAFFIC IMPACT ANALYSIS (JANUARY 24, 2005)
TRACT MAP, SHEETS 1 THRU 9 (NOVEMBER 15, 2004)
SITE PLAN, SHEETS 1 THRU 17 (NOVEMBER 11, 2004)
CASTAIC JUNCTION AREA

As requested, we have reviewed the above-mentioned document. The project site is generally located west of the Golden State (I-5) Freeway between State Route (SR) 126 to the north and Valencia Boulevard to the south in the unincorporated County of Los Angeles area of Castaic Junction.

The proposed project is part of the approved Newhall Ranch Specific Plan. Mission Village consists of the construction of 578 single-family dwelling units, 3,722 condominium/townhome dwelling units, 1,031 apartment units for a total of 5,331 residential dwelling units, 1.3 million square feet of commercial retail and office uses, an elementary/middle school, two public parks, and a community recreation center. The proposed project is estimated to generate approximately 72,500 vehicle trips daily, with 5,300 and 7,100 vehicle trips during the a.m. and p.m. peak hours, respectively.

Phase I of the project consists of 3,854 residential units, 320,300 square feet of commercial uses, and a 900 student school with a build-out year of 2010. Phase II consists of the remaining residential units and commercial uses with a build-out year of 2013.

The study assumed the roadway improvements to the interchanges and roadways listed in Table 2-2 on page 2-7 to be in place with the project. In accordance with our Traffic Impact Analysis Report Guidelines, these improvements will be made a condition of approval for the project to be in place with the project.

The traffic study shall be revised to include the following:

- The traffic study shall be prepared by or under the supervision of a current registered civil or traffic engineer in the State of California. The report shall be signed and sealed by a registered civil or traffic engineer.

- The traffic study is based on the Santa Clarita Valley Consolidated Traffic Model. The assumed model methodology and assumptions, including but not limited to trip generation rates, trip distributions, ambient growth rates, related projects, and transportation circulation system, shall be reviewed and approved by Transportation Planning Section of Land Development Division.

- A copy of the approved land use and internal transportation circulation plan for the Newhall Ranch Specific Plan. The study shall be expanded to include the internal transportation circulation of Mission Village and build-out of the entire Newhall Ranch Specific Plan to ensure that the Mission Village circulation plan is consistent with the Specific Plan. All related lane configuration diagrams, trip distributions, and trip distribution assumptions shall be provided.

- The most current tract maps submitted dated November 15, 2004, consists of the construction of 500 single-family dwelling units, 3,603 condominium dwelling units, 197 duplex dwelling units, 1,031 apartment units for a total of 5,331 residential dwelling units, 685,300 square feet of mixed use commercial, 691,500 square feet of mixed use commercial/business park, 16,000 square feet of retail and an elementary school, two public parks, and a community recreation center. This scope is different from the project description in the study. This discrepancy shall be clarified and/or corrected as necessary.

- The project will be developed in phases. The level of service analysis shall be conducted and be provided for the following scenarios.

    (a) Existing traffic;
    (b) Existing traffic plus ambient growth to Phase I completion year;
    (c) Traffic in (b) plus Phase I traffic;
    (d) Traffic in (c) with necessary mitigation measures;

(e) Existing traffic plus ambient growth to Phase II completion year;
(f) Traffic in (e) plus Phase I and II traffic;
(g) Traffic in (f) with the necessary mitigation measures;
(h) Traffic in (g) plus the cumulative traffic of other developments (including Newhall Specific Plan projects to be completed within the project buildout year);
(i) Traffic in (h) with the necessary mitigation measures.

- Expand the study and figures 1-2, 5-1, and 5-4 and other figures as necessary to include the following intersections and roadways superimposed on a Thomas Guide map with grids. Some street names in figures do not correspond to the site plans submitted and shall be corrected as necessary.

  - Six Flags Magic Mountain Driveway at Magic Mountain Parkway
  - Chiquito Canyon Road and Long Canyon Road (Future) at Henry Mayo Drive (SR-126)
  - Wolcott Way at Henry Mayo Drive (SR-126)
  - Commerce Center Drive at Henry Mayo Drive (SR-126) Interchange
  - "LL" Street (TT 61105) south extension south of Lot 860 (TT 61105)
  - "MM" Street (TT 61105) south extension south of "NN" Street (TT 61105)
  - "LL" Street (TT 61105) south extension south of "YY" Street (TT 61105)
  - "S" Street (TT 61105) at "R" Street (TT 61105)
  - "Q" Street (TT 61105) at "R" Street (TT 61105)
  - First raised-median opening on "GG" Street (TT 61105) north of Commerce Center Drive
  - "GG" Street (TT 61105) at first private driveway north of Commerce Center Drive (between Lots 1029 and 1031 of TT 61105)
  - "GG" Street (TT 61105) at second private driveway north of Commerce Center Drive (between Lots 1031 and 1033 of TT 61105)
  - *"B" Street (TT 61105) at "K" Street (TT 61105)*

- Traffic counts shall not be more than 1-year from the time the study is submitted. Traffic counts must be taken on Tuesdays, Wednesdays, or Thursdays; must exclude holidays, and the first weekdays before and after the holiday; must be taken on days when local schools or colleges are in session; must be taken on days of good weather, and avoid atypical conditions (e.g., road construction, detours, or major traffic incidents. Because of some construction activities in the area, some older available counts were used in the study. Detailed description of the construction activities and schedules shall be provided.

- Turning movement traffic volumes for all internal intersections (including the driveways) shall be provided.

- A more detailed description including trip generation assumptions, and of the mixed use commercial/business park/service station in areas E1, E2, areas F10, F11, and F14 of the Village Center shall be provided. If detailed project information is not available, then a more conservative trip generation rates shall be used for each lot. If 18-wheeled delivery trucks will be used for delivery at the two mixed use commercial areas, a revised site plan/tract map showing shows loading areas and adequate turning radius for a typical 18-wheeled delivery truck in the parking lots and at the commercial site driveways shall be submitted.

- Use 2,880 vehicles per hour capacity for dual left-turn lanes.

- Provide lane configurations for the remaining nine intersections in Village Center not shown in Figure 5-1.

- Lane configuration diagrams for all intersections analyzed for all traffic scenarios, including scenario for the proposed mitigation measures.

- Description of what the long-range ADT volumes are shown in Figures 5-2 and 5-3.

- Gated residential driveways shall be designed to allow a typical UPS/FedEx truck to make a U-turn without backing up and enough lane width on the ingress side to allow residential vehicles to pass while visitor vehicles are waiting at the keypad to gain entry. If the entry is gated, indicate whether any of the driveway(s) is for emergency and/or fire access only.

- A queuing analysis for the mixed use commercial/service station in area E2 (Lot 967) with a mini-mart and a gasoline pumping station of 8 vehicle fueling positions shown on sheet 16 of the site plan. Internal circulation shall be designed to ensure adequate vehicle stacking and maneuvering.

- Relocate two access locations to parking structure adjacent to private drive located in mixed use commercial Lots 1032 and 1033 further away from the private driveway; otherwise, restrict north access location in Lot 1032 of the parking structure to ingress only and restrict south access location in Lot 1033 of the parking structure to right-turn egress only.

- Additional information regarding the development of the school within the Mission Village. Who will be responsible for the development of the school and when will it be developed? Will the developer of Mission Village be responsible for the necessary traffic mitigation measures for the development of the school or will the school district be responsible? At minimum, the following shall be included in the traffic study for the proposed school.

  - The developer shall coordinate with and notify the Castaic Union School District (CUSD) to develop and submit to Public Works, Traffic and Lighting Division, for review and approval of the traffic circulation plan and drop-off/pick-up procedures. The CUSD shall prepare informational packets containing the approved drop-off/pick-up procedures and provide to the parents/guardians of students of the school. The recordation of Lot 1012 containing the proposed elementary school and building permit(s) for the school shall be withheld until the student drop-off/pick-up procedures, the informational packets or brochures, and the revised school site plan(s) have been prepared to the satisfaction by Public Works.

  - A legible student enrollment boundary map for the school shall be submitted to us. The map will be used to determine if any additional intersections need to be analyzed in the traffic impact study.

  - A trip reduction and management implementation program and/or strategies, such as car pooling and bus operations to minimize traffic generation in the area. The programs shall have specific average vehicle ridership goals for students and staff members.

  - To ensure adequate circulation and safety for students/pedestrians, the project shall designate a student drop off/pick-up area on the school site. We recommend a one-way counter-clockwise traffic pattern within the school parking lot and student drop-off/pick-up area to minimize queuing off-site and conflicting traffic movements. We recommend designing "EE" Private Drive (TT 61105) and "FF" Private Drive (TT61105) shall be restricted to one-way westbound/southbound only from "HH" Private Drive (TT61105) at "CC" Private Drive (TT61105). Detailed striping and signing plans shall be prepared for review and approval.

  - A 40-foot-scale site plan showing the school access; interior circulation; staff, student, visitor and disabled parking (including car pool spaces); and appropriate traffic control.

- A peak-hour traffic signal warrant analysis shall be performed for all internal and unsignalized external intersections analyzed in the study.

- A feasibility analysis and cost estimates for all proposed mitigation measures.

A determination shall be made regarding whether the project has a significant impact on the adjacent transportation circulation system within Caltrans and the City of Santa Clarita. Caltrans and the City of Santa Clarita shall be consulted to obtain their written concurrence with the California Environmental Quality Act level of significance determination. If fees are proposed to mitigate the freeway impact, the agency requesting the fees shall be requested to identify the specific project to which the fees will apply. These written comments from these agencies shall be included with the revised study.

If you have any questions regarding the traffic analysis, please contact Mr. Suen Fei Lau of our Traffic and Lighting Division, Land Development Review Section, at (626) 300-4820.

Very truly yours,

DONALD L. WOLFE
Acting Director of Public Works

WILLIAM J. WINTER
Assistant Deputy Director
Traffic and Lighting Division

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cc: Castaic Union School District (Beverly W. Silsbee)
Department of Regional Planning (Daryl Koutnik)

COUNTY OF LOS ANGELES

FIRE DEPARTMENT

1320 NORTH EASTERN AVENUE
LOS ANGELES, CALIFORNIA 90063-3294
(323) 890-4330

P. MICHAEL FREEMAN
FIRE CHIEF
FORESTER & FIRE WARDEN

August 3, 2005

Mr. Daniel Fierros
Department of Regional Planning
320 West Temple Street, Room #1348
Los Angeles, CA 90012

Dear Mr. Fierros:

NOTICE OF PREPARATION, THE MISSION VILLAGE PROJECT-PART OF THE NEWHALL RANCH SPECIFIC PLAN, COUNTY PROJECT NO. 04-181/TR061105 (LACO) – FFER #200500098

The Notice of Preparation has been reviewed by the Planning Division, Land Development Unit, and Forestry Division of the County of Los Angeles Fire Department. The following are their comments:

PLANNING DIVISION – FIRE PROTECTION AND EMERGENCY MEDICAL SERVICE AVAILABILITY:

1. The subject development will receive fire protection and paramedic service from the County of Los Angeles Fire Department. The Initial Study, on Page 19, correctly describes the situation with regard to the future fire stations that will be needed to adequately serve this project. However, it appears to understate the distance to the nearest existing fire station. The response distance is the distance along the existing and proposed roads to the center of the development. We would need a legible, large-scaled map to calculate response distances/times from existing fire stations.

LAND DEVELOPMENT UNIT – INSTITUTIONAL LIMITED ACCESS DEVICES:

1. All access devices and gates shall comply with California Code of Regulations, Title 19, Article 3.05 and Article 3.16.

GENERAL REQUIREMENTS:

2. The proposed development may necessitate multiple ingress/egress access for the circulation of traffic, and emergency response issues.

3. The development of this project must comply with all applicable code and ordinance requirements for construction, access, water mains, fire flows and fire hydrants.

4. This property is located within the area described by the Forester and Fire Warden as a Fire Zone 4, Very High Fire Hazard Severity Zone (VHFHSZ). All applicable fire code and ordinance requirements for construction, access, water mains, fire hydrants, fire flows, brush clearance and fuel modification plans, must be met.

5. Specific fire and life safety requirements for the construction phase will be addressed at the building fire plan check. There may be additional fire and life safety requirements during this time.

6. Every building constructed shall be accessible to Fire Department apparatus by way of access roadways, with an all-weather surface of not less than the prescribed width. The roadway shall be extended to within 150 feet of all portions of the exterior walls when measured by an unobstructed route around the exterior of the building.

7. Access roads shall be maintained with a minimum of ten (10) feet of brush clearance on each side. Fire access roads shall have an unobstructed vertical clearance clear-to-sky with the exception of protected tree species. Protected tree species overhanging fire access roads shall be maintained to provide a vertical clearance of 13 feet, 6 inches.

8. When a bridge is required to be used as part of a fire access road, it shall be constructed and maintained in accordance with nationally recognized standards and designed for a live load sufficient to carry a minimum of 75,000 pounds. All water-crossing designs are required to be approved by the Department of Public Works prior to installation.

9. The maximum allowable grade shall not exceed 15% except where topography makes it impractical to keep within such grade; in such cases, an absolute maximum of 20% will be allowed for up to 150 feet in distance. The average maximum allowed grade, including topographical difficulties, shall be no more than 17%. Grade breaks shall not exceed 10% in 10 feet.

10. When involved with a subdivision in unincorporated areas within the County of Los Angeles, Fire Department requirements for access, fire flows and hydrants are addressed at the Los Angeles County Subdivision Committee meeting, during the subdivision tentative map stage.

11. Fire sprinkler systems are required in some residential and most commercial occupancies. For those occupancies not requiring fire sprinkler systems, it is strongly suggested that fire sprinkler systems be installed. This will reduce potential fire and life losses. Systems are now technically and economically feasible for residential use.

INSTITUTION WATER REQUIREMENTS:

12. The development may require fire flows up to 8,000 gallons per minute at 20 pounds per square inch residual pressure for up to a four-hour duration as outlined in the 2002 County of Los Angeles Fire Code Appendix III-AA. Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used.

13. Fire hydrant spacing shall be based on fire flow requirements as outlined in the 2002 County of Los Angeles Fire Code Appendix III-BB. Additional hydrants will be required if hydrant spacing exceeds specified distances.

COMMERCIAL WATER REQUIREMENTS:

14. The development may require fire flows up to 5,000 gallon per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used.

15. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:

    a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.

    b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced public fire hydrant.

    c. Additional hydrants will be required if hydrant spacing exceeds specified distances.

    d. When cul-de-sac depth exceeds 200 feet on a commercial street, hydrants shall be required at the corner and mid-block.

    e. A cul-de-sac shall not be more than 500 feet in length, when serving land zoned for commercial use.

COMMERCIAL REQUIREMENTS:

16. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.

17. All on-site driveways/roadways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building. The centerline of the access driveway shall be located parallel to, and within 30 feet of an exterior wall on one side of the proposed structure.

18. Driveway width for Non-Residential developments shall be increased when any of the following conditions will exist:

    a. Provide 34 feet in width, when parallel parking is allowed on one side of the access roadway/driveway. Preference is that such parking is not adjacent to the structure.

    b. Provide 42 feet in width, when parallel parking is allowed on each side of the access roadway/driveway.

    c. Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans.

    d. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

HIGH-DENSITY RESIDENTIAL REQUIREMENTS:

19. The development may require fire flows up to 5,000 gallons per minute at 20 pounds per square inch residual pressure for up to a five-hour duration. Final fire flows will be based on the size of the buildings, their relationship to other structures, property lines, and types of construction used.

20. Fire hydrant spacing shall be 300 feet and shall meet the following requirements:

    a. No portion of lot frontage shall be more than 200 feet via vehicular access from a public fire hydrant.

    b. No portion of a building shall exceed 400 feet via vehicular access from a properly spaced fire hydrant.

    c. When cul-de-sac depth exceeds 200 feet, hydrants will be required at the corner and mid-block.

    d. Additional hydrants will be required if the hydrant spacing exceeds specified distances.

21. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.

22. All on-site driveways shall provide a minimum unobstructed width of 28 feet, clear-to-sky. The 28-feet width does not allow for parking, and shall be designated as a "Fire Lane," and have appropriate signage. The centerline of the on-site driveway shall be located parallel to and within 30 feet of an exterior wall on one side of the proposed structure. The on-site driveway is to be within 150 feet of all portions of the exterior walls of the first story of any building.

23. The 28 feet in width shall be increased to:

    a. Provide 34 feet in width when parallel parking is allowed on one side of the access way.

    b. Provide 36 feet in width when parallel parking is allowed on both sides of the access way.

    c. Any access way less than 34 feet in width shall be labeled "Fire Lane" on the final recording map, and final building plans.

    d. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

24. When serving land zoned for residential uses having a density of more than four units per net acre:

    a. A cul-de-sac shall be a minimum of 34 feet in width and shall not be more than 700 feet in length.

    b. The length of the cul-de-sac may be increased to 1,000 feet if a minimum of 36 feet in width is provided.

    c. A Fire Department approved turning area shall be provided at the end of a cul-de-sac.

SINGLE-FAMILY/TWO-FAMILY DWELLING REQUIREMENTS:

25. Single-family detached homes shall require a minimum fire flow of 1,250 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. Two-family dwelling units (duplexes) shall require a fire flow of 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration. When there are five or more units taking access on a single driveway, the minimum fire flow shall be increased to 1,500 gallons per minute at 20 pounds per square inch residual pressure for a two-hour duration.

26. Fire hydrant spacing shall be 600 feet and shall meet the following requirements:

    a. No portion of lot frontage shall be more than 450 feet via vehicular access from a public fire hydrant.

    b. No portion of a structure should be placed on a lot where it exceeds 750 feet via vehicular access from a properly spaced public fire hydrant.

    c. When cul-de-sac depth exceeds 450 feet on a residential street, hydrants shall be required at the corner and mid-block.

    d. Additional hydrants will be required if hydrant spacing exceeds specified distances.

27. A Fire Department approved turning area shall be provided for all driveways exceeding 150 feet in length and at the end of all cul-de-sacs.

28. Fire Department access shall provide a minimum unobstructed width of 28 feet, clear-to-sky and be within 150 feet of all portions of the exterior walls of the first story of any single unit. If exceeding 150 feet, provide 20 feet minimum paved width "Private Driveway/Fire Lane" clear-to-sky to within 150 feet of all portions of the exterior walls of the unit. Fire Lanes serving 3 or more units shall be increased to 26 feet.

29. Streets or driveways within the development shall be provided with the following:

a. Provide 36 feet in width on all streets where parking is allowed on both sides.

b. Provide 34 feet in width on cul-de-sacs up to 700 feet in length. This allows parking on both sides of the street.

c. Provide 36 feet in width on cul-de-sacs from 701 to 1,000 feet in length. This allows parking on both sides of the street.

d. For streets or driveways with parking restrictions: The entrance to the street/driveway and intermittent spacing distances of 150 feet shall be posted with Fire Department approved signs stating "NO PARKING - FIRE LANE" in three-inch high letters. Driveway labeling is necessary to ensure access for Fire Department use.

e. Turning radii shall not be less than 32 feet. This measurement shall be determined at the centerline of the road.

LIMITED ACCESS DEVICES:

30. All access devices and gates shall meet the following requirements:

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

b. Any divided gate opening (when each gate is used for a single direction of travel - i.e., ingress or egress) shall be a minimum width of 20 feet clear-to-sky.

c. Gates and/or control devices shall be positioned a minimum of 50 feet from a public right-of-way, and shall be provided with a turnaround having a minimum of 32 feet of turning radius. If an intercom system is used, the 50 feet shall be measured from the right-of-way to the intercom control device.

d. All limited access devices shall be of a type approved by the Fire Department.

e. Gate plans shall be submitted to the Fire Department, prior to installation. These plans shall show all locations, widths and details of the proposed gates.

TRAFFIC CALMING MEASURES:

31. All proposals for traffic calming measures (speed humps/bumps/cushions, traffic circles, roundabouts, etc.) shall be submitted to the Fire Department for review, prior to implementation.

32. Should any questions arise regarding subdivision, water systems, or access, please contact the County of Los Angeles Fire Department, Land Development Unit's EIR Specialist at (323) 890-4243.

HEALTH HAZARDOUS MATERIALS DIVISION:

The review of the Initial Study indicates that the site was used for agricultural purposes, contains several abandoned oil wells and possibly has perchlorate contamination in groundwater from offsite migration. Past agricultural uses and oil operations may have resulted in contaminating the subject property. The following are recommended to screen the site for potential contamination:

1. A complete Phase I study of the site.

2. Due to prior agricultural use of the site, a statistically valid number of soil samples from the site must analyzed for pesticides. If preliminary screening identified any pesticides in soil, a complete site investigation must be conducted to define lateral and vertical extent of the contamination prior to remediation.

The abandoned oil wells must be properly closed under jurisdiction of the Oil and Gas Division. Furthermore, additional soil sampling must be conducted in the area of abandoned oil wells and the former oil operation areas. The soil samples in the subject areas must be analyzed for total petroleum hydrocarbons, volatile organic compounds, heavy metal and PCBs. If there is any evidence of contamination, complete site characterization must be conducted prior to remediation.

If off-site Perchlorate migration has contaminated groundwater beneath the site, Los Angeles Regional Water Quality Control Board (RWQCB) must be notified.

If preliminary soil screening results indicate any soil contamination, it is prudent that responsible party obtain a Closure/No further Action Letter from either RWQCB or Department of Toxic Substances Control (DTSC) prior to development of the subject site.

FORESTRY DIVISION – OTHER ENVIRONMENTAL CONCERNS:

1. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

2. The statutory responsibilities of the County of Los Angeles Fire Department, Forestry Division include erosion control, watershed management, rare and endangered species, vegetation, fuel modification for Very High Fire Hazard Severity Zones or Fire Zone 4, archeological and cultural resources, and the County Oak Tree Ordinance. Potential impacts in these areas should be addressed.

3. This project will require an EIR fee deposit of $1,000 payable to the Los Angeles County Fire Department at the time the DEIR is submitted for review (see attached).

If you have any additional questions, please contact this office at (323) 890-4330.

Very truly yours,

David R. Leininger

DAVID R. LEININGER, CHIEF, FORESTRY DIVISION
PREVENTION SERVICES BUREAU

DRL:lc

Enclosure

ENCLOSURE

LOS ANGELES COUNTY FIRE DEPARTMENT
ENVIRONMENTAL REVIEW FEES & DEPOSITS

Effective September 11, 1991, the County of Los Angeles Fire Department is requiring a deposit fee whenever a review for impact is requested from the Fire Prevention, Forestry, and/or Planning Divisions as part of the environmental review process. The applicant shall pay a minimum deposit fee of $1,000 from which actual costs shall be billed and deducted. Additional deposits may have to be made if actual review costs exceed 80% of deposited funds. A larger deposit may be made for more complex projects to ensure prompt continuation of environmental review efforts. All unused funds shall be refunded to the applicant.

All Environmental Review Deposits should be made payable and sent to:

Los Angeles County Fire Department
P.O. Box 910901
Commerce, CA 90091-0901
Attn: Financial Management Division

If you have any questions regarding the Environmental Review Fee or Deposit amount, please call the Forestry Division at (323) 890-4330. If you have any questions regarding your Environmental Review Deposit status, please contact the Financial Management Division at (323) 838-2345.

Friends of the Santa Clara River

660 Randy Drive, Newbury Park, California 91320-3036 • (805) 498-4323

June 23, 2005

Mr. Daniel Fierros
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 West Temple Street, Room 1348
Los Angeles, CA 90012

Re: Mission Village Project Notice of Preparation

Dear Mr. Fierros,

Friends of the Santa Clara River offers the following comments on the subject Notice of Preparation (NOP).

The unprecedented growth in the Santa Clara River watershed over the last few decades has caused an array of cumulative impacts to flora and fauna of the River corridor. Encroachment by development into the River floodplain and terrace lands has resulted in habitat loss and fragmentation and will inevitably be followed by a decline in species and loss of biological diversity. These cumulative impacts were not adequately addressed in the EIR for the Newhall Ranch Specific Plan. In its 1998 "Biological Opinion for the Valencia Company's Clean Water Act Section 404 Authorization for Portions of the Santa Clara River, Los Angeles County, California", The U. S. Fish and Wildlife Service (p. 33) states that "The potential increase in urbanization could result in alterations to the Santa Clara River through increasing the pollutant load reaching the river through runoff, human activity in the river, and introduction of additional exotic predators, all of which could adversely affect the unarmored threespine stickleback, southwestern willow flycatcher, and least Bell's vireo." We can see, almost seven years later, the truth of this statement, and that all of this is happening in a major way as numbers of massive projects continue to impact the river. The EIR must completely reexamine cumulative impacts of Santa Clara watershed projects and evaluate the effectiveness of mitigation for cumulative impacts. In this regard, a recent study has shown that wetlands mitigation has been only partially successful at best (see *An Evaluation of Compensatory Mitigation Projects Permitted Under Clean Water Act Section 404 by the Los Angeles Regional Water Quality Control Board, 1991-2002*, by Richard F. Ambrose and Steven F. Lee, Department of Environmental Health Services, University of California at Los Angeles, December 2004).

The Santa Clara River is the largest and one of the last undammed and relatively natural riverine systems remaining in southern California.

Considering the southern California region as a whole, the U. S. Fish and Wildlife Service (Faber et al, 1989) has estimated that 95 to 97 percent of riparian communities have been eliminated due to human influences. Damage occurs primarily because (1) the river is channelized by hardening its banks; (2) riparian and terrace habitats have been lost and fragmented; (3) urban edge effects, including illegal ORV use, degrade riparian biological values; (4) adequate buffer zones protecting the riparian corridor have not been provided; and (5) the function of the river terrace area as wildlife habitat or wildlife corridor is eliminated. The EIR must address the impacts of all above actions on biological resources.

The Valencia Company's Natural River Management Plan, which is the basis for Army Corps of Engineers permits in the project area, must be re-opened and re-evaluated including public testimony, because it has allowed floodplain and river terrace encroachment that is causing much of the biological degradation cited above. Before more permits can be issued, a thorough analysis must be undertaken of the cumulative impacts of development on the entire upper Santa Clara riparian ecosystem. The EIR must address this issue.

Project maps show completely inadequate areas for preservation of the San Fernando Valley Spineflower. This must be evaluated in the EIR.

Wildlife corridors within the project area must not only function as corridors but must also connect to other corridors and preserves outside the project. The EIR must examine the wildlife corridor issue and indicate whether there are corridors that truly provide connectivity to surrounding preserve areas such as the Santa Clara River.

The EIR must examine the project impact on the level of chlorides in the Santa Clara River. This issue is already the subject of a working group that has been set up to address studies being done on the chloride issue, and to develop recommendations for dealing with the problem. Chloride levels are being increased by development in the Santa Clara watershed.

From the NOP, it is not clear how wastewater treatment will be handled.

Thank you for considering these comments.

Sincerely,

Ron Bottorff

Ron Bottorff, Chair

State of California—Health and Human Services Agency
Department of Health Services

SANDRA SHEWRY
Director

ARNOLD SCHWARZENEGGER
Governor

June 15, 2005

Mr. Daniel Fierros
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

Dear Mr. Fierros:

RE: MISSION VILLAGE PROJECT, COUNTY PROJECT NO. 04-181,TR 061105
SCH# 2005051143

The Department of Health Services (Department) has reviewed the Notice of Preparation (NOP) for the Mission Village Project, County Project No. 04-181, TR061105 draft Environmental Impact Report (EIR), and has the following comments:

1. This proposed project includes 5,331 residential units. The water utility that will be supplying water to this area should be identified and its system capacity evaluated to assess its capability to provide an adequate supply of potable water to all users under maximum demand conditions.

2. There appears to be extensive growth in the Santa Clarita area in recent years. Please provide a discussion on whether the growth in this area is consistent with the regional Urban Water Management Plan.

Responses to the above comments should be addressed in the EIR. If you have any questions, please contact Chun Huang at (213) 580-5760.

Sincerely,

Jeff O'Keefe, P.E.
District Engineer
Metropolitan District

cc: State Clearinghouse
P.O. Box 3044
Sacramento, CA 95812-3044

Southern California Drinking Water Field Operations Branch, Los Angeles Region
1449 West Temple St., Room 202, Los Angeles, CA 90026
Telephone: (213)580-5723 Fax: (213)580-5711
Internet Address: www.dhs.ca.gov/ps/ddwem/

DEPARTMENT OF CALIFORNIA HIGHWAY PATROL
28648 The Old Road
Valencia, CA 91355
(661)294-5540
(800) 735-2929 (TT/TDD)
(800) 735-2922 (Voice)

June 13, 2005

File No.: 540.10868.9367.

Mr. Daniel Fierros
Los Angeles County Department of Planning
320 W. Tewmple Street
Los Angles, CA 90012

Dear Mr. Fierros:

This is in response to your letter dated May 24, 2005, regarding the Mission Village Project SCH# 2005051143. This 1,252 acre project will consist of 5,331 residences, an elementary school, parks, trails and 1,299,000 square feet of commercial space. The proposed project will be located in the unincorporated area of Los Angeles County and within the jurisdiction of the California Highway Patrol. Therefore, traffic enforcement, emergency incident management, public service, assistance and accident investigation will be the responsibility of our agency.

This project, in conjunction with several other proposed developments within the same geographical area, will significantly increase traffic volume on The Old road, Valencia Blvd., SR-126, Magic Mountain Parkway, Rye Canyon and Commerce Center Drive. Additionally, we have great concern for the purposed additional roadways which would necessitate additional resources and officers to provide traffic enforcement, emergency incident management, public service, assistance and accident investigation. This area has been very rural and sparsely populated and therefore not subjected to the level of patrol responsibilities, traffic volume and traffic collision problems which we are currently facing in the Santa Clarita Valley metropolitan area.

Lieutenant M. Odle will be our Department's contact person for the project. If you have any questions or concerns, he may be reached at the above address or telephone number.

Thank you for allowing us the opportunity to comment on this project.

Sincerely,

for E. CONLEY, Captain
Commander
Newhall Area

cc: Southern Division
Special Projects Section

County of Los Angeles Public Library
7400 East Imperial Hwy., P.O. Box 7011, Downey, CA 90241-7011
(562) 940-8461, TELEFAX (562) 803-3032

Library

MARGARET DONNELLAN TODD
COUNTY LIBRARIAN

July 22, 2005

RECEIVED
JUL 25 2005

TO: Daniel Fierros
Los Angeles County Department of Regional Planning

FROM: Malou Rubio
Head, Staff Services

SUBJECT: **NEWHALL RANCH – MISSION VILLAGE PROJECT**
PROJECT NUMBER 04-181/TR061105

This is in response to your invitation to submit comments on the Notice of Preparation for the Mission Village Project.

Consistent with Section 4.19 of the Mitigation Monitoring Plan of the Newhall Ranch Specific Plan EIR, the following mitigation measures/conditions of approval apply to the Mission Village portion of the Newhall Ranch Specific Plan:

"Prior to County's issuance of the first residential building permit of Newhall Ranch to the developer, the County Librarian and the developer will mutually agree upon the library construction requirements (location, size, funding and time of construction) based upon the projected development schedule and the population of Newhall Ranch based on the applicable number of average persons per household included in the library facilities mitigation fee in effect at the time. Such mutual agreement regarding the library construction requirements ('Library Construction Plan') and the criteria for timing the completion of the library(s) will be defined in a Memorandum of Understanding between the developer and the County Librarian. Such Memorandum of Understanding shall include an agreement by the developer to dedicate sufficient land and pay the agreed amount of fees on a schedule to allow completion of the library(s) as described below. The developer's funding for library facilities shall not exceed the developer's fee obligation at the time of construction under the developer fee schedule.

"If two libraries are to be constructed, the first library will be completed and operational by the time of County's issuance of the 8,000th residential building permit of Newhall Ranch, and the second library will be completed and operational by the time of County's issuance of the 15,000th residential building permit of Newhall Ranch. If the County Librarian decides that only one library will be constructed, the library will be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch.

"No payment of any sort with respect to library facilities will be required under Section 2.5.3.d of the Specific Plan in order for the developer to obtain building permits for nonresidential buildings."

MR:MH:mh
U:\STAFFSERVICES\DEVELOPER FEE\EIR\Newhall Ranch - Mission Village.doc

Attachment

c: David Flint, Assistant Director, Finance & Planning, Public Library

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.19 LIBRARIES			
4.19-1. The developer will provide funding for a maximum of two libraries (including the site(s), construction, furniture, fixtures, equipment and materials) to the County Librarian. The developer will dedicate a maximum of two library sites for a maximum of two libraries located in Newhall Ranch in lieu of the land component of the County's library facilities mitigation fee, in accordance with the provisions of Section 22.72.090 of Section 2 of Ordinance No. 98-0068. The actual net buildable library site area required and provided by the developer will be determined by the actual size of the library building(s), the Specific Plan parking requirements, the County Building Code, and other applicable rules. The total library building square footage to be funded by the developer will not exceed 0.35 net square feet per person. The developer's funding of construction of the library(s) and furnishings, fixtures, equipment and materials for the library(s) will be determined based on the cost factors in the library facilities mitigation fee in effect at the time of commencement of construction of the library(s). Prior to County's issuance of the first residential building permit of Newhall Ranch to the developer, the County Librarian and the developer will mutually agree upon the library construction requirements (location, size, funding and time of construction) based upon the projected development schedule and the population of Newhall Ranch based on the applicable number of average persons per household included in the library facilities mitigation fee in effect at the time. Such mutual agreement regarding the library construction requirements ("Library Construction Plan") and the criteria for timing the completion of the library(s) will be defined in a Memorandum of Understanding between the developer and the County Librarian. Such Memorandum of Understanding shall include an agreement by the developer to dedicate sufficient land and pay the agreed amount of fees on a schedule to allow completion of the library(s) as described below. The developer's funding for library facilities shall not exceed the developer's fee obligation at the time of construction under the developer fee schedule.	Applicant	Review of Memorandum of Understanding and Library Construction Plan	1. LA County Library 2. LACDPW 3. Prior to Issuance of First Residential Building Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase

4.19 LIBRARIES (cont.)

If two libraries are to be constructed, the first library will be completed and operational by the time of County's issuance of the 8,000th residential building permit of Newhall Ranch, and the second library will be completed and operational by the time of County's issuance of the 15,000th residential building permit of Newhall Ranch. If the County Librarian decides that only one library will be constructed, the library will be completed and operational by the time of County's issuance of the 10,000th residential building permit of Newhall Ranch.

No payment of any sort with respect to library facilities will be required under Section 2.5.3.d. of the Specific Plan in order for the developer to obtain building permits for nonresidential buildings.

CENTER FOR BIOLOGICAL DIVERSITY
CALIFORNIA AND PACIFIC OFFICE
protecting and restoring natural ecosystems and imperiled species through science, education, policy, and environmental law

BY ELECTRONIC MAIL AND U.S. MAIL

June 27, 2005

Daniel Fierros
County of Los Angeles Regional Planning Department
Impact Analysis Section
320 W. Temple St., Room 1348
Los Angeles, CA 90012
Facsimile: (213) 626-0434

Re: Notice of Preparation and Initial Study, EIR for "Mission Village" Project

Dear Mr. Ferros:

These comments are submitted on behalf of the Center for Biological Diversity ("Center") on the Notice of Preparation ("NOP") and Initial Study for the Newhall Ranch "Mission Village" project (County Project No. 04-181, Vesting Tentative Tract map 061105, etc.). The Center is a non-profit environmental organization dedicated to the protection of native species and their habitats in the Western Hemisphere through science, policy, and environmental law. The Center has over 13,000 members throughout California and the western United States, including in northern Los Angeles County where the proposed project is located.

Flood Hazard

The Initial Study indicates that portions of the project are located within the 100-year FEMA floodplain. The Army Corps and Engineers ("Corps") and the California Department of Fish and Game ("CDFG") are currently processing the permits required for the project's floodplain alterations and preparing an Environmental Impact Statement/Report (EIS/EIR). It is premature to evaluate this project until the EIS/EIR is completed, a record of decision on the Corps' 404 permit completed, mitigation measures adopted, and permit decisions finalized. The EIS/EIR and the federal and state permit decisions are effectively part of the first tier of analysis for the entire Newhall Ranch Specific Plan. A project-level environmental analysis should not be commenced until the upper-tier analysis is completed. The federal and state processes may necessitate design alterations in this project to reduce or avoid the project's impacts. Conversely,

John Buse, Staff Attorney
5656 S. DORCHESTER AVE. #3, CHICAGO, IL 60637
TEL.: (312) 237-1443 • FAX: (501) 633-8375
Email: jbuse@biologicaldiversity.org • www.biologicaldiversity.org

approval of this project before these permits are issued may foreclose feasible alternatives and mitigation measures that the Corps and CDFG would otherwise consider. Accordingly, sequencing the project-level review after completion of the EIS/EIR and Specific Plan-wide permitting decisions will avoid needless staff time and expense if substantial changes are required in the Project.

Moreover, since many of the issues involved in the Corps/CDFG process will need to be evaluated in the environmental review for the Project, sequencing this review after the completion of the EIS/EIR and Specific Plan-wide permitting decisions will avoid wasteful duplication of effort.

Water Quality

The EIR must provide detailed descriptions of the project's stormwater impacts and mitigation measures required to control project-related stormwater. The EIR must specify the location, size, and design specifications of stormwater basins and other control measures. Where, as here, the control measures themselves may have environmental effects, these effects must be described in detail and further mitigated.

Studies and research conducted by "[r]egional agencies, academic institutions, and universities have identified storm water and urban runoff as significant sources of pollutants to surface waters in Southern California… Development and urbanization increase pollutant load, volume, and discharge velocity" by converting natural pervious ground, which has the ability to absorb rainwater runoff and remove pollutants, to impervious surfaces such as roadways, which act as pollution highways. *California Regional Water Quality Control Board, Los Angeles Region, Order No. 01-182, NPDES Permit No. CAS004001, Waste Discharge Requirements for Municipal Storm Water and Urban Runoff Discharges Within the County of Los Angeles, December 13, 2001* ("LA County MSWP"), p. 4.

Furthermore, the "increased volume, increased velocity, and discharge duration of storm water runoff from developed areas has the potential to greatly accelerate downstream erosion and impair stream habitat in natural drainages. Studies have demonstrated a direct correlation between the degree of imperviousness of an area and the degradation of its receiving waters. Significant declines in the biological integrity and physical habitat of streams and other receiving waters have been found to occur with as little as 10 percent conversion from natural to impervious surfaces. Percentage impervious cover is a reliable indicator and predictor of potential water quality degradation expected from new development." LA County MSWP, p.5

The EIR should be directed toward minimizing or avoiding impervious surfaces within the Project area. The environmental effects associated with the dramatic increase in the area covered by impervious surface must be evaluated, together with the impacts of channelizing flood flows and directing high velocity flows into the Santa Clara River or detention basins rather than allowing runoff to permeate through natural vegetated areas. Alternatives that cluster development or reduce the total developed and hard-surfaced area should be considered.

Any stormwater controls should be capable of surpassing the latest stringent standards adopted by the Los Angeles Regional Water Quality Control Board for various municipalities within the Los Angeles Basin. The baseline for evaluating stormwater impacts should be the project site in a pre-development, fully vegetated condition. The project should equal or improve on runoff conditions in such a baseline condition.

The EIR should provide a detailed analysis of pollutant loading associated with the Project. The EIR must consider that the Santa Clara River is listed as an impaired water body for the following pollutants: (1) Ammonia, (2) Chloride, (3) Coliform, (4) Nitrate/Nitrite, and (5) Organic enrichment. Accordingly, the EIR must analyze the project's impact on the Santa Clara River's beneficial uses, and identify how the additional pollutant load generated by the Project will be managed so as not to further impair these beneficial uses.

The EIR must consider the project's effect on the Total Maximum Daily Load (TMDL) for chloride established for the Santa Clara River. The existing ineffective and unenforceable Specific Plan mitigation measure regarding residential water softeners should be strengthened with the goal of ensuring that the project will produce no net increase in chloride loading. Chloride loading is also associated with storm water runoff. Because additional chloride loads will be facilitated by the project, the EIR must take into account the effect of the chloride-laden stormwater on the water quality and habitat of the Santa Clara River. Additionally, an adequate environmental analysis must consider the cumulative impact of this project combined with the dozens of proposed development projects along the Santa Clara River, and address where and how the chloride pollutant load from sewage and stormwater discharges will be allocated.

The EIR must disclose the extent of perchlorate contamination in groundwater that will be used (and potentially discharged) by the project. The EIR should detail current and planned remediation efforts.

Air Quality

The EIR should consider specific mitigation measures to reduce air quality impacts associated with construction, including a firm requirement for construction equipment to use low-sulfur diesel fuel.

The EIR must disclose the project's net contribution to greenhouse gas emissions and incorporate feasible mitigation measures and alternatives to reduce this impact. For mobile sources, since consistency with the AQMP or conformity with the SCAQMD guidelines will not necessarily achieve the maximum feasible reduction in mobile source greenhouse emissions, the EIR should evaluate specific mitigation measures to reduce greenhouse emissions from mobile sources.

The analysis of the project's contribution to greenhouse gas emissions must also disclose and evaluate the net emissions due to energy use in the project's 5331 residential units. Specific mitigation measures should be incorporated to reduce these emissions to the maximum extent feasible, including but not limited to the following:

- Requiring the use of ultra-efficient appliances and air conditioners capable of exceeding California Energy Commission requirements by at least 25% (i.e. using 75% or less energy than the CEC standards)
- Design standards for residential units and landscaping providing for maximum energy efficiency in order to reduce energy usage associated with cooling and heating
- Use of light-colored roofing and building materials

The Initial Study states (p. 21) that the project will not result in an inefficient use of energy resources. This conclusion is not supported by evidence. The EIR should consider design alternatives and conditions that will promote energy conservation and ensure maximum efficiency in the use of energy resources.

Biological Resources

New biological resources surveys should be performed for the project site, including multi-season botanical surveys. The Initial Study does not discuss the potential occurrence of the arroyo toad within the project area, although past surveys have indicated that this species is present on or near the project area. Because populations of California gnatcatcher have been expanding northward recently, this species should also be surveyed. It is essential that all survey data be made available to the County and to the public without the limitation of confidentiality agreements or other restrictions.

The EIR must evaluate all direct, indirect, and cumulative impacts to sensitive habitats, including impacts associated with the establishment of fuel modification zones, unpermitted recreational activities, the introduction of non-native plants, the introduction of pets, lighting, noise, and the loss and disruption of essential habitat due to edge effects. The best available data on edge effects for southern California habitats document the collapse of native ant population due the invasion of argentine ants up to 200 m (650 ft) from irrigated areas (Suarez et al. 1998), and predation by house cats which decimate small vertebrate populations (Churcher and Lawton 1987, Hall et al. 2000) within 100 to 300 meters (radius of 32 ha home range reported by Hall et al. 2000). Additionally, landscaping with exotic species is often the vector for introducing invasive exotics into adjacent habitats. Invasive landscape species displace native vegetation, degrade functioning ecosystems, provide little/no habitat for native animals, and increase fire danger and carrying capacity. All of these factors for wildland weeds are present in the project, and their affect must be evaluated in the EIR.

In addition, fire safety concerns and insurance requirements at the wildland urban interface can cause homeowners to clear vegetation up to 61 m (200 ft) around their homes (Longcore 2000). The EIR should identify and evaluate fire clearance/fuel modification management practices associated with the project, including impacts from vegetation management for fire (clearance, maintenance, fuel modification, etc). The project is situated in plant communities that often require periodic, infrequent fire to persist. While periodic fire is not an integral part of riparian vegetation, the proposed permits will allow development that will need to be protected from fire. Therefore, "brush-clearance" will occur at the interface between development and any "open"

spaces. Areas designated as fuel modification zones should be part of the developed area rather than infringing on habitat and open space. Fuel modification zones should not be counted as habitat or open space as they will be subject to periodic vegetation clearing.

Specific, feasible, and enforceable mitigation measures for impacts associated with fuel modification zones, unpermitted recreational activities, the introduction of non-native plants, the introduction of pets, lighting, noise, and the loss and disruption of essential habitat due to edge effects are available and should be included in the EIR, including but not limited to the following:

- setbacks around developed areas and roads, with a minimum 300-foot buffer around Santa Clara River riparian areas
- conditions prohibiting non-leashed outdoor pets (including cats)
- requiring, where appropriate, walls or fences that will inhibit domestic animals from harassing and harming native species including "cat-proof" fencing to prevent feral and house cats from accessing sensitive habitat
- capture programs to control feral cats
- incorporation of low-intensity, shielded, and directional night lighting
- prohibition on motorized vehicle use in the Santa Clara River and its tributaries (with effective enforcement mechanisms – a condition lacking in upstream portions of the river)
- techniques to control non-native invasive species
- limiting the use of pesticides and other toxic chemicals around homes and businesses
- requiring the use of native vegetation in landscaping
- providing public education regarding rare, threatened and endangered species and how local communities can help protect them
- requiring gates to restrict access to lands set aside for habitat preservation

The EIR must evaluate all direct, indirect, and cumulative impacts to wildlife movement corridors. The analysis should cover movement of large mammals, including mountain lion, as well as other taxonomic groups. The EIR should first evaluate habitat suitability within the analysis window for multiple species, including all listed and sensitive species, in addition to target species, such as mountain lion and American Badger. The habitat suitability maps generated for each species should then be used to evaluate the size of suitable habitat patches in relation to the species average territory size to determine whether the linkages provide both live-in and move-through habitat. The analyses should also evaluate if suitable habitat patches are within the dispersal distance of each species. The EIR should address both individual and intergenerational movement (i.e., will the linkages support metapopulations of smaller, less vagile species). The EIR should identify which species the wildlife movement corridors potentially function for under baseline conditions and after build out, and for which species they would not. In addition, the EIR should consider how wildlife movement will be affected by other planned phases of the Newhall Ranch project and other anticipated development in the region.

The EIR should analyze whether the proposed wildlife movement corridors are wide enough to minimize edge effects and allow natural processes of disturbance and subsequent recruitment to function. The EIR should also evaluate whether the proposed wildlife movement corridors would provide key resources for species, such as host plants, pollinators, or other elements. For example, many species commonly found in riparian areas depend on upland habitats during some portion of their cycle. Therefore, in areas with intermittent or perennial streams, upland habitat protection is needed for these species. Upland habitat protection is also necessary to prevent the degradation of aquatic habitat quality.

We have requested that the Corps and CDFG evaluate impacts to the following species that were not analyzed in sufficient detail in the Newhall Ranch Specific Plan Program EIR. If the County proceeds with the Mission Village project prior to completion of the Corps/CDFG analysis, the County's EIR must consider potential impact to:

- *Myotis thysanodes* (Fringed myotis bat) is a Federal Species of Concern, considered Sensitive by the Bureau of Land Management (BLM), and is a High priority for the Western Bat Working Group (WBWG) (CDFG 2001). While this species has not been observed in the Specific Plan Area (Draft Environmental Impact Report for Newhall Ranch Specific Plan 1996 ["DEIR"]), its roosting and foraging habitat (e.g., oak woodland, caves, rock crevices, cliff faces; Barbour and Davis 1969, Stephenson and Calcarone 1999, Wilson and Ruff 1999) is still extant within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Myotis yumanensis* (Yuma myotis) is a Federal and State Species of Special Concern, and is considered Sensitive by the BLM (CDFG 2001). Yuma myotis are threatened by loss of riparian habitats and the decline in permanent water sources (Bat Conservation International 2002). While this species has not been observed in the Specific Plan Area (DEIR 1996), its habitat is still extant within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Euderma maculatum* (Spotted bat) is a Federal and State Species of Special Concern, BLM Sensitive, and a High priority for the WBWG (CDFG 2001). Habitats range from arid deserts and grasslands through mixed conifer forests; prefers roosting in rock crevices, with cliffs providing optional roosting habitat (Zeiner et al. 1990). While this species has not been observed in the Specific Plan Area (DEIR 1996), its roosting and foraging habitat is still extant within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Corynorhinus townsendii pallescens* (Pale big-eared bat): Federal and State Species of Special Concern, considered Sensitive by the Forest Service (FS) and BLM, and a High priority for the WBWG (CDFG 2001). Typically found in scrub and forested habitats (Bat Conservation International 2002). While this species has not been observed in the Specific Plan Area (DEIR 1996), its roosting and foraging habitat is still extant within the

project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Eumops perotis californicus* (Greater western mastiff bat) is a Federal and State Species of Special Concern, BLM Sensitive, and a High priority for the WBWG (CDFG 2001). While this species has not been observed in the Specific Plan Area (DEIR 1996), its habitat - deciduous woodlands, coastal scrub, annual and perennial grasslands, and chaparral (Zeiner et al. 1990, Stephenson and Calcarone 1999). - is still extant within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Antrozous pallidus* (Pallid bat) is a California Special Concern Species, considered Sensitive by the Forest Service and BLM, and is a High priority for the WBWG (CDFG 2001). Occurs in low elevation grasslands, shrublands, woodlands, and forests (Stephenson and Calcarone 1999). Declining primarily due to loss of habitat, especially roost sites (Barbour and Davis 1969). While this species has not been observed in the Specific Plan Area (DEIR 1996), its roosting and foraging habitat is still extant within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Lepus californicus bennetti* (San Diego black-tailed jackrabbit) is a Federal and State Species of Species Concern (CDFG 2001). Occurs in grasslands or sparse coastal scrub (Stephenson and Calcarone 1999). This species was observed at the mouth of Potrero Canyon (DEIR 1996), and potentially occurs in the project area. Therefore, there is potential for this species to be impacted by the project.

- *Perognathus longimembris brevinasus* (Los Angeles little pocket mouse) is a Federal and State Species of Special Concern, and is considered Sensitive by the Forest Service (CDFG 2001). Restricted to low elevation grassland and coastal sage associations in the Los Angeles Basin (Stephenson and Calcarone 1999). Declining due to loss of habitat to urbanization and cultivation (Zeiner et al. 1990). While this species has not been observed in the Specific Plan Area (DEIR 1996), potential habitat is still extant within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Onychomys torridus Ramona* (Southern grasshopper mouse) is a Federal and State Species of Special Concern (CDFG 2001). Occurs in riparian, coastal scrub, mixed chaparral, sagebrush, low sage, and bitterbrush habitats. While this species has not been observed in the Specific Plan Area (DEIR 1996), potential habitat is still extant within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Neotoma lepida intermedia* (San Diego desert woodrat) is a Federal and State Species of Special Concern (CDFG 2001). Prefers rocky outcrops, cliffs, and slopes in coastal sage scrub and chaparral habitats (Stephenson and Calcarone 1999). This species was

observed just west of Magic Mountain (DEIR 1996), and potentially occurs in other areas within the project boundary. Therefore, there is potential for this species to be impacted by the project.

- *Taxidea taxus* (American badger) Once a fairly widespread resident throughout open habitats of California, badger is now uncommon throughout the state and is considered a California Species of Special Concern (CDFG 1999, CDFG 2001). Badgers are largely considered habitat specialists, associated with grasslands and other open habitats (Banfield 1974; de Vos 1969, Sullivan 1996) but they may also be found in drier open stages of shrub and forest communities and riparian habitats (CDFG 1999, Long and Killingley 1983). The applicant's consultants did not observe this species in the Specific Plan Area (DEIR 1996); however, this wide-ranging species has the potential to occur throughout the project area. Therefore, there is potential for this species to be impacted by the project.

- *Puma concolor* (Mountain lion) is a California Fully Protected species (CDFG 2001). The mountain lion is considered a habitat generalist, utilizing brushy stages of a variety of habitat types with good cover (Spowart and Samson 1986). Within these habitats, mountain lions prefer rocky cliffs, ledges, and vegetated ridgetops that provide cover when hunting prey (Spowart and Samson 1986, Chapman and Feldhamer 1982), which is primarily mule deer, *Odocoileus hemionus* (Lindzey 1987). Den sites may be located on cliffs, rocky outcrops, caves, in dense thickets or under fallen logs (Chapman and Feldhamer 1982). In southern California, most cubs are reared in thick brush (Beier et al. 1995). They prefer vegetated ridgetops and stream courses as travel corridors and hunting routes (Spotwart and Samson 1986, Beier and Barrett 1993). Diagnostic sign of this species was observed during additional surveys of the Newhall Ranch Specific Plan area. This species has been recently recorded within the vicinity (Seth Riley, personal communication). This wide-ranging species has the potential to occur throughout the project area. Therefore, there is potential for this species to be impacted by the project.

- *Ardea herodias herodias* (Great blue heron) is associated with a habitat that is declining in California at an alarming rate (DEIR 1996). This species was observed in the Santa Clara River (DEIR 1996), and potentially occurs in other areas within the project boundary, as riparian habitat exists within the project area. Therefore, there is potential for this species to be impacted by the project.

- *Casmerodius albus* (Great Egret) is associated with a habitat that is declining in California at an alarming rate (DEIR 1996). This species was observed in the Santa Clara River (DEIR 1996), and potentially occurs in other areas within the project boundary, as riparian habitat exists within the project area. Therefore, there is potential for this species to be impacted by the project.

- *Egretta thula thula* (Snowy egret) is associated with a habitat that is declining in California at an alarming rate (DEIR 1996). This species was observed in the Santa Clara River (DEIR 1996), and potentially occurs in other areas within the project boundary, as

riparian habitat exists within the project area. Therefore, there is potential for this species to be impacted by the project.

- *Nycticorax nycticorax* (Black-crowned night heron) is associated with a habitat that is declining in California at an alarming rate (DEIR 1996). This species was observed in the Santa Clara River (DEIR 1996), and potentially occurs in other areas within the project boundary, as riparian habitat exists within the project area. Therefore, there is potential for this species to be impacted by the project.

- *Lxobrychus exilis* (Least bittern) is a State Species of Special Concern and is considered a Migratory Nongame Bird of Management Concern (MNBMC) by the US Fish and Wildlife Service ("USFWS") (CDFG 2001). While this species has not been observed in the Specific Plan Area (DEIR 1996), potential habitat is still extant within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Aquila chrysaetos* (Golden eagle) is a fully protected California Special Concern Species, and is considered sensitive by BLM (CDFG 2001). While this species has not been observed in the Specific Plan Area (DEIR 1996), potential habitat is still extant within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Buteo regalis* (Ferruginous hawk) is a Federal and State Species of Special Concern; considered a Migratory Nongame Bird of Management Concern (MNBMC) by the USFWS; it is also on the Audubon Watch List and is considered Sensitive by BLM (CDFG 2001). Occur in grasslands, canyons, and open valleys. They may occur along streams or in agricultural areas in migration. While this species has not been observed in the Specific Plan Area (DEIR 1996), potential habitat is still extant within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Circus cyaneus* (Northern harrier) is a California Special Concern Species (CDFG 2001). Utilizes open country such as tidal marshes, emergent wetlands, fallow fields, grassland, meadows, and agricultural areas. This species was observed in the grassland area near Potrero Canyon Pond (DEIR 1996), and potentially occurs within the project boundary. Therefore, there is potential for this species to be impacted by the project.

- *Elanus leucurus* (White-tailed kite) is California Fully Protected species and is considered a Migratory Nongame Bird of Management Concern (MNBMC) by the USFWS (CDFG 2001). Favor agricultural areas, grasslands, marshes, savannas, and other open land or sparsely wooded areas (Peregrine Fund). This species was observed in the riparian habitat on site; a nesting pair in woodland north of the Santa Clara River near the confluence with Castaic Creek (DEIR 1996), and potentially occurs in other areas within the project boundary. Therefore, there is potential for this species to be impacted by the project.

- *Accipiter cooperii* (Cooper's hawk) is a California Special Concern Species (CDFG 2001). Occupies deciduous and mixed forests, such as riparian woodlands (Remsen 1978, Garrett and Dunn 1981, Zeiner et al. 1990, Johnsgard 1990, Small 1994). Elimination and degradation of riparian woodlands is the main threat (Remsen 1978, Johnsgard 1990). This species was observed in the riparian habitat on site; a nesting pair in woodland north of the Santa Clara River near the confluence with Castaic Creek (DEIR 1996), and potentially occurs in other areas within the project boundary. Therefore, there is potential for this species to be impacted by the project.

- *Accipiter striatus* (Sharp-shinned hawk) is a California Special Concern Species (CDFG 2001). Nests in riparian areas or on north-facing slopes in forested habitats (Remsen 1978, Zeiner et al. 1990, Johnsgard 1990, Small 1994). While this species has not been observed in the Specific Plan Area (DEIR 1996), potential habitat is still extant within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Falco columbarius* (Merlin) is a California Species of Special Concern. These small falcons favor open country (Grove 1999). While this species has not been observed in the Specific Plan Area (DEIR 1996), potential habitat is still extant within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Falco mexicanus* (Prairie falcon) is a California Species of Special Concern and is on the Audubon California Watch List (CDFG 2001). Prefers open terrain including sagebrush, grassland, savannah and rangeland habitats (Garrett and Dunn 1981, Johnsgard 1990, Zeiner et al. 1990). While this species has not been observed in the Specific Plan Area (DEIR 1996), potential habitat occurs within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Charadrius montanus* (Mountain plover) is a California Fully Protected Species of Special Concern (CDFG 2001). While this species has not been observed in the Specific Plan Area (DEIR 1996), potential habitat occurs within the project boundary. Therefore, there is potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Athene cunicularia hypogaeae* (Burrowing owl) is a Federal and State Species of Special Concern, and is considered Sensitive by BLM, and a Migratory Nongame Bird of Management Concern (MNBMC) by the USFWS (CDFG 2001). Prefers open, dry grassland and scrub habitats (Small 1994). They may also occupy agricultural areas or other disturbed habitats (Millsap and Bear 2000, Haug and Oliphant 1990, USFS 2002). Nearly 60% of California burrowing owl colonies that existed in the 1980s were gone by the early 1990s (USFS 2002). While this species has not been observed in the Specific

Plan Area (DEIR 1996), extensive potential habitat occurs within the project boundary. Therefore, if this species is present it could be impacted by the project.

- *Asio otus* (Long-eared owl) is a California Species of Special Concern (CDFG 2001). Inhabits dense riparian and live oak thickets near meadow edges or open spaces, and nearby woodland and forest habitats (Remsen 1978, Zeiner et al. 1990, Small 1994). While this species has not been observed in the Specific Plan Area (DEIR 1996), extensive potential habitat occurs within the project boundary. Therefore, if this species is present it could be impacted by the project.

- *Asio flammeus* (Short-eared owl) is a California Species of Special Concern, on the Audubon California Watch List and is considered a Migratory Nongame Bird of Management Concern (MNBMC) by the USFWS (CDFG 2001). They prefer open country, such as wetlands, grasslands, savannas, and agricultural areas (Peregrine Fund). While this species has not been observed in the Specific Plan Area (DEIR 1996), extensive potential habitat occurs within the project boundary. Therefore, if this species is present it could be impacted by the permitted activities.

- *Pyrocephalus rubinus flammeus* (Vermilion flycatcher) is a California Species of Special Concern (CDFG 2001) dependent on riparian habitats (Remsen 1978). This species was observed along the Santa Clara River in 1993 (DEIR 1996), and potentially occurs in riparian habitat is within the project boundary. Therefore, there is potential for this species to be impacted by the project.

- *Lanius ludovicianus* (Loggerhead shrike) is a Federal and State Species of Special Concern, on the Audubon California Watch List and is considered a Migratory Nongame Bird of Management Concern (MNBMC) by the U.S. Fish and Wildlife Service (CDFG 2001). Resident in open habitats including grasslands, fields, agricultural areas, but may also be found in oak woodlands, chaparral, and coastal sage scrub habitats (Remsen 1978, Stephenson and Calcarone 1999). This species was observed at the edges of grassland and scrub, in the Santa Susana Mountains in Potrero and Salt Creek Canyons (DEIR 1996), and potentially occurs within the project boundary. Therefore, there is potential for this species to be impacted by the project.

- *Dendroica petechia brewsteri* (Yellow warbler) is a California Species of Special Concern (CDFG 2001). Usually found in riparian deciduous; breeds in riparian woodlands in coastal and desert lowlands, montane chaparral, and open ponderosa pine and mixed conifer habitats with substantial amounts of brush. Once a common summer resident in riparian areas throughout California, populations are now seriously reduced (Remsen 1978, Zeiner et al. 1990, Small 1994). This species was observed in 1993 along the Santa Clara River between Castaic Creek and the Ventura County line; also observed in 1994 and 1995 (DEIR 1996), and potentially occurs in other riparian areas within the project boundary. Therefore, there is potential for this species to be impacted by the project.

- *Icteria virens* (Yellow-breasted chat) is a California Species of Special Concern and is considered a Migratory Nongame Bird of Management Concern (MNBMC) by the USFWS (CDFG 2001). Once a fairly common summer resident in riparian woodland throughout California, but has declined dramatically, especially in southern California (Remsen 1978). This species was also observed in 1993 along the Santa Clara River between Castaic Creek and the Ventura County line; also observed in 1994 and 1995 (DEIR 1996), and potentially occurs in other riparian areas within the project boundary. Therefore, there is potential for this species to be impacted by the project.

- *Piranga rubra* (Summer tanager) is a California Species of Special Concern. Nests in riparian groves dominated by mature Fremont cottonwoods (Stephenson and Calcarone 1999). This species was also observed in 1993 along the Santa Clara River (DEIR 1996), and potentially occurs in other riparian areas within the project boundary. Therefore, there is potential for this species to be impacted by the project.

- *Eremophila alpestris actia* (California horned lark) is a California Species of Special Concern (CDFG 2001). This species was observed in grassland habitats on the Ranch (DEIR 1996), and potentially occurs in other areas within the project area. Therefore, there is potential for this species to be impacted by the project.

- *Aimophila ruficeps canescens* (Rufous-crowned sparrow) is a Federal and State Species of Special Concern, on the Audubon California Watch List and is considered a Migratory Nongame Bird of Management Concern (MNBMC) by the USFWS (CDFG 2001). Optimal habitat is coastal sage scrub but also utilizes open chaparral (Stephenson and Calcarone 1999). This species was observed in several widely scattered areas of coastal sage scrub and chaparral on the Newhall Ranch site (DEIR 1996), and potentially occurs in other areas within the project area. Therefore, there is potential for this species to be impacted by the project.

- *Amphispiza belli belli* (Bell's sage sparrow) is a Federal and State Species of Special Concern, on the Audubon California Watch List and is considered a Migratory Nongame Bird of Management Concern (MNBMC) by the USFWS (CDFG 2001). While this species has not been observed in the Specific Plan Area (DEIR 1996), potential habitat occurs within the project boundary. Therefore, if this species is present it could be impacted by the project.

- *Agelaius tricolor* (Tricolored blackbird) is a Federal and State Species of Special Concern, on the Audubon California Watch List, is considered Sensitive by BLM, and a Migratory Nongame Bird of Management Concern (MNBMC) by the USFWS (CDFG 2001). This species was observed in grassland habitat near the mouth of Potrero Canyon (DEIR 1996), and potentially occurs in areas that support grassland habitat within the project area. Therefore, there is potential for this species to be impacted by the project.

- *Spea hammondii* (Western spadefoot toad) is a Federal and State Species of Special Concern and is considered Sensitive by the BLM (CDFG 2001). Inhabits upland habitats

including open chaparral, grassland, and occasionally woodlands; aquatic habitats include vernal pools, washes, alluvial fans, playas, or even alkali flats (Zeiner et al. 1988, Jennings and Hayes 1994). Declining due to loss of ephemeral breeding sites and the introduction of non-native aquatic species. Current data indicates that in southern California (from the Santa Clara River Valley, Los Angeles and Ventura counties, southward), > 80% of habitat once occupied has been developed or converted (Jennings and Hayes 1994). Tadpoles of this species were observed in Potrero Canyon Pond and Via Pond, and adults were observed in Salt Creek Canyon (DEIR 1996); this species potentially occurs in areas within the project area. Therefore, there is potential for this species to be impacted by the project.

- *Diadophis punctatus modestus* (San Bernardino ringneck snake) is a Federal Species of Special Concern. Restricted to mountains or moist woodlands and watercourses in open, relatively rocky areas within valley-foothill riparian, mixed chaparral, coastal sage scrub, and grassland habitats (Jennings and Hayes 1994). While this species has not been observed in the Specific Plan Area (DEIR 1996), extensive potential habitat occurs within the project boundary. Therefore, if this species is present it could be impacted by the project.

- *Salvadora hexalepis virgultea* (Coast patch-nosed snake) is a Federal and State Species of Special Concern (CDFG 2001). It is found in coastal chaparral, desert scrub, washes, sandy flats, and rocky areas (Zeiner et al. 1988, Jennings and Hayes 1994). While this species has not been observed in the Specific Plan Area (DEIR 1996), extensive potential habitat occurs within the project boundary. Therefore, if this species is present it could be impacted by the project.

- *Lichanura trivirgata roseofusca* (Coastal rosy boa) is a Federal Species of Special Concern and is considered Sensitive by the BLM (CDFG 2001). It occurs in rocky coastal sage and chaparral-covered hillsides, canyons, and washes; attracted to streams but does not require permanent water (Zeiner et al. 1988). While this species has not been observed in the Specific Plan Area (DEIR 1996), extensive potential habitat occurs within the project boundary. Therefore, if this species is present it could be impacted by the project.

- *Thamnophis hammondii* (Two-striped garter snake) is a Federal and State Species of Special Concern and is considered Sensitive by both the FS and BLM (CDFG 2001). One of the most aquatic of garter snakes, found in or near permanent and intermittent fresh water, often along pools in streams with rocky beds bordered by willow thickets or other dense vegetation in oak woodland, mixed oak, and chaparral habitats. During summer, snakes use streamside areas, and winter in coastal sage scrub and grassland areas adjacent to riparian areas (Zeiner et al. 1988, Jennings and Hayes 1994). One of the primary causes of decline is the extensive loss of wetland habitats in southern California. Other factors include loss of amphibians (food source), water pollution, urbanization, creation of large reservoirs, and concrete lining of stream channels for flood control (Jennings and Hayes 1994). This species was observed in Via Pond and in Salt Creek

(DEIR 1996), and potentially occurs in other areas within the project area. Therefore, there is potential for this species to be impacted by the project.

- *Clemmys marmorata pallida* (Southwestern pond turtle) is a Federal and State Species of Special Concern and is considered Sensitive by both the Forest Service and BLM (CDFG 2001). Pond turtles typically occur in permanent ponds, lakes, streams, or permanent pools along intermittent streams (Morey 1988). Access to sandy banks is needed for nesting (Storer 1930, Rathburn et al. 1992). The Western pond turtle is the only native freshwater turtle remaining in California. It is an indicator of connections within and between aquatic and upland habitat. This species was observed in the Santa Clara River (DEIR 1996), and potentially occurs in other areas within the project boundary. Therefore, there is potential for this species to be impacted by the project.

- *Cnemidophorus tigris multiscutatus* (Coastal western whiptail) is a Federal Species of Special Concern (CDFG 2001). This species was observed in coastal sage scrub and chaparral habitats on Newhall Ranch (DEIR 1996), and potentially occurs in the project area. Therefore, there is potential for this species to be impacted by the project.

- *Phrynosoma coronatum frontale* (California horned lizard) is a Federal and State Species of Special Concern and is considered Sensitive by the BLM (CDFG 2001). Occurs in several habitat types, including clearings in riparian woodlands, dry chamise chaparral, and annual grassland (Zeiner et al. 1988, Jennings and Hayes 1994). *P. c. frontale* has disappeared from about 35% of its range and extant populations are becoming increasingly fragmented with continued development. Negative effects of human disturbance such as domestic cats have eliminated horned lizards within a several km area from a cat's home base (Jennings and Hayes 1994). This species was observed on the Newhall Ranch site in 1992 surveys; four horned lizards were observed in 1995 but specific identification of the species was debatable (DEIR 1996). Therefore, there is potential for this species to be impacted by the project.

- *Phrynosoma coronatum blainvillei* (San Diego horned lizard) is a Federal and State Species of Special Concern and is considered Sensitive by the FS (CDFG 2001). Occurs in a wide variety of habitats including coastal sage, annual grassland, chaparral, oak woodland, riparian woodland, and coniferous forest; most abundant in riparian and coastal sage habitats (Zeiner et al. 1988, Jennings and Hayes 1994). *P. c. blainvillii* has disappeared from about 45% of its range in southern California due to extensive habitat loss from agriculture, flood control, and urbanization (Jennings and Hayes 1994). This species was potentially observed within the Specific Plan area; four horned lizards were observed in 1995 but specific identification of the species was debatable (DEIR 1996). Therefore, there is potential for this species to be impacted by the project.

- *Anniella pulchra* (Silvery legless lizard) is a Federal and State Species of Special Concern and is considered Sensitive by the FS (CDFG 2001). Occurs in areas with sandy or loose loamy soils with leaf litter in riparian, chaparral, coastal sage scrub, alluvial fan, and woodland habitats that grow on stream terraces (Jennings and Hayes 1994).

Disappeared from about 20% of its known historic range due to habitat loss, fragmentation, and degradation (Jennings and Hayes 1994). While this species has not been observed in the Specific Plan Area (DEIR 1996), extensive potential habitat occurs within the project boundary. Therefore, if this species is present it could be impacted by the project.

- *Gila orcutti* (Arroyo chub) is a Federal and State Species of Special Concern and is considered Sensitive by the FS (CDFG 2001). Lives and spawns in slow-moving or backwater sections of warm to cool streams with mud or sand substrates and depths greater than about 40 cm (Stephenson and Calcarone 1999). The species is scarce within their native range because of habitat loss and degradation (Moyle et al. 1995). This species was observed in several areas of the Santa Clara River in 1992, 1993, and 1995 surveys (DEIR 1996). Therefore, there is potential for this species to be impacted by the project.

We have also requested that the Corps and CDFG evaluate impacts to the following plant species. If the County proceeds with the Mission Village project prior to completion of the Corps/CDFG analysis, the County's EIR must consider potential impact to:

- *Chorizanthe parryi* var. *fernandina* (San Fernando Valley spineflower) – CNPS list 1B, State-listed endangered and a Federal Candidate for listing. Locations of the San Fernando Valley spineflower are proposed as borrow sites for filling of the Santa Clara River (Los Angeles County Initial Study 2003). Other impacts for activities connected to or related to activities covered under the requested permits may also impact this species.

- *Dodecahema leptocerus* (Slender-horned spineflower) – CNPS list 1B, State- and Federally listed endangered. While this species has not been reported recently within the Specific Plan area, its habitat - alluvial scrub - is still extant within the floodplain of the Santa Clara River in the project area. Therefore, there is still potential for this species to occur on the project site, and if present, to be impacted by the project.

- *Orcuttia californica* (California Orcutt grass) - CNPS list 1B, State- and Federally listed endangered. While this species has not been reported recently within the Specific Plan area, its habitat – vernal pools – may still be extant within grasslands on the proposed project. Therefore, there is still potential for this species to occur on the project site and if present, to be impacted by the project.

- *Calochortus clavatus* var. *gracilis* (Slender mariposa lily) - CNPS list 1B. The range of this rare species covers the Specific Plan area, which includes over 6000 acres of suitable chaparral and coastal scrub habitat. Therefore, there is still potential for this species to occur on the project site and if present, to be impacted by the project.

- *Calochoruts plummerae* (Plummer's mariposa lily) - CNPS list 1B. The range of this rare species covers the Specific Plan area, which includes over 10,000 acres of suitable chaparral, cismontane woodland, coastal scrub and foothill and valley grasslands.

Therefore, there is still potential for this species to occur on the project site and if present, to be impacted by the project.

- *Opuntia basilaris* var. *brachyclada* (Short-joint beavertail cactus) - CNPS list 1B. There is potential for this species to occur on the project site and if present, to be impacted by the project.

- *Helianthus nuttallii* ssp. *parishii* (Los Angeles sunflower) – CNPS list 1A. Locations of this Los Angeles sunflower are directly within the Santa Clara river floodplain and may occur within the project area.

- *Berberis nevinii* (Nevin's barberry) – CNPS list 1B, State- and Federally listed endangered. This species is an alluvial scrub inhabitant. Therefore, there is still potential for this species to occur within the project area and if present, to be impacted by the project.

- *Deinandra minthornii* (Santa Susana tarplant) - CNPS list 1B, State listed rare. This species is a primarily known from the Santa Susana mountains in chaparral. Therefore, there is still potential for this species to occur within the project area and if present, to be impacted by the project.

- *Navarretia fossalis* (Spreading navarretia) - CNPS list 1B, Federally listed threatened. This species is a vernal pool species has potential to occur in the grasslands within the project area and if present, to be impacted by the project.

- *Senecio aphanactis* (Rayless ragwort) – CNPS list 2. Only one occurrence of this species is known from the general area. This annual species of the coastal sage scrub and chaparral has potential to occur within the project area. If present, it could be impacted by the project.

- *Juncus acutus* ssp. *leopoldii* – CNPS list 4. This species is known to occur within the project area in the floodplain of the Santa Clara River. Therefore, there is potential to be impacted by the project.

- *Calystegia peirsonii* – CNPS list 4. This species is known to occur within the Specific Plan area. Therefore, there is potential for this species to be impacted by the project.

The EIR should also consider the project's impact on locally rare species. The preservation of regional and local scales of genetic diversity is very important to maintaining species. Therefore, we request that all species found at the edge of their ranges or that occur as disjunct locations be evaluated for impacts by the proposed project. Such species include but are not limited to:

- *Bowlesia incana*
- *Yabea microcarpa*
- *Brickellia nevinii*

- *Paeonia californica*

These may not be the only rare plant species that have potential to occur within the project area. Targeted species surveys need to include a complete floristic inventory of the project area, to detect unexpected rare species.

The analysis of potential San Fernando Valley spineflower impacts should account for past activities by the applicant that may have reduced the extent and range of the spineflowers on the site, whether or not authorized by law. Under CEQA, these activities may be considered in determining the appropriate mitigation for the project's impacts. San Fernando Valley spineflower preserve design should allow for maximum preservation of existing spineflower populations in large, connected preserves. Preserve design should be peer-reviewed by independent scientific experts.

The EIR should disclose the portions of the project site that are designated or proposed as critical habitat for the least Bell's vireo and other listed species.

Where "take" of a species listed under the federal or California Endangered Species Act is anticipated, the EIR must document and quantify past and reasonably foreseeable future take authorizations for that species issued by the USFWS and CDFG in order to evaluate the project's direct and cumulative impact on the species. The County might consider requesting that USFWS and CDFG provide a database of take authorizations to assist in the County's analysis.

The EIR must consider the project's impacts on the recovery of listed endangered and threatened species that may occur on the site. Any potential impairment of species recovery associated with the project must be considered a potentially significant impact.

The EIR must include detailed vegetation mapping to identify sensitive and rare plant communities. For affected sensitive habitat and vegetation types, the EIR should prioritize avoidance, followed by onsite habitat replacement at a mitigation ratio calculated to ensure success, followed by onsite restoration and enhancement, followed by off-site mitigation. The EIR should include alternatives that maximize avoidance of sensitive habitat through clustering and preservation of large, contiguous areas. Identification and purchase of mitigation areas, with establishment of effective long-term management, should occur prior to any grading.

The NOP indicates that the project will remove 219 of the 722 oak trees located on the site. The EIR must evaluate the size and functional value of the trees that are proposed for removal, as well as the cumulative impact associated with oak tree destruction throughout the region. The loss of this many trees, some or all of which are mature, cannot be effectively mitigated by relocation or replacement. The EIR must evaluate alternatives, including project redesign, that avoid or minimize oak tree removal to the maximum extent feasible.

Transportation/Traffic

The EIR should provide updated traffic models for I-5 and other major highways and roadways that incorporate traffic projections based on current traffic levels and other existing, approved, and planned projects.

Environmental Safety

The EIR must disclose existing soil contamination, and the discuss in detail the plan for remediating the project site so that it is suitable for residential use. Where those remediation measures may themselves have environmental impacts, the impacts must be disclosed and mitigated.

Land Use

The EIR must evaluate the project's consistency with the approved Newhall Ranch Specific Plan, the County's General Plan, and other relevant plans. Where there is a potential inconsistency, the project must be changed or the plan amended.

Population/Housing/Employment/Recreation

The Initial Study states that the project will not result in a substantial increase in Vehicle Miles Traveled. What is the basis for this conclusion? The EIR must evaluate the potential impacts associated with cross-commuting, as those outside the project area commute to businesses on the site and vice versa.

Cumulative Impacts

As required by CEQA, the EIR must include a list of past, present, and probable future projects producing related or cumulative impacts, together with a summary of the expected environmental impacts from those projects and a reasonable analysis of the cumulative impacts of the relevant projects.

Alternatives

The EIR should evaluate a river conservation alternative that avoids most or all development in Corps/CDFG jurisdictional waters and wetlands and provides a minimum 300-foot setback between development and riparian areas. Such an alternative would avoid or reduce many of the project's direct and indirect impacts on biological resources.

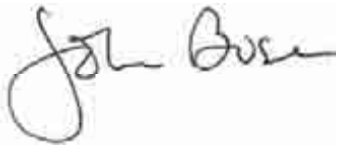
The EIR should evaluate alternatives that avoid the need for bridging the Santa Clara River and that place any bridge structures out of the river's 100 floodplain.

In addition to the alternatives discussed above, the EIR should consider a range of smaller alternatives that reduce or avoid the project's significant environmental impacts. The County

should undertake an independent evaluation of the financial viability of the project, as well as the clustered and reduced-scale alternatives, rather than relying on the unsupported statements of the applicant.

Thank you for your consideration of these comments. Please add me to the distribution list for the EIR and all notices associated with the project.

Sincerely,



John Buse
Center for Biological Diversity

cc: (by mail)

US Fish and Wildlife Service, Ventura Field Office
US Army Corps of Engineers, Ventura Regulatory Office
California Department of Fish and Game
Los Angeles Regional Water Quality Control Board

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

June 23, 2005

IN REPLY PLEASE REFER TO FILE: LD-0

TO: Daryl Koutnik
Department of Regional Planning

Attention Daniel Fierros

FROM: Dennis Hunter
Land Development Division

RESPONSE TO NOTICE OF PREPARATION
FOR DRAFT ENVIRONMENTAL IMPACT REPORT
MISSION VILLAGE PROJECT
PROJECT NO. 04-181/TRACT NO. 061105
UNINCORPORATED COUNTY AREA OF VALENCIA

As requested, we circulated the Notice of Preparation for this project to Environmental Programs, Flood Maintenance, Geotechnical and Materials Engineering, Land Development, Traffic and Lighting, and Waterworks and Sewer Maintenance Divisions for their review. We concur that an Environmental Impact Report is the appropriate document. We offer the following comments for your consideration in completing the Draft Environmental Impact Report (DEIR).

Transportation/Traffic

A traffic impact study for the proposed project was last reviewed by our Traffic and Lighting Division on May 31, 2005, and has not yet been approved. The DEIR shall not be approved until Public Works has approved the traffic study. Once approved, a copy of the traffic impact study should be included in the DEIR.

Also, based on the review by our County's Interdepartmental Engineering Committee, the proposed project requires realignment or precise alignment along several County Highway Plan routes. All new alignments shall be approved by Public Works and/or the County's Interdepartmental Engineering Committee.

Solid Waste

Solid waste generated in Los Angeles County currently exceeds the available permitted daily landfill capacity. The construction of the proposed project will increase the generation of solid waste and negatively impact the solid waste management infrastructure in the County. Therefore, the proposed DEIR should identify what measures will be implemented to mitigate the impact.

Based on the findings of the Initial Study, the project site contains abandoned oil and gas operations. The Los Angeles County Building Code, Section 110.4 requires that buildings or structures adjacent to or within 200 feet (60.96 m) of active, abandoned, or idle oil or gas well(s) be provided with methane gas protection systems. Our Environmental Programs Division must be contacted for issuance of necessary permits.

Should any operation within the subject project include the construction, installation, modification, or removal of storage tanks, industrial waste treatment or disposal facilities, and/or stormwater treatment facilities, our Environmental Programs Division must be contacted for required approvals and operating permits.

Sewer

As part of the tentative tract review, a sewer area study is being prepared in conjunction with a Master Sewer Area Study in the Newhall area. Once approved, a copy of the sewer area study shall be included in the DEIR.

The proposed development will be required to annex to the Consolidated Sewer Maintenance District (CSMD). Public Works is responsible for the operation and maintenance of the local sewers within the unincorporated areas of Los Angeles County on behalf of the CSMD. Sewer improvements shall comply with the CSMD sewer design standards. This will be in addition to compliance with the County of Los Angeles Sanitation Districts' requirements for connection to the trunk sewer system and treatment facilities.

If you have any questions regarding the above comments, please contact Juan Sarda at (626) 458-7151.

JMS:jmw
P:\ldpub\CEQA\Juan\Mission Village Project.doc

STATE OF CALIFORNIA--THE RESOURCES AGENCY ARNOLD SCHWARZENEGGER, Governor

SANTA MONICA MOUNTAINS CONSERVANCY
RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207

VIA FACSIMILE

Date: 6-22-05

To: Daniel Fierros, County of Los Angeles, Department of Regional Planning

Fax #: ~~213-626-0434~~ 213-217-5108

From: Judi Tamasi for Elizabeth Cheadle

Re: Comments on Mission Village Project (SCH# 2005051143)

Number of pages to follow: 3

In case of error, please call (310) 589-3200, ext. 121

STATE OF CALIFORNIA--THE RESOURCES AGENCY

ARNOLD SCHWARZENEGGER, Governor

SANTA MONICA MOUNTAINS CONSERVANCY
RAMIREZ CANYON PARK
5750 RAMIREZ CANYON ROAD
MALIBU, CALIFORNIA 90265
PHONE (310) 589-3200
FAX (310) 589-3207

June 20, 2005

Daniel Fierros
County of Los Angeles
Department of Regional Planning
320 West Temple Street
Los Angeles, California 90012

Comments on Notice of Preparation for the Mission Village Project (part of the Newhall Ranch Specific Plan), County Project No. 04-181, Vesting Tentative Tract Map 061105 (SCH# 2005051143)

Dear Mr. Fierros:

According to the Notice of Preparation (NOP, p. 2) of a Draft Environmental Impact Report (DEIR) for the above-mentioned project, the subject proposed "Mission Village" project is the eastern portion of the Mesas Village as defined in the approved Newhall Ranch Specific Plan. The project acreage is approximately 1,253 acres, 38.1 acres of which are located outside of the Newhall Ranch Specific Plan boundary. The project includes a subdivision for 5,331 residential units, 1,299,000 square feet of non-residential mixed-use space, an elementary school, a private recreation center, landscaped trails and walkways, a bridge over Santa Clara River with abutments and bank stabilization, and a preserve for the San Fernando Valley spineflower.

The County must address why and how additional acreage can be added to the already approved Newhall Ranch project, and whether additional acreage can and will be added in the future. The DEIR must explicitly show on figures the exact location of the additional 38.1 acres being proposed to be added to the Newhall Ranch project. It appears that this area may include the three proposed water tanks, additional grading, a water quality basin, and the extension of Magic Mountain Parkway. The Newhall Ranch Specific Plan now appears to be bleeding into the Stevenson Ranch Phase V project area. Depending on the heights of these tanks, there may be additional viewshed impacts associated with these tanks and grading with respect to parkland and other public areas located to the south.

Evaluating the environmental effects of a large project such as Newhall Ranch comprehensively in a single California Environmental Quality Act (CEQA) document allows reviewers from the public the opportunity to fully understand the real impacts of the project, and whether the mitigation measures adequately offset those impacts. Splitting the

project, or adding pieces of the project later, results in piece-mealing of the analysis of the environmental impacts. Why were these additional 38.1 acres not considered in the original Newhall Ranch CEQA document? How can the public be assured that additional acres of land will not be added repeatedly to the Newhall Ranch project in the future?

The Santa Monica Mountains Conservancy (Conservancy) has consistently made recommendations on several County projects in the past to the effect that additional adjacent land owned by the same owners of a proposed project should be considered in one CEQA document, so as to avoid this exact problem. Linked ownerships and linked elements of the same project should be considered in the same CEQA document. For example, the Conservancy has repeatedly recommended that any potential development associated with the property owned by Newhall Ranch east of the subject Mission Village project and west of Interstate 5 should have been considered concurrently with the rest of the Newhall Ranch project. It is clearly linked to the Mission Village portion of Newhall Ranch via the extension of Magic Mountain Parkway through this additional property.

The NOP indicates that the three proposed water tanks for reclaimed and potable water storage are proposed outside of the Specific Plan and tract. In any case, the impacts associated with these project elements must be fully included in the DEIR (e.g., included in the acres of impacts to vegetation types).

If the County proceeds with adding this additional 38.1 acres to the Newhall Ranch project, the DEIR mitigation measures and the County's conditions of approval must require an open space dedication of at least equal impact to mitigation ratio as the Newhall Ranch Specific Plan. At the least, this should include a ratio of 1 to 1 (one acre of open space dedicated for every acre impacted). The same ownership and management arrangement that is ultimately approved for the high country open space for the Newhall Ranch Specific Plan should be adopted for this additional open space dedication. This would ultimately consist of an additional fee title dedication to the Santa Clarita Watershed Recreation and Conservation Authority (SCWRCA) as a condition of map recordation.

In addition, the DEIR mitigation measures and conditions of approval must require that a conservation easement be granted to SCWRCA over any open space along the Santa Clara River. Even if the DEIR may propose that these areas be owned by the homeowners' association, this additional conservation easement is necessary to guarantee the long-term protection of this highly ecologically valuable area. It is important to include in this conservation easement the part of the open space surrounding the Commerce Center Drive bridge abutments proposed in the Santa Clara River.

The DEIR must explicitly explain, without a doubt, what elements of the project have been approved under the Specific Plan, and what portions of the project are being considered under the current DEIR. Specifically the current DEIR must identify the level of detail of project elements and mitigation measures that have been approved under the Specific Plan CEQA document. It may be necessary to require additional specificity for mitigation measures in the current document. For example, it may be prudent to include additional specificity regarding required mitigation measures for removal of 219 of the 722 oak trees onsite, and 12 off-site trees (associated with the westerly extension of Magic Mountain Parkway).

During the course of the Newhall Ranch Specific Plan project, there has been much difference of opinion amongst experts about the amount of flood terrace and upland buffer necessary to maintain near-full ecological capacity of the Santa Clara River. The DEIR must include at least one economically feasible alternative that provides a minimum of a 500-foot-wide buffer between any and all proposed bank stabilization and the proposed edge of any improvements (except bridge abutments) including hardscaping, non-native landscaping, fencing, and structures. Furthermore, we do not believe that the Specific Plan covered the large proposed debris basin located directly next to the active channel of the Santa Clara River. The DEIR should include an alternative that pulls back this basin at least 500 feet from the proposed bank stabilization.

The Conservancy, County, project applicant, and the public are keenly aware of the extreme environmental sensitivity of the subject area, and the issues identified in this letter must be addressed in the DEIR. Thank you for your consideration of these comments. Please direct any questions and all future correspondence to Judi Tamasi of our staff at the above address and by phone at (310) 589-3200, ext. 121.

Sincerely,

Elizabeth A Cheadle

ELIZABETH A. CHEADLE
Chairperson

cc: State Clearinghouse

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

6-29-05

Daniel Fierros
County of Los Angeles Regional Planning Dept.
Impact Analysis Section
320 W. Temple St.
Los Angeles, Ca. 90012

Re: Newhall Ranch Mission Village Tract #061108 - Project # 04-181
Comments on Notice of Preparation

Dear Sirs:

We request that you address the following issues in the environmental document for this project.

Army Corps 404 permit

Although it appears that most of this project is covered by the Army Corps permit known as the Natural River Management Plan, granted in 1998 for 59 projects along the Santa Clara River, that Plan was supposed to be reviewed for effectiveness every five years. Many people in Santa Clarita are concerned by the failure of this Army Corps permit, originally granted to accommodate Newhall/Lennar's massive buildout in the City of Santa Clarita. Although this permit would supposedly have protected the many endangered species and rare habitats in this area of the river, virtually none of those species exist today, a mere seven years since the permit was granted. Coordination with the Army Corps for a hard look at what went wrong, before additional housing units are approved, is essential.

The permit has failed to protect many endangered species such as the arroyo toad and the three-spined unarmored stickleback, habitat has disappeared and not been replaced, threatening bird species. Species that were only threatened when it was approved are now moving towards extinction. We believe that this permit must be reviewed for effectiveness and adherence to the mitigation requires of the permit before further entitlements are granted under its umbrella. The Castaic Creek confluence area is home to several endangered and threatened species including the arroyo toad and the southwestern pond turtle. We will insist on a this review of the 404 permit prior to the granting of any further entitlements based on this 404 permit. We strongly urge the County to work in coordination with the Army Corps of Engineers and Fish and Game and not approve this project until that review process is completed. Please address this issue in the Environmental Impact Report.

Initial Study

We generally concur with the impacts identified in the Notice of Preparation with the following exceptions:

Geotechnical Hazard

The NOP indicates that the project will not be located near a fault zone. New faults were discovered in the 1994 earthquake in the Westridge area to which this project is adjacent. Please require an updated review of seismic data in the environmental impact report.

Fire Hazard

As you know some area of this project was burned in the October 2003 wildfire fueled by Santa Ana winds. We find it inconceivable that your document states there is no fire hazard impact here.

Water Supply

Numerous questions remain as to the ability to supply water to this huge project in addition to the other projects that have been approved but are not yet built in the Santa Clarita Valley. The NOP contains a DMS printout indicating that water supplies are adequate for this project. We believe this printout is inaccurate. As you know, Valencia Water Co. is the wholly owned subsidiary of Lennar Corporation headquartered in Florida and incorporated in Delaware. It is in the parent company's interest to see that Valencia Water Company reports an adequate water supply for Lennar's development proposals. It is therefore a conflict of interest to use this information from a developer that has already not provided accurate information in several areas in the past. (i.e., San Fernando Valley Spineflower - criminal charge and failure to disclose the presence of the arroyo toad.) Therefore we request that the County provide an *independent water supply analysis* for the DMS evaluation.

The Development Monitoring System water supply figure includes several water sources that should not be included in this analysis or in the SB 610 analysis, also provided by Valencia Water Co. These sources include water polluted with ammonium perchlorate from wells that are closed, and water from a Monterey Agreement transfer that is not final (See Monterey Settlement Agreement Section II and Secion VII.A., available on line at the Dept. of Water Resources web site). These issues must be addressed in the EIR. A table should be included that excludes these sources, so that the decision makers will be informed of the impact should these sources not become available..

In the settlement agreement reached between the parties in 2000, Castaic Lake Water Agency and other state water contractors agreed to await the completion of an updated Monterey Agreement EIR before further water transfers were completed under that document. Therefore, projects dated after March 2001 are not allowed by this agreement to rely on the Castaic Lake Water Agency 41,000 AF transfer. (Court Order attached. The Agreement is on line at the Dept. of Water Resources website.) The Newhall Ranch Specific Plan purported not to rely on this water, however it now appears doubtful in light of the substantial number of previous housing tract approvals, that sufficient water supply would exist without it. The County will note that the 41,000 AF CLWA transfer is NOT on the list of completed transfers in appendix E of the Settlement Agreement.

The Public Utilities Commission(PUC) stated in their Decision 01-11-048 (relevant excerpt attached) that Valencia Water Co. must do a new Water Management Program before supplying Newhall Ranch. The EIR should discuss this requirement and the time line and impact of a possible negative decision on this review. Also, much of the area covered by this project proposal is outside the Valencia Water Company's current service area and must receive PUC annexation approval before water service can be granted.

A new analysis of water availability must be conducted both for the EIR and under the County's Development Monitoring System that addresses cumulative impacts of previously approved developments on water supplies in the Santa Clarita Valley without the use of the above transfer.

Further, in April of this year, yet another drinking water supply well was closed due to the spread of the ammonium perchlorate pollution plume. The impact of the continued westward spread of this pollution on the water supply must be addressed in the EIR.

United Water Conservation District agreed to settle the Newhall Ranch litigation on the condition that a hydrological study and assessment of impacts on downstream users be completed prior to tract map approvals. This study has not yet been completed. Since this new project includes the use of ground water, it is *essential* that this study be completed to provide a baseline assessment of water supply and water quality. The study was also supposed to have a neutral third party on the investigation team (see Newhall County Water District attachment). This has not only *not* occurred, but instead, Valencia Water Company and their parent company, Newhall/Lennar is again controlling the consultants (see billings attached to the Notice of Preparation for the River Village Tract). We request a County representative attend these meetings. A baseline investigation of water resources must be completed before this project is approved in order to make an adequate evaluation of water resources and impacts to the Santa Clara River and to comply with the settlement agreement.

The 2004 SCV Water Supply Report compiled by a consultant working hired by Valencia Water Company indicates that 87,914 AF of water were used last year by existing customers (Table attached). This amount should be incorporated into the DMS analysis for adequacy of water service. In the past Newhall Land has indicated that they intend to transfer water used for agricultural to municipal uses. Ag water is currently not metered. There must be verifiable information as to how ag water usage is calculated to ensure that the correct amount is identified. Also, transfer from agriculture to municipal use will require permits from the State Water Resources Control Board. Water quality tests must be conducted to ensure that water quality from these wells is acceptable for drinking water purposes.

Compliance with the Clean Water and Porter-Colonge Acts

All new water quality data and TMDL evaluations should be included in the EIR in order to adequately asses the impact of this proposal on water quality. The Chloride study currently underway should be completed and included in this environmental document in order to adequately asses the increased chloride levels that will result from effluent generated by this project. A salt removal process should be required on any treatment facility approved for this project in order to reduce chloride levels to an MCL that complies with the Clean Water Act.

Please address whether this project will be served by existing treatment facilities or the new facility proposed in the Newhall Ranch Specific Plan.

Bridge and Off ramp project must be included in environmental review

CalTrans has just release an Environmental Assessment for an off-ramp and highway extension that will serve this project and is not needed unless this project is built. We believe that a separate assessment for this off-ramp and bridge over the river constitutes illegal piece-mealing and request that the two projects be reviewed simultaneously (cover page and project description attached).

Biological Concerns and consultants

We request that the County promulgate a list of EIR consultants and consider allowing the developers to choose from this County certified list. We request that Impact Sciences, preparer of the Newhall Ranch Specific Plan EIR, be excluded from any such list that might be prepared, due to their known inability to discover and disclose endangered species and archeological sites. New independent biological studies should be conducted at appropriate times of the year to accurately asses the presence of endangered species.

Assitencia Archeological Site

Although the NOP states that this historical site is not in the project footprint, we request that the EIR address potential vandelism from the nearby propsed new housing developments and how the site will be protected.

Conformance with the Specific Plan

This project purposes changes to the previously approved Newhall Ranch Specific Plan. It may therefore not be tiered on that plan and must receive de novo review.

Sincerely,

Pat Saletore

Pat Saletore

Table of Attachments

1. Court Order, *Planning and Conservation League v. Dept. of Water Reources*

2. Public Utilities Commission Decision D.01-11-048 regarding Valencia Water Co

3. MOU between SCV Water Agencies regarding hydrology study, including the NCWD attachment

4. Water Production Table from SCV Water Report, 2004

5. CalTrans Off-ramp Cover Page and Project Description

Exhibit 1

FILED
ENDORSED

03 JUN -6 PM 3:27

SACRAMENTO COURTS
DEPT. #53

IN THE SUPERIOR COURT OF THE STATE OF CALIFORNIA

FOR THE COUNTY OF SACRAMENTO

PLANNING AND CONSERVATION LEAGUE a California not for profit corporation, PLUMAS COUNTY FLOOD CONTROL AND WATER CONSERVATION DISTRICT, a California public agency; CITIZENS PLANNING ASSOCIATION OF SANTA BARBARA COUNTY, INC., a California not for profit corporation,

Plaintiffs and Petitioners,

v.

DEPARTMENT OF WATER RESOURCES, a California State Agency, et al.,

Defendants and Respondents.

Case No. 95CS03216

ORDER PURSUANT TO PUBLIC RESOURCES CODE SECTION 21168.9

On remand from the Third District Court of Appeal on May 20, 2003, in Department 53 of the Sacramento Superior Court, the Honorable Loren E. McMaster, presiding, this proceeding came on for a status report and joint motion. Petitioners and Plaintiffs, Planning and Conservation League, Plumas County Flood Control and Water Conservation District, and Citizens Planning Association of Santa Barbara County ("Petitioners"), appeared through Antonio Rossmann and Roger B. Moore. Respondent and Defendant, Central Coast Water Authority (CCWA), appeared through Susan F. Petrovich of the Law Firm of Hatch & Parent. Respondent and Defendant, Department of Water Resources (DWR), appeared through Deputy Attorney General Marian E. Moe.

Robert S. Draper of O'Melveny and Myers, LLP and Clifford W. Schulz appeared, respectively, on behalf of the Metropolitan Water District of Southern California and Dudley Ridge Water District, entities that submitted answers to the First Amended Complaint subsequent to the Court of Appeal's final determination in this action and prior to any further order of this Court on remand.

In light of the direction from the Third District Court of Appeal on remand in Planning and Conservation League v. Department of Water Resources (2000) 83 Cal.App.4th 892, this Court hereby makes the following findings:

1. The parties to this lawsuit and other public agencies have engaged in extensive settlement negotiations, mediated by retired Judge Daniel Weinstein of JAMS Dispute Resolution, with the intent to avoid further litigation and associated expenses, to provide for an effective way to cooperate in the preparation of a new environmental impact report (EIR), and to make other specified improvements in the administration and operation of the State Water Project.

2. The mediation has resulted in an executed Settlement Agreement for approval by this Court, attached to this Order as Exhibit A.

3. DWR as lead agency has commenced the preparation of the new EIR.

4. As part of the Settlement Agreement, DWR and the State Water Project (SWP) contractors who are signatories to the Settlement Agreement have agreed that, pending DWR's filing of a return in satisfaction of the Writ of Mandate and this Court's dismissal of the Writ of Mandate, they will not approve any new project or activity (as defined in section VII.A of the Settlement Agreement) in reliance on the 1995 Environmental Impact Report for the Implementation of the Monterey Agreement.

5. This Order is made pursuant to the provisions of Public Resources Code section 21168.9 and pursuant to this Court's equitable powers. This Court finds that the actions described in this Order, including actions taken in compliance with the Writ of Mandate, comprise the actions necessary to assure DWR's compliance with Division 13 of the Public Resources Code. This Court further finds that this Order includes only those

mandates necessary to achieve compliance with Division 13.

THEREFORE, IT IS HEREBY ORDERED as follows:

1. This Court's Final Judgment denying the petition for writ of mandate, entered August 15, 1996, is reversed in accordance with the directive of the Third District Court of Appeal's decision in Planning and Conservation League v. Department of Water Resources (2000) 83 Cal.App.4th 892.

2. This Court's order granting the summary adjudication on the fifth cause of action, entered June 10, 1996, is vacated.

3. The Settlement Agreement attached as Exhibit A is hereby approved.

4. A Peremptory Writ of Mandate directed to Respondents Central Coast Water Authority and DWR shall issue under seal of this Court in the form attached hereto as Exhibit B.

5. In accordance with the Settlement Agreement and this Order, pending DWR's filing of the return in compliance with the Peremptory Writ of Mandate and this Court's Order discharging the Writ of Mandate, DWR and CCWA shall not approve any new project or activity (as defined section VII.A of the Settlement Agreement) in reliance on the 1995 EIR for the Implementation of the Monterey Agreement.

6. In the interim, until DWR files its return in compliance with the Peremptory Writ of Mandate and this Court orders discharge of the Writ of Mandate, the administration and operation of the State Water Project and Kern Water Bank Lands shall be conducted pursuant to the Monterey Amendments to the State Water Contracts, as supplemented by the Attachment A Amendments to the State Water Contracts (as defined in the Settlement Agreement) and the other terms and conditions of the Settlement Agreement.

7. Plaintiffs and petitioners shall recover such costs and attorney's fees as provided in prior court orders and in an amount as determined in the arbitration procedures agreed to in the Settlement Agreement, or as otherwise agreed to by the parties.

8. Except as provided, the Peremptory Writ of Mandate shall not limit or constrain the lawful jurisdiction and discretion of DWR. This Court retains jurisdiction until DWR files a return that complies with the terms of the Writ of Mandate, and this Court issues an order discharging the Writ of Mandate.

IT IS SO ORDERED.

Dated: JUN - 6 2003, 2003

LOREN E. McMASTER

Judge of the Superior Court

Exhibit
2

ALJ/BDP/sid

Mailed 11/30/2001

Decision 01-11-048 November 29, 2001

BEFORE THE PUBLIC UTILITIES COMMISSION OF THE STATE OF CALIFORNIA

Application of Valencia Water Company (U34-W) seeking approval of its updated Water Management Program as ordered in Commission Resolution W-4154 dated August 5, 1999.	Application 99-12-025 (Filed December 17, 1999)

Nossaman, Guthner, Knox & Elliott, LLP, by Martin A. Mattes, Attorney at Law, and Robert I. Di Primio, for Valencia Water Company, applicant.

Brecher & Volker, LLP, by Stephan C. Volker. Attorney at Law, for Friends of the Santa Clara River, Santa Clarita Organization for Planning the Environment and Sierra Club, complainants.

James L. McBride, County Counsel, by Dennis L. Slivinski, Assistant County Counsel and Antonette B. Cordero, Assistant County Counsel for the County of Ventura.

Edwin and Joan Dunn, Robert P. Lathrop, for themselves.

Peter G. Fairchild, Attorney at Law, and Fred Curry, for the Water Division.

OPINION APPROVING WATER MANAGEMENT PROGRAM AND AUTHORIZING SERVICE AREA EXPANSION

3. Advice Letters 88 and 90 are accepted for filing and shall become effective as of the date of this decision.

4. If Valencia proposes to expand its service area to serve the Newhall Ranch Specific Plan, or any part of it, Valencia shall file an application requesting authority to expand its service area, and provide an updated Water Management Program and advice letter covering any such service area expansion.

t San Francisco, California.

LORETTA M. LYNCH
President
HENRY M. DUQUE
RICHARD A. BILAS
CARL W. WOOD
GEOFFREY F. BROWN
Commissioners

Exhibit

3

MEMORANDUM OF UNDERSTANDING

This Memorandum of Understanding ("MOU") is entered into effective July _____, 2001, by and among Castaic Lake Water Agency ("CLWA"), CLWA's Santa Clarita Water Division ("SCWC"), Newhall County Water District ("NCWD"), Valencia Water Company ("VWC") and Los Angeles County Waterworks District No. 36 ("LACWD"), which are collectively referred to as the "Upper Basin Water Purveyors" and United Water Conservation District "UWCD", hereinafter referred together as the "parties."

RECITALS

WHEREAS, UWCD is a public agency that encompasses approximately 214,000 acres of land located in central Ventura County. UWCD's service area covers the downstream portion of the Santa Clara River Valley in Ventura County, as well as the Oxnard Plain (sometimes referred to as the "Lower Santa Clara River Area"). UWCD manages surface and groundwater resources within seven groundwater basins in the Lower Santa Clara River Valley Area. UWCD's Boundary is shown on Figure 1-1; and,

WHEREAS, the Upper Basin Water Purveyors meet regularly as a technical group to coordinate conjunctive use of imported, recycled and groundwater resources of the water basins east of the Los Angeles/ Ventura County line (sometimes referred to as the "Upper Santa Clara River Area"), which is located almost entirely within northwestern Los Angeles County. The respective services areas of the Upper Basin Water Purveyors members (CLWA, SCWC, NCWD, VWC and LACWD) are shown on Figure 1-2; and,

WHEREAS, UWCD has been involved in the review of water resources in both the Lower Santa Clara River Area and also the Upper Santa Clara River Area as part of UWCD's review of the Newhall Ranch Specific Plan and EIR (NRSP); and,

WHEREAS, litigation of the Newhall Ranch Specific Plan and EIR resulted in preparation of an additional analysis to the previously certified EIR for the NRSP, including the section addressing water resource issues; and,

WHEREAS, the Additional Analysis includes a water flow model and impact analyses of the future water usage projections for the Upper Santa Clara River Area; and,

WHEREAS, UWCD, Newhall Land and Farming Company (NLF) and others have had several technical meetings to further study the Additional Analysis as it relates to the water issues, and, based on this information, and further discussions between UWCD and the Upper Basin Water Purveyors, UWCD believes that it is in the best interests of the parties and the future beneficial water resources management in the upper and lower basins to enter into a cooperative working relationship among the parties; and,

WHEREAS, the parties have determined that this MOU is the best format for establishing a program that would be implemented over time for purposes of agreeing upon overall water resources management techniques and an information database that would benefit the upper and lower basins; and,

WHEREAS, this MOU is prepared by UWCD and the Upper Basin Water Purveyors because the parties believe that a cooperative water resource monitoring program in the Upper and Lower Santa Clara River Areas is desirable to protect and enhance the conjunctive use of imported water, groundwater and surface water resources within the region; and,

WHEREAS, the parties support regional water planning efforts that rely on the provision of accurate and timely information about available water resources; and,

WHEREAS, the parties to this MOU desire to create and maintain a cooperative relationship for purposes of gathering information for UWCD and the Upper Basin Water Purveyors to be used in further assessing imported water, surface water and groundwater conditions in both the Upper and Lower Santa Clara River Areas; and,

WHEREAS, the parties to this MOU intend to form a reciprocal relationship. In order to do this, UWCD will designate an individual or individuals with technical knowledge and experience appointed by the General Manager of UWCD who will be included in discussions and efforts that take place with the Upper Basin Water Purveyors and others regarding the Upper Santa Clara River Area. Likewise, the Upper Basin Water Purveyors will designate an individual or individuals with technical knowledge and experience appointed by the General Managers of the Upper Basin Purveyors who will be included in discussions and efforts with UWCD and others regarding the Lower Santa Clara River Area, and,

WHEREAS, the goal of the MOU is to establish a joint monitoring program, which includes: (a) data collection (monitoring and testing); (b) database management; (c) groundwater flow modeling; (d) assessment of groundwater basin conditions (operational yield); and (e) report preparation and presentation.

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

1.1 **Program Monitoring.** The parties will participate in a joint monitoring program.

1.2 **Program Content.** The technical aspects of this joint monitoring program are set forth in a technical memorandum entitled, "Water Resource Monitoring Program Upper Santa Clara River Area," (Program) which is attached as Exhibit 1 and incorporated by this reference.

1.3 **Program Meetings.** The General Manager or President of each party to this MOU (or their designee) shall meet as the "Program Committee" within 30 days of the execution of this MOU. The "Program Committee" will establish appropriate subcommittees to initiate the Program and determine the meeting times and locations for the committees. The Program Committee and subcommittees will discuss and coordinate technical aspects of the Program, including the gathering, interpretation and reporting of information as outlined in the technical memorandum (Exhibit 1). Other attendees may be permitted by agreement of the parties to this MOU.

1.4 **Monitoring Costs.** The costs incurred in administrating the Monitoring Program will be determined as implementation of the Program takes place. However, it is understood that, unless the parties to this MOU agree otherwise, the Upper River monitoring costs of the program will be borne by the Upper Basin Water Purveyors because such monitoring will take place within their service areas and the Lower River monitoring costs of the program will be borne by UWCD because such monitoring will take place within its service area.

1.5 **Program Implementation**. The parties to this MOU have prepared a schedule, attached as Exhibit 2, that describes the tasks and estimated time to implement the Program. The Parties acknowledge that Program Implementation will be an on-going and evolving process and may change due to future amendments to the Program, challenging technical issues or other unforeseen circumstances.

1.6 **Water Rights**. Notwithstanding the provisions of this MOU, nothing in either this MOU or the technical memorandum (Exhibit 1) shall be construed as affecting the water rights or operations of any party, person or entity.

1.7 **Term.** This MOU shall remain in effect for an initial period of seven (7) years and shall be automatically renewed for additional one year increments unless otherwise unanimously terminated by the members of the Program Committee as that committee exists at the time action is taken to terminate this MOU.

1.8 **Counterparts.** This MOU may be executed in any number of counterparts, each of which, when so executed, will be deemed to be an original and all of which taken together will constitute one and the same agreement.

IN WITNESS WHEREOF, the parties have executed this MOU as of the date first set forth above.

United Water Conservation District

By _____
General Manager

Castaic Lake Water Agency

By _____
General Manager

Newhall County Water District

By _____
General Manager

Valencia Water Company

By _____
President

Santa Clarita Water Company

By _____
President

Los Angeles County Waterworks District No. 36

By _____
County of Los Angeles

United Water Conservation District Boundary

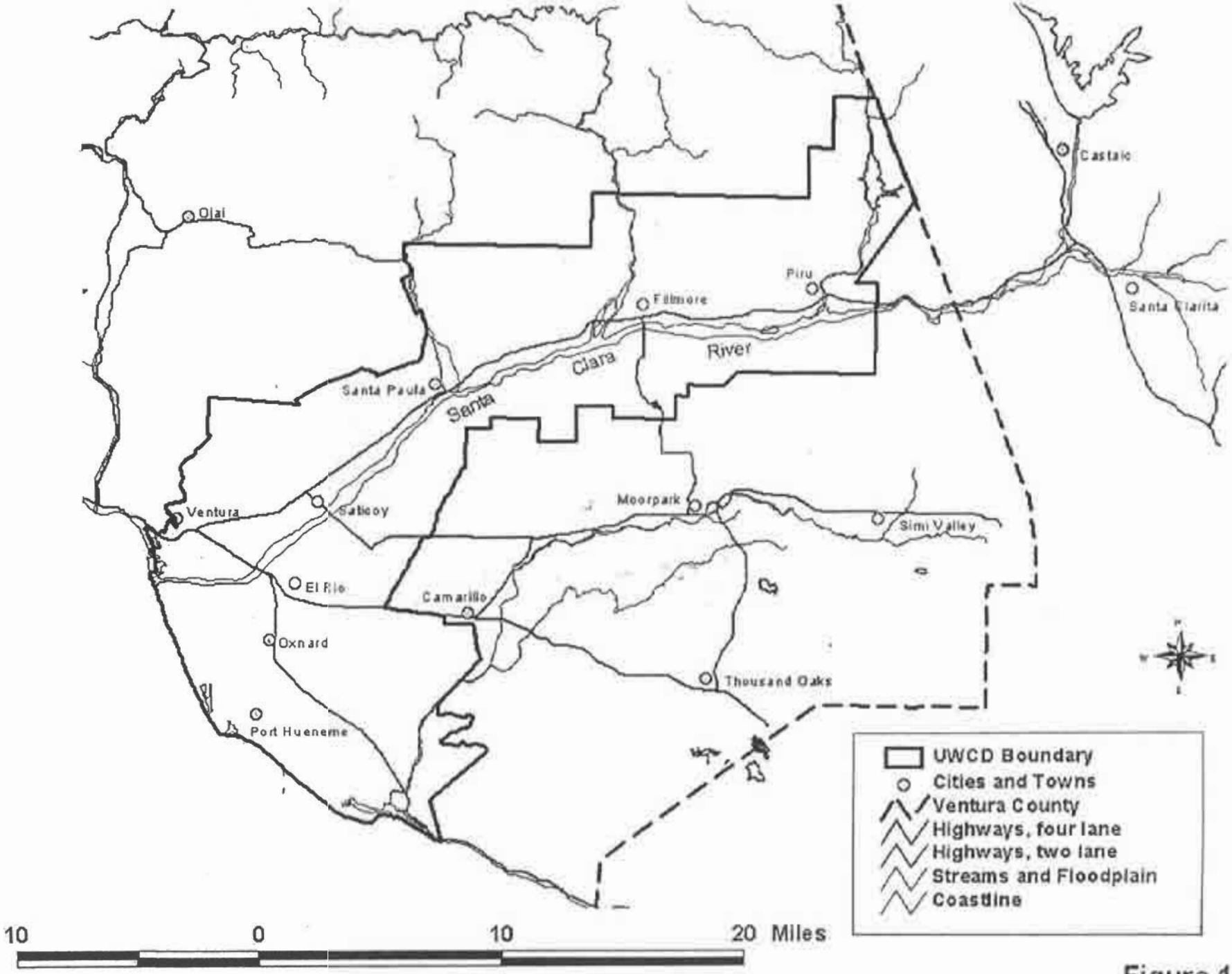


Figure 1-1

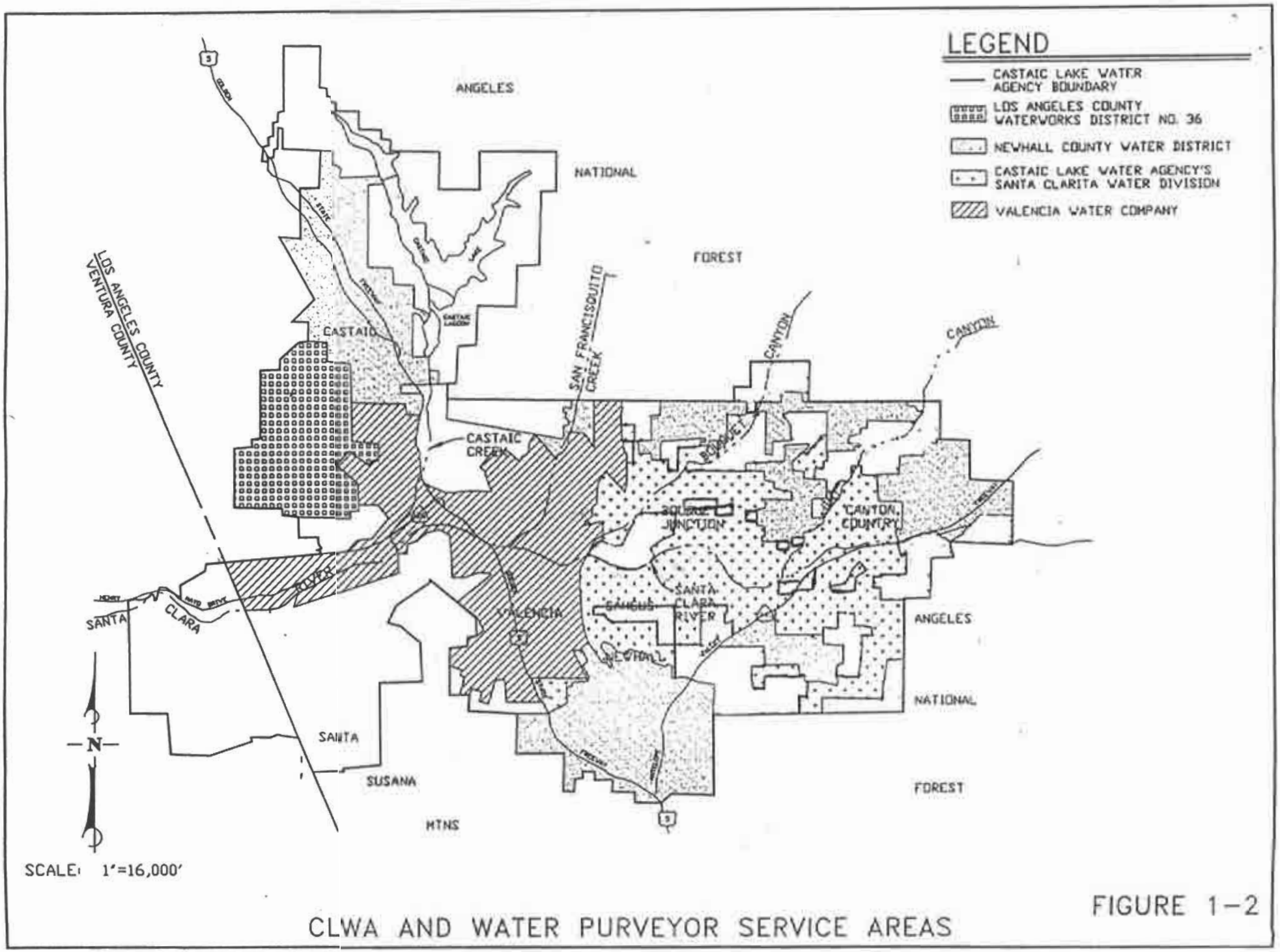


FIGURE 1-2

CLWA AND WATER PURVEYOR SERVICE AREAS

NCWD

NEWHALL COUNTY WATER DISTRICT
23780 North Pine Street • P.O. Box 220970 • Santa Clarita, CA 91322-0970
(661) 259-3610 Phone • (661) 259-9673 Fax • email: mail@ncwd.org

ATTACHMENT TO MEMORANDUM OF UNDERSTANDING BETWEEN UPPER BASIN WATER PURVEYORS AND UWCD

NEWHALL COUNTY WATER DISTRICT strongly supports a cooperative working relationship and establishment of a joint monitoring program among the signatories of the attached Memorandum of Understanding (MOU).

This attachment shall not be construed to alter either the terms of agreement or the proposed activities that are the substance of the MOU. Rather, the intent is to describe the District's interpretation of the document and to convey their resulting expectations to the parties to the MOU.

- Subcommittee membership, meeting times, and locations will be finalized within six months. Subcommittee structure and organization will be documented and incorporated into the MOU by reference. Opportunities for public participation will be defined and included in the process.

- Cost estimates, activity plans and schedules, engineering data, models and modeling results, actual expenditures, and reports generated will be considered public information and made available under the terms and conditions of current law and established policies.

- Neutral technical expertise to ensure objective analyses and recommendations will be provided through inclusion of a USGS "expert" as a working member of the Technical Committee. Conclusions, proposals, and extrapolation of data must proceed from a credible foundation.

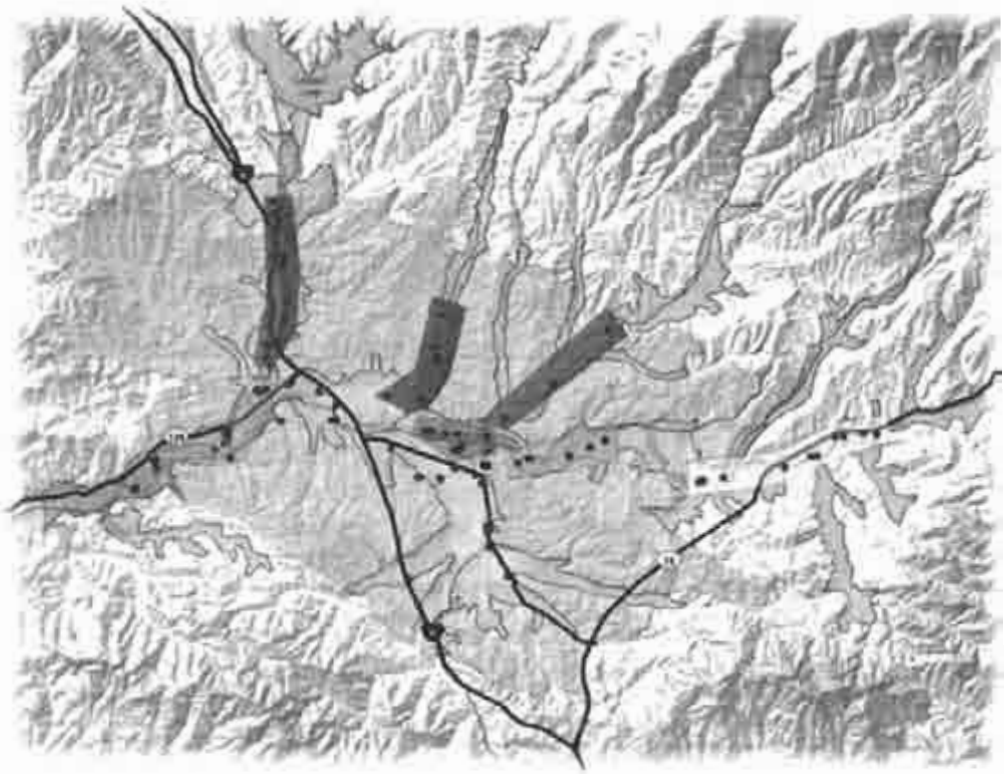
- As the provisions of the MOU are fulfilled, the parties will undertake regional water planning efforts to protect and enhance the water resources within the region. Water Code Sections 10750 through 10795 describe activities that may be included, where feasible.

- The Upper Basin Water Purveyors recognize the importance of the alluvial aquifer as a source of water supply for the residents of the Santa Clarita Valley, and will cooperatively encourage replenishment projects, particularly in the eastern reaches of the Santa Clara River.

August 16, 2001

Exhibit
4

2004
Santa Clarita Valley Water Report



Castaic Lake Water Agency (CLWA)
CLWA Santa Clarita Water Division
Los Angeles County Waterworks District 36
Newhall County Water District
Valencia Water Company

May, 2005

LUHDORFF & SCALMANINI
CONSULTING ENGINEERS

Table II-8
Total Water Supplies for Municipal, Agriculture and Miscellaneous
(Acre-Feet)

Year	State Water Project	Alluvium	Saugus Formation	Recycled Water	Total
1980	1,125	31,456	4,589	-	**37,170**
1981	5,816	30,793	4,970	-	**41,579**
1982	9,659	21,868	4,090	-	**35,617**
1983	9,185	20,286	3,852	-	**33,323**
1984	10,996	27,318	4,449	-	**42,763**
1985	11,823	25,347	4,715	-	**41,885**
1986	13,759	24,205	5,485	-	**43,449**
1987	16,285	22,642	5,561	-	**44,488**
1988	19,033	21,648	6,928	-	**47,609**
1989	21,618	23,721	7,759	-	**53,098**
1990	21,613	23,876	8,861	-	**54,350**
1991	7,968	27,187	14,917	-	**50,072**
1992	14,898	27,591	10,924	-	**53,413**
1993	13,836	30,126	10,610	-	**54,572**
1994	14,700	33,133	12,025	-	**59,858**
1995	17,002	34,464	8,560	-	**60,026**
1996	18,873	38,438	8,186	-	**65,497**
1997	23,215	39,599	7,745	-	**70,559**
1998	20,266	36,648	5,555	-	**62,469**
1999	27,302	43,406	3,716	-	**74,424**
2000	32,582	39,649	4,080	-	**76,311**
2001	35,369	37,273	4,140	-	**76,782**
2002	41,768	38,103	5,160	-	**85,031**
2003	44,419	33,577	4,207	700	**82,904**
2004	47,205	33,757	6,503	448	**87,914**

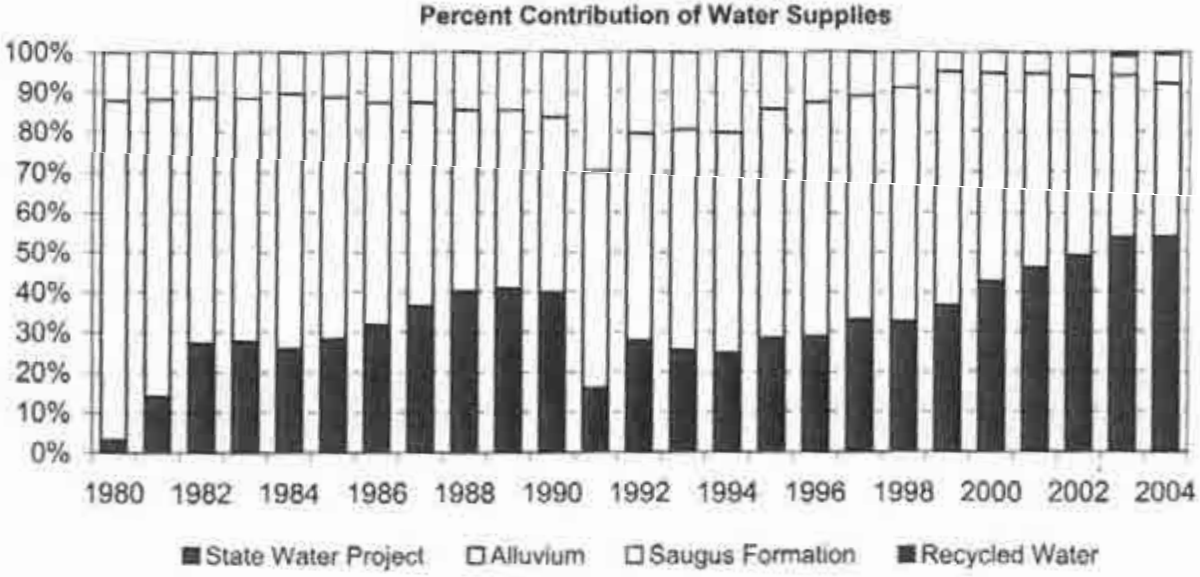


Exhibit 5

SR 126/COMMERCE CENTER DRIVE INTERCHANGE PROJECT

DRAFT INITIAL STUDY/ENVIRONMENTAL ASSESSMENT

State Route 126 and Commerce Center Drive
County of Los Angeles, State of California
07-LA-126-KP R6.8 – R9.2
(PM R4.2 – R5.7)
EA: 187220
SCH: 2003101127

May 2005

State of California
Department of Transportation

SCH Number: 2003101127
07-LA-126 KP R6.8 – R9.2
(PM R4.2 – R5.7)

Negative Declaration

Pursuant to: Division 13, Public Resources Code

Project Description

The California Department of Transportation (Caltrans), in coordination with the Federal Highway Administration (FHWA), Los Angeles County, and the Newhall Land and Farming Company (Newhall Land), proposes to construct a grade-separated interchange at the existing, signalized intersection of State Route 126 (SR 126) and Commerce Center Drive. The proposed project is located northwest of the City of Santa Clarita in unincorporated Los Angeles County. As part of this proposed interchange project, SR 126 would be realigned to the south over a recently constructed embankment. The project would also result in the reconfiguration of the existing Commerce Center Drive/Henry Mayo Drive intersection to the south.

Determination

Caltrans has prepared an Initial Study/Environmental Assessment (IS/EA), and determines from this study that the proposed project would not have an adverse effect on the environment for the following reasons:

- There would be no adverse amount of siltation by wind or water, or erosion as a result of this project.
- Air quality, noise, and use of natural resources would not be adversely affected by this project.
- No adverse changes to existing lighting or glare conditions would result from this project.
- With adherence to appropriate measures to minimize harm, fish and wildlife such as endangered species, habitat, and vegetation would not be adversely impacted by this project.
- With adherence to measures to minimize harm outlined in the Natural River Management Plan (NRMP), floodplains, wetlands, and water quality would not be adversely impacted by this project.
- No effect on agricultural lands, land use, or growth would originate from this project.
- With adherence to appropriate measures to minimize harm, no public or recreational facilities, historic or archaeological sites, structures of architectural significance, or important agricultural or scenic resources would be affected by this project.
- No adverse effects on employment, industry, or economic stability of the area would result from this project.

_____ _____

Ronald J. Kosinski
District Deputy Director, District 7
Division of Environmental Planning
California Department of Transportation

Date

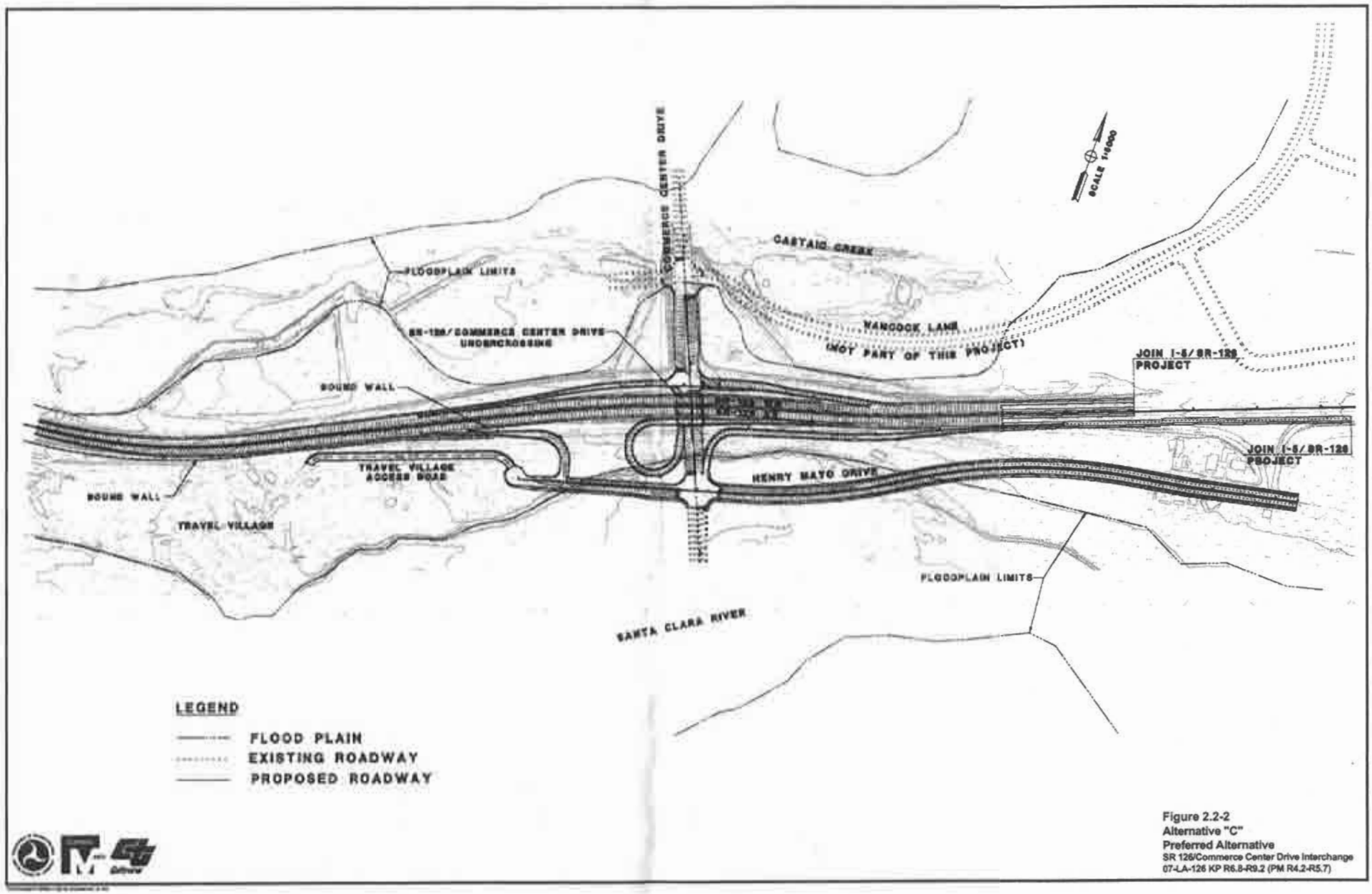


Figure 2.2-2
Alternative "C"
Preferred Alternative
SR 126/Commerce Center Drive Interchange
07-LA-126 KP R6.8-R9.2 (PM R4.2-R5.7)

County of Los Angeles
Sheriff's Department Headquarters
4700 Ramona Boulevard
Monterey Park, California 91754-2169

Leroy D. Baca, Sheriff

July 7, 2005

Daniel Fierros, Regional Planning Assistant II
Impact Analysis Section
County of Los Angeles
Department of Regional Planning
320 West Temple Street, Room 1348
Los Angeles, California 90012

Dear Mr. Fierros:

REVIEW ENVIRONMENTAL DOCUMENT
NOTICE OF PREPARATION THE MISSION VILLAGE PROJECT
NEWHALL RANCH TENTATIVE TRACT MAP NO. 061105

This is in response to your letter dated May 19, 2005, requesting our Department's review of the above identified project. Our Department has completed its review and has several concerns. Attached is the letter from Patti A. Minutello, Captain of the Santa Clarita Sheriff's Station addressing these concerns.

We would like to emphasize that the Santa Clarita Sheriff's Station is currently operating beyond its design capacity and is very concerned of their ability to provide adequately service of protection due to the rapidly expanding population of the Santa Clarita Valley. The attached letter references several suggestions to assist crime prevention though site design and building layouts.

Should you have any questions regarding this matter, please contact Mr. Mike Kameya, of my staff at (626) 300-3013.

Sincerely,

LEROY D. BACA, SHERIFF

Gary T. K. Tse, Director
Facilities Planning Bureau

County of Los Angeles
Sheriff's Department Headquarters
4700 Ramona Boulevard
Monterey Park, California 91754-2169

LEROY D. BACA, SHERIFF

(661) 255-1121

May 31, 2005

Mr. Gary T.K. Tse, Director
Facilities Planning Bureau
1000 South Fremont Avenue
Building A-9 East 5th Floor North
Alhambra, California 91803

Dear Mr. Tse:

NOTICE OF PREPARATION
MISSION VILLAGE PROJECT, NEWHALL RANCH
TENTATIVE TRACT NO. 061105

The proposed Project consisting of 5,331 residential units located south of State Route 126 and the Santa Clara River, and west of Interstate 5 is within the jurisdiction of the Los Angeles County Sheriff's Department, Santa Clarita Valley Station, 23740 Magic Mountain Parkway, Valencia, California. The station is located approximately 9-10 miles from the project site.

It is anticipated that the non-emergent response time to a request for service would be approximately 30-45 minutes. The priority response time would be approximately 10-15 minutes and the response time under emergent circumstances would be approximately 6-10 minutes. All response times are approximations, only, and would be dependent on both the deployment of area radio cars and traffic conditions.

This station serves an area of 656 square miles, which is made up of the City of Santa Clarita and unincorporated County area between the Los Angeles City Limits to the South, the Kern County Line to the North and involving all area between the Ventura County Line to the West and the township of Aqua Dulce to the East. The population served by our station is approximately 200,000 residents.

Our ideal officer to population ratio is one deputy per 1,000 residents and with our current staffing of 171 sworn deputies currently assigned, our ratio is less than ideal at one deputy per every 1,169 residents. Assuming a residential density of 3.01 persons per dwelling unit, this proposed project will generate a population increase of 16,046. Based on the above, this project located in the unincorporated area, would require sixteen additional deputies to the station complement.

Our primary concern is our ability to provide an adequate level of protection and service to all areas we police. Due to the rapidly expanding population of the Santa Clarita Valley and its record-setting home building, it is difficult to project the impact of this specific project on law enforcement.

Upon review of your documentation and our understanding of the Newhall Ranch Specific Plan, there will be several more tracts proposed and ultimately built with a population increase of approximately 67,213, which would put our services in dire need of a new station facility located in the area, and an increase of 67 deputy personnel. Additionally, the increase in required field personnel will necessitate an increase in support resources such as detectives, front desk personnel, secretaries, administration, vehicles and portable radios.

While we do not oppose this project, or future projects for the Newhall Ranch area, we are seriously concerned about our ability to adequately police this valley with our current resources. Without a strong commitment from the Board of Supervisors to provide sufficient funding, we may face a situation where we cannot provide timely emergency services.

Adding this project and other projects in progress, either proposed, approved or committed in the Santa Clarita Valley, it is certain they will all significantly strain our departments ability to operate.

It is suggested, for the security and safety of the residents, that the following crime prevention measures be implemented during site and building layout design:

- Provide lighting in open areas and parking lots;
- Ensure the visibility of doors and windows from the street;
- Ensure that the required building address numbers are lighted and readily apparent from the street for emergency response agencies;

Should you have further questions, please feel free to call me at (661) 255-1121 extension 5102, or Deputy Patrick Rissler at extension 5159.

Sincerely,

LEROY D. BACA, SHERIFF

Patti A. Minutello, Captain
Santa Clarita Valley Station

PAM:par

SIERRA CLUB
FOUNDED 1892
Angeles Chapter

3435 Wilshire Boulevard
Suite 320
Los Angeles, CA 90010-1904

(213) 387-4287 phone
(213) 387-5383 fax
www.angeles.sierraclub.org

6-30-05

Daniel Fierros
County of Los Angeles Regional Planning Dept.
Impact Analysis Section
320 W. Temple St.
Los Angeles, Ca. 90012

Re: Comments on Notice of Preparation
Newhall Ranch Mission Village Tract #061108 - Project # 04-181

According to the Notice of Preparation, this project proposes 5334 units and approximately 1.3 million square feet of commercial in an area south of Highway 126 adjacent to the Santa Clara River. It proposes to build in Significant Ecological 23, the Santa Clara River, and within the 100 foot FEMA floodline. Substantial hillside grading, will require 26.5 million cubic yards of earth to be moved. Visual impacts will be substantial as the proposal will obscure the Santa Clara River from view by travelers on Highway 126. The proposal is not consistent with the Newhall Ranch Specific Plan.

We believe the County should not proceed with the review process for this project until several documents have been completed and can be included in the environmental document. These studies include:
1. The Chloride Study being conducted by Regional Water Quality to asses the effect on increased chloride levels on the downstream farming economy.
2. The ground water study that is being conducted as a result of the settlement agreement between United Water Conservation District and Newhall Land and Farming on the Newhall Ranch Litigation.
3. An updated review of the NRMP 404 permit to assess the success of mitigation in maintaining species and habitat.

We request that the County require independent biological surveys to ensure that accurate information is included in the EIR. Confidentiality Agreements between the developer and the consultants should be strictly prohibited. We note that Newhall was fined for destroying the endangered spine flower in the Newhall Ranch area. The County should take steps to eliminate the potential for such actions to occur in the future.

The NOP addresses the issue of fire service (stating the new stations are not scheduled to be built for this phase) but does not mention sheriff' services. Please address how sheriff services will be provided to this area..

Please address sewage treatment capacity and how this capacity will be provided. The Notice of Preparation is unclear on this issue. Will this additional effluent cause a rise in chloride levels?

Please address where additional ground water pumping will occur to supply this project and provide water quality tests to ensure that such water supply is potable. Contracts and permits should be in place for transfers of water from outside the Santa Clarita area and for any transfer of water from agricultural to municipal use. The Public Utilities Commission will require an updated Water Management Plan before this project can be served (see PUC decision D. 01-11-048, to which Sierra Club is a party.) Please address how additional pumping will affect the spread of the ammonium perchlorate pollution plume currently spreading westward in both the alluvial and Saugus groundwater basins.

Please address how additional air pollution created by this project will be mitigated. As noted in the NOP, the Santa Clarita Valley is already in a non-attainment zone for ozone and particulate matter. 26.5 million cubic yards of grading will create significant additional impacts. Please address how these impacts will differ from the particulate mater generated by the CEMEX Gravel Mine opposed by the County based on air pollution issues and traffic.

Please address how traffic generated by this project will impact the Newhall Pass area and how these impacts will be mitigated.

Thank-you for your time. We look forward to reviewing the environmental document.

Sincerely,

Johanna Zetterberg

Johanna Zetterberg
Conservation Coordinator.

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Arnold Schwarzenegger
Governor

Sean Walsh
Director

Notice of Preparation

May 24, 2005

To: Reviewing Agencies

Re: Mission Village Project, County Project No. 04-181, TR 061105
SCH# 2005051143

Attached for your review and comment is the Notice of Preparation (NOP) for the Mission Village Project, County Project No. 04-181, TR 061105 draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Daniel Fierros
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Associate Planner, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2005051143
Project Title Mission Village Project, County Project No. 04-181, TR 061105
Lead Agency Los Angeles County Department of Regional Planning

Type NOP Notice of Preparation

Description The applicant, Newhall Land and Farming Company proposes to subdivide the subject property for 5,331 residential units (plus 73 second units), approximately 1,299,000 square feet of non-residential mixed-use space, a 9-acre elementary school, an 8.3-acre of private recreation center, and a system of landscaped trails and walkways. The project also includes construction of the 1,250 foot long, 117 feet wide Commerce Center Drive Bridge over the Santa Clara River with required abutments and bank stabilization on either side of the bridge as well as bank stabilization elsewhere along the Santa Clara River. Preserve for San Fernando Valley Spineflower is proposed. Three water tanks for potable and reclaimed water storage are proposed outside of the SP and tract.

Lead Agency Contact

Name Daniel Fierros
Agency Los Angeles County Department of Regional Planning
Phone (213) 974-6461 **Fax**
email
Address 320 W. Temple Street
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City Santa Clarita
Region
Cross Streets Knudsen Pkwy., Commerce Center Drive
Parcel No. 2826-003- (021-24 and 26-30)
Township **Range** **Section** **Base** SBB&M

Proximity to:

Highways 126
Airports
Railways
Waterways Castaic Creek, Santa Clara
Schools
Land Use Vacant / Newhall Specific Plan: Heavy Agriculture A-2-5 / Newhall Specific Plan; Non-urban, SEA

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Cumulative Effects; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Other Issues; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Santa Monica Mountains Conservancy; Native American Heritage Commission; Office of Emergency Services; Department of Health Services; Department of Fish and Game, Region 5; State Lands Commission; California Highway Patrol; Caltrans, District 7; Department of Toxic Substances Control; State Water Resources Control Board, Division of Water Rights; Regional Water Quality Control Board, Region 4

Date Received 05/24/2005 **Start of Review** 05/24/2005 **End of Review** 06/22/2005

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

County: Los Angeles **SCH#** 2005051143

Resources Agency

- [x] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  David Johnson
- [ ] **California Coastal Commission**
  Elizabeth A. Fuchs
- [ ] **Colorado River Board**
  Gerald R. Zimmerman
- [x] **Dept. of Conservation**
  Roseanne Taylor
- [ ] **California Energy Commission**
  Environmental Office
- [ ] **Dept. of Forestry & Fire Protection**
  Allen Robertson
- [ ] **Office of Historic Preservation**
  Wayne Donaldson
- [x] **Dept of Parks & Recreation**
  B. Noah Tilghman
  Environmental Stewardship Section
- [ ] **Reclamation Board**
  DeeDee Jones
- [x] **Santa Monica Mountains Conservancy**
  Paul Edelman
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve McAdam
- [ ] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou

Fish and Game

- [ ] **Depart. of Fish & Game**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Game Region 1**
  Donald Koch
- [ ] **Fish & Game Region 2**
  Banky Curtis
- [ ] **Fish & Game Region 3**
  Robert Floerke
- [ ] **Fish & Game Region 4**
  William Laudermilk
- [x] **Fish & Game Region 5**
  Don Chadwick
  Habitat Conservation Program
- [ ] **Fish & Game Region 6**
  Gabrina Gatchel
  Habitat Conservation Program
- [ ] **Fish & Game Region 6 I/M**
  Tammy Allen
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Game M**
  George Isaac
  Marine Region

Other Departments

- [ ] **Food & Agriculture**
  Steve Shaffer
  Dept. of Food and Agriculture
- [ ] **Depart. of General Services**
  Public School Construction
- [ ] **Dept. of General Services**
  Robert Sleppy
  Environmental Services Section
- [x] **Dept. of Health Services**
  Veronica Rameriz
  Dept. of Health/Drinking Water

Independent Commissions,Boards

- [ ] **Coachella Valley Mountains Conservancy**
- [ ] **Delta Protection Commission**
  Debby Eddy
- [x] **Office of Emergency Services**
  Dennis Castrillo
- [ ] **Governor's Office of Planning & Research**
  State Clearinghouse
- [x] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Ken Lewis
- [ ] **San Gabriel & Lower LA Rivers**
- [ ] **San Joaquin River Conservancy**
- [x] **State Lands Commission**
  Jean Sarino
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Business, Trans & Housing

- [ ] **Caltrans - Division of Aeronautics**
  Sandy Hesnard
- [ ] **Caltrans - Planning**
  Terri Pencovic
- [x] **California Highway Patrol**
  John Olejnik
  Office of Special Projects
- [ ] **Housing & Community Development**
  Lisa Nichols
  Housing Policy Division

Dept. of Transportation

- [ ] **Caltrans, District 1**
  Mike Eagan
- [ ] **Caltrans, District 2**
  Don Anderson
- [ ] **Caltrans, District 3**
  Jeff Pulverman
- [ ] **Caltrans, District 4**
  Tim Sable
- [ ] **Caltrans, District 5**
  David Murray
- [ ] **Caltrans, District 6**
  Marc Birnbaum
- [x] **Caltrans, District 7**
  Cheryl J. Powell
- [ ] **Caltrans, District 8**
  John Pagano
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [ ] **Caltrans, District 11**
  Mario Orso
- [ ] **Caltrans, District 12**
  Bob Joseph

Cal EPA

Air Resources Board

- [ ] Airport Projects
  Jim Lerner
  - [ ] Transportation Projects
    Kurt Karperos
  - [ ] Industrial Projects
    Mike Tollstrup
- [ ] **California Integrated Waste Management Board**
  Sue O'Leary
- [ ] **State Water Resources Control Board**
  Jim Hockenberry
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [x] **State Water Resouces Control Board**
  Steven Herrera
  Division of Water Rights
- [x] **Dept. of Toxic Substances Control**
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**

Regional Water Quality Control Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [x] **RWQCB 4**
  Jonathan Bishop
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
  - [ ] **RWQCB 5F**
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] **RWQCB 5R**
    Central Valley Region (5)
    Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
  - [ ] **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)

- [ ] **Other** _____

Last Updated on 3/11/05

Notice of Completion

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

SCH # *See NOTE below* 2005051143

Project Title: *The Mission Village Project, County Project No. 04-181, TR 061105*
Lead Agency: *L. A. County Department of Regional Planning* Contact Person: *Daniel Fierros*
Street Address: *320 West Temple Street* Phone: *(213) 974 6461*
City: *Los Angeles* *CA* Zip: *90012* County: *Los Angeles*

Project Location
County: *Los Angeles* City/Nearest Community: *Santa Clarita*
Cross Streets: *Knudsen Pkwy, Commerce Center Drive* Total Acres: *1,250.6*
Assessor's Parcel No. *2826-003-(021-24 &26-30)* Section: ____ Twp. ____ Range: ____ Base: *San Bernardino*
Within 2 Miles: State Hwy #: *126* Waterways: *Castaic Creek, Santa Clara*
Airports: *none* Railways: *none* Schools: *none*

Document Type
CEQA: ☒ NOP ☐ Supplement/Subsequent ☐ NOI Other: ☐ Joint Document
☐ Early Cons ☐ EIR (Prior SCH No.) ☐ EA ☐ Final Document
☐ Neg Dec ☐ Other ____ ☐ Draft EIS ☐ Other ____
☐ Draft EIR ☐ FONSI

RECEIVED
MAY 24 2005
STATE CLEARINGHOUSE

Local Action Type
☐ General Plan Update ☐ Specific Plan Amendment ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Local Plan Amendment ☐ Site Plan ☐ Land Division (Subdivision, Parcel Map, Tract Map, etc.) ☒ Other *Oak Tree Permit*

Development Type

☒ Residential:	*Units 697*	*Acres 146.86*		☐ Water Facilities:	*Type* ____	*MGD* ____
☐ Office:	*Sq.ft.* ____	*Acres* ____	*Employees* ____	☐ Transportation:	*Type* ____	
☒ Commercial:	*Sq.ft. 1,299,000*	*Acres 81.65*	*Employees* ____	☐ Mining:	*Mineral* ____	
☐ Industrial:	*Sq.ft.* ____	*Acres* ____	*Employees* ____	☐ Power:	*Type* ____	*Watts* ____
☒ Educational	*Elementary School - 9.0 acres*			☐ Waste Treatment:	*Type* ____	
☒ Recreational	*(Open Space 62.6 acres)*			☐ Hazardous Waste:	*Type* ____	
				☒ Other:	*Roads - 150.09 acres*	

Project Issues Discussed In Document

☒ Aesthetic/Visual	☒ Flood Plain/Flooding	☒ Schools/Universities	☒ Water Quality
☒ Agricultural Land	☒ Forest Land/Fire Hazard	☐ Septic Systems	☒ Water Supply/Groundwater
☒ Air Quality	☒ Geologic/Seismic	☒ Sewer Capacity	☒ Wetland/Riparian
☒ Archeological/Historical	☒ Minerals	☒ Soil Erosion/Comp./Grading	☒ Wildlife
☐ Coastal Zone	☒ Noise	☒ Solid Waste	☒ Growth Inducing
☒ Drainage/Absorption	☒ Population/Housing Balance	☒ Toxic/Hazardous	☒ Land Use
☒ Economic/Jobs	☒ Public Services/Facilities	☒ Traffic/Circulation	☒ Cumulative Effects
☐ Fiscal	☒ Recreation/Parks	☒ Vegetation	☒ Other

Present Land Use/Zoning/General Plan Use
Vacant/Newhall Specific Plan: Heavy Agriculture A-2-5/ Newhall Specific Plan; Non-urban, SEA

Project Description
The applicant, Newhall Land & Farming Company, proposes to subdivide the subject property for approximately 5,331 residential units (plus 73 second units), approximately 1,299,000 square feet of non-residential mixed-use space, a 9-acre elementary school, a 8.3-acre of private recreation center, and a system of landscaped trails and walkways. The project also includes construction of the 1,250 feet long, 117 feet wide Commerce Center Drive Bridge over the Santa Clara River with required abutments and bank stabilization on either side of the bridge as well as bank stabilization elsewhere along the Santa Clara River. Preserve for San Fernando Valley Spineflower is proposed. Three water tanks for potable and reclaimed water storage are proposed outside of the SP and tract. This Project includes eastermost 1,216 acres of the Mesas Village within the Newhall Specific Plan, which has a certified Program EIR. Project as proposed will also require an Oak Tree Permit for removal of 219 out of the 722 oak trees. A Conditional Use Permit is required for development within SEA.

NOTE: Clearinghouse will assign identification numbers for all new projects. If a SCH number already exists for a project (e.g., from a Notice of Preparation or previous draft document), please fill it in.

Revised October 1989

FAX

RMA/Planning Division, L#1740
County Government Center
800 S. Victoria Ave
Ventura, CA 93009

Date 06/24/05

Number of pages including cover sheet 2

To:

Daniel Fierros
Co. of L.A. Regional
Planning Dept.
Impact Analysis Section

Phone **213/974-6461**
Fax Phone **213/217-5108**
CC:

From:

Carl Morehouse, AICP
Senior Planner
Outside Environmental
Document Coordinator

Phone **805/654-2476**
Fax Phone **805/654-2509**

REMARKS:

☒ Urgent ☒ For your review ☐ Reply ASAP ☐ Please comment

Daniel:

I apologize. This came as a "late hit" from the Ventura County Public Works Watershed Protection District. I had not circulated the NOP to them, but they were aware of it and decided to filter their comments through me in my capacity as Outside Environmental Document Coordinator. I hope that you will still include it in the comments from Ventura County as you move forward with this project.

If you have any questions, please feel free to call me at the above number, or e-mail me at

Carl.Morehouse@ventura.org

Carl Morehouse, AICP

VENTURA COUNTY
WATERSHED PROTECTION DISTRICT
PLANNING AND REGULATORY DIVISION
800 South Victoria Avenue, Ventura, California 93009
PAUL CALLAWAY, Permit Manager - 805 654-2011

DATE: June 22, 2005

TO: CARL MOREHOUSE

FROM: WATERSHED PROTECTION DISTRICT

SUBJECT: RESPONSE TO NOTICE OF PREPARATION FOR DRAFT EIR – THE MISSION VILLAGE PROJECT – RMA 05-038

The Ventura County Watershed Protection District has reviewed the submittal with respect to issues under our purview.

The Mission Village projects construction could increase the peak flow rates in the Santa Clara River. This possible increase, if it occurs, will increase flooding and erosion in Ventura County. This Notice of Preparation contained no mention of how this increase in runoff will be mitigated. The draft EIR should contain mitigation that is sufficient mitigate the flooding and erosion concerns.

The Ventura County Watershed Protection District would like to review and provide comments on the draft EIR.

We are also requesting four copies of the Draft EIR when prepared so we have sufficient copies for our divisions to review in a timely manner.

End of Text

South Coast
Air Quality Management District
21865 Copley Drive, Diamond Bar, CA 91765-4178
(909) 396-2000 • www.aqmd.gov

May 27, 2005

Mr. Daniel Fierros
County of Los Angeles Regional Planning Dept.
Impact Analysis Section
320 W. Temple Street, Room 1348
Los Angeles, CA 90012

Dear Mr. Fierros:

Notice of Preparation of a Draft Environmental Impact Report for
The Mission Village Project

The South Coast Air Quality Management District (SCAQMD) appreciates the opportunity to comment on the above-mentioned document. The SCAQMD's comments are recommendations regarding the analysis of potential air quality impacts from the proposed project that should be included in the Draft Environmental Impact Report (EIR). Please send the SCAQMD a copy of the Draft EIR upon its completion.

Air Quality Analysis

The SCAQMD adopted its California Environmental Quality Act (CEQA) Air Quality Handbook in 1993 to assist other public agencies with the preparation of air quality analyses. The SCAQMD recommends that the Lead Agency use this Handbook as guidance when preparing its air quality analysis. Copies of the Handbook are available from the SCAQMD's Subscription Services Department by calling (909) 396-3720. Alternatively, lead agency may wish to consider using the California Air Resources Board (CARB) approved URBEMIS 2002 Model. This model is available on the CARB Website at: www.arb.ca.gov.

The Lead Agency should identify any potential adverse air quality impacts that could occur from all phases of the project and all air pollutant sources related to the project. Air quality impacts from both construction and operations should be calculated. Construction-related air quality impacts typically include, but are not limited to, emissions from the use of heavy-duty equipment from grading, earth-loading/unloading, paving, architectural coatings, off-road mobile sources (e.g., heavy-duty construction equipment) and on-road mobile sources (e.g., construction worker vehicle trips, material transport trips). Operation-related air quality impacts may include, but are not limited to, emissions from stationary sources (e.g., boilers), area sources (e.g., solvents and coatings), and vehicular trips (e.g., on- and off-road tailpipe emissions and entrained dust). Air quality impacts from indirect sources, that is, sources that generate or attract vehicular trips should be included in the analysis. It is recommended that lead agencies for projects generating or

attracting vehicular trips, especially heavy-duty diesel-fueled vehicles, perform a mobile source health risk assessment. Guidance for performing a mobile source health risk assessment ("Health Risk Assessment Guidance for Analyzing Cancer Risk from Mobile Source Diesel Idling Emissions for CEQA Air Quality Analysis") can be found on the SCAQMD's CEQA webpages at the following internet address: http://www.aqmd.gov/ceqa/handbook/mobile_toxic/diesel_analysis.doc. An analysis of all toxic air contaminant impacts due to the decommissioning or use of equipment potentially generating such air pollutants should also be included.

Mitigation Measures

In the event that the project generates significant adverse air quality impacts, CEQA requires that all feasible mitigation measures that go beyond what is required by law be utilized during project construction and operation to minimize or eliminate significant adverse air quality impacts. To assist the Lead Agency with identifying possible mitigation measures for the project, please refer to Chapter 11 of the SCAQMD CEQA Air Quality Handbook for sample air quality mitigation measures. Additionally, SCAQMD's Rule 403 – Fugitive Dust, and the Implementation Handbook contain numerous measures for controlling construction-related emissions that should be considered for use as CEQA mitigation if not otherwise required. Pursuant to state CEQA Guidelines §15126.4 (a)(1)(D), any impacts resulting from mitigation measures must also be discussed.

Data Sources

SCAQMD rules and relevant air quality reports and data are available by calling the SCAQMD's Public Information Center at (909) 396-2039. Much of the information available through the Public Information Center is also available via the SCAQMD's World Wide Web Homepage (http://www.aqmd.gov).

The SCAQMD is willing to work with the Lead Agency to ensure that project-related emissions are accurately identified, categorized, and evaluated. Please call Charles Blankson, Ph.D., Air Quality Specialist, CEQA Section, at (909) 396-3304 if you have any questions regarding this letter.

Sincerely,

Steve Smith

Steve Smith, Ph.D.
Program Supervisor, CEQA Section
Planning, Rule Development and Area Sources

SS:CB:li

LAC050525-02LI
Control Number

STATE OF CALIFORNIA

Governor's Office of Planning and Research

State Clearinghouse and Planning Unit

Arnold
Schwarzenegger
Governor

Sean Walsh
Director

Notice of Preparation

May 24, 2005

To: Reviewing Agencies

Re: Mission Village Project, County Project No. 04-181, TR 061105
SCH# 2005051143

Attached for your review and comment is the Notice of Preparation (NOP) for the Mission Village Project, County Project No. 04-181, TR 061105 draft Environmental Impact Report (EIR).

Responsible agencies must transmit their comments on the scope and content of the NOP, focusing on specific information related to their own statutory responsibility, within 30 days of receipt of the NOP from the Lead Agency. This is a courtesy notice provided by the State Clearinghouse with a reminder for you to comment in a timely manner. We encourage other agencies to also respond to this notice and express their concerns early in the environmental review process.

Please direct your comments to:

Daniel Fierros
Los Angeles County Department of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012

with a copy to the State Clearinghouse in the Office of Planning and Research. Please refer to the SCH number noted above in all correspondence concerning this project.

If you have any questions about the environmental document review process, please call the State Clearinghouse at (916) 445-0613.

Sincerely,

Scott Morgan
Associate Planner, State Clearinghouse

Attachments
cc: Lead Agency

Document Details Report
State Clearinghouse Data Base

SCH# 2005051143
Project Title Mission Village Project, County Project No. 04-161, TR 061105
Lead Agency Los Angeles County Department of Regional Planning

Type NOP Notice of Preparation

Description The applicant, Newhall Land and Farming Company proposes to subdivide the subject property for 5,331 residential units (plus 73 second units), approximately 1,299,000 square feet of non-residential mixed-use space, a 9-acre elementary school, an 8.3-acre of private recreation center, and a system of landscaped trails and walkways. The project also includes construction of the 1,250 foot long, 117 feet wide Commerce Center Drive Bridge over the Santa Clara River with required abutments and bank stabilization on either side of the bridge as well as bank stabilization elsewhere along the Santa Clara River. Preserve for San Fernando Valley Spineflower is proposed. Three water tanks for plotable and reclaimed water storage are proposed outside of the SP and tract.

Lead Agency Contact

Name Daniel Fierros
Agency Los Angeles County Department of Regional Planning
Phone (213) 974-6461 **Fax**
email
Address 320 W. Temple Street
City Los Angeles **State** CA **Zip** 90012

Project Location

County Los Angeles
City Santa Clarita
Region
Cross Streets Knudsen Pkwy., Commerce Center Drive
Parcel No. 2826-003- (021-24 and 26-30)
Township **Range** **Section** **Base** SBB&M

Proximity to:

Highways 126
Airports
Railways
Waterways Castaic Creek, Santa Clara
Schools
Land Use Vacant / Newhall Specific Plan; Heavy Agriculture A-2-5 / Newhall Specific Plan; Non-urban, SEA

Project Issues Aesthetic/Visual; Agricultural Land; Air Quality; Archaeologic-Historic; Cumulative Effects; Drainage/Absorption; Economics/Jobs; Flood Plain/Flooding; Forest Land/Fire Hazard; Geologic/Seismic; Growth Inducing; Landuse; Minerals; Noise; Other Issues; Population/Housing Balance; Public Services; Recreation/Parks; Schools/Universities; Sewer Capacity; Soil Erosion/Compaction/Grading; Solid Waste; Toxic/Hazardous; Traffic/Circulation; Vegetation; Water Quality; Water Supply; Wetland/Riparian; Wildlife

Reviewing Agencies Resources Agency; Department of Conservation; Department of Parks and Recreation; Santa Monica Mountains Conservancy; Native American Heritage Commission; Office of Emergency Services; Department of Health Services; Department of Fish and Game, Region 5; State Lands Commission; California Highway Patrol; Caltrans, District 7; Department of Toxic Substances Control; State Water Resources Control Board, Division of Water Rights; Regional Water Quality Control Board, Region 4

Date Received 05/24/2005 **Start of Review** 05/24/2005 **End of Review** 06/22/2005

Note: Blanks in data fields result from insufficient information provided by lead agency.

NOP Distribution List

County: Los Angeles

SCH# 200505114

Resources Agency

- [ ] **Resources Agency**
  Nadell Gayou
- [ ] **Dept. of Boating & Waterways**
  David Johnson
- [ ] **California Coastal Commission**
  Elizabeth A. Fuchs
- [ ] **Colorado River Board**
  Gerald R. Zimmerman
- [ ] **Dept. of Conservation**
  Roseanne Taylor
- [ ] **California Energy Commission**
  Environmental Office
- [ ] **Dept. of Forestry & Fire Protection**
  Allen Robertson
- [ ] **Office of Historic Preservation**
  Wayne Donaldson
- [ ] **Dept of Parks & Recreation**
  B. Noah Tilghman
  Environmental Stewardship Section
- [ ] **Reclamation Board**
  DeeDee Jones
- [ ] **Santa Monica Mountains Conservancy**
  Paul Edelman
- [ ] **S.F. Bay Conservation & Dev't. Comm.**
  Steve McAdam
- [ ] **Dept. of Water Resources**
  Resources Agency
  Nadell Gayou

Fish and Game

- [ ] **Depart. of Fish & Game**
  Scott Flint
  Environmental Services Division
- [ ] **Fish & Game Region 1**
  Donald Koch
- [ ] **Fish & Game Region 2**
  Banky Curtis
- [ ] **Fish & Game Region 3**
  Robert Floerke
- [ ] **Fish & Game Region 4**
  William Laudermilk
- [ ] **Fish & Game Region 5**
  Don Chadwick
  Habitat Conservation Program
- [ ] **Fish & Game Region 6**
  Gabrina Gatchel
  Habitat Conservation Program
- [ ] **Fish & Game Region 6 I/M**
  Tammy Allen
  Inyo/Mono, Habitat Conservation Program
- [ ] **Dept. of Fish & Game M**
  George Isaac
  Marine Region

Other Departments

- [ ] **Food & Agriculture**
  Steve Shaffer
  Dept. of Food and Agriculture
- [ ] **Depart. of General Services**
  Public School Construction
- [ ] **Dept. of General Services**
  Robert Sleppy
  Environmental Services Section
- [ ] **Dept. of Health Services**
  Veronica Rameriz
  Dept. of Health/Drinking Water

Independent Commissions,Boards

- [ ] **Coachella Valley Mountains Conservancy**
- [ ] **Delta Protection Commission**
  Debby Eddy
- [ ] **Office of Emergency Services**
  Dennis Castrillo
- [ ] **Governor's Office of Planning & Research**
  State Clearinghouse
- [ ] **Native American Heritage Comm.**
  Debbie Treadway
- [ ] **Public Utilities Commission**
  Ken Lewis
- [ ] **San Gabriel & Lower LA Rivers**
- [ ] **San Joaquin River Conservancy**
- [ ] **State Lands Commission**
  Jean Sarino
- [ ] **Tahoe Regional Planning Agency (TRPA)**
  Cherry Jacques

Business, Trans & Housing

- [ ] **Caltrans - Division of Aeronautics**
  Sandy Hesnard
- [ ] **Caltrans - Planning**
  Terri Pencovic
- [ ] **California Highway Patrol**
  John Olejnik
  Office of Special Projects
- [ ] **Housing & Community Development**
  Lisa Nichols
  Housing Policy Division

Dept. of Transportation

- [ ] **Caltrans, District 1**
  Mike Eagan
- [ ] **Caltrans, District 2**
  Don Anderson
- [ ] **Caltrans, District 3**
  Jeff Pulverman
- [ ] **Caltrans, District 4**
  Tim Sable
- [ ] **Caltrans, District 5**
  David Murray
- [ ] **Caltrans, District 6**
  Marc Birnbaum
- [ ] **Caltrans, District 7**
  Cheryl J. Powell
- [ ] **Caltrans, District 8**
  John Pagano
- [ ] **Caltrans, District 9**
  Gayle Rosander
- [ ] **Caltrans, District 10**
  Tom Dumas
- [ ] **Caltrans, District 11**
  Mario Orso
- [ ] **Caltrans, District 12**
  Bob Joseph

Cal EPA

Air Resources Board

- [ ] Airport Projects
  Jim Lerner
- [ ] Transportation Projects
  Kurt Karperos
- [ ] Industrial Projects
  Mike Tollstrup
- [ ] **California Integrated Waste Management Board**
  Sue O'Leary
- [ ] **State Water Resources Control Board**
  Jim Hockenberry
  Division of Financial Assistance
- [ ] **State Water Resources Control Board**
  Student Intern, 401 Water Quality Certification Unit
  Division of Water Quality
- [ ] **State Water Resources Control Board**
  Steven Herrera
  Division of Water Rights
- [ ] **Dept. of Toxic Substances Control**
  CEQA Tracking Center
- [ ] **Department of Pesticide Regulation**

Regional Water Quality Contrc Board (RWQCB)

- [ ] **RWQCB 1**
  Cathleen Hudson
  North Coast Region (1)
- [ ] **RWQCB 2**
  Environmental Document Coordinator
  San Francisco Bay Region (2)
- [ ] **RWQCB 3**
  Central Coast Region (3)
- [ ] **RWQCB 4**
  Jonathan Bishop
  Los Angeles Region (4)
- [ ] **RWQCB 5S**
  Central Valley Region (5)
  - [ ] **RWQCB 5F**
    Central Valley Region (5)
    Fresno Branch Office
  - [ ] **RWQCB 5R**
    Central Valley Region (5)
    Redding Branch Office
- [ ] **RWQCB 6**
  Lahontan Region (6)
  - [ ] **RWQCB 6V**
    Lahontan Region (6)
    Victorville Branch Office
- [ ] **RWQCB 7**
  Colorado River Basin Region (7)
- [ ] **RWQCB 8**
  Santa Ana Region (8)
- [ ] **RWQCB 9**
  San Diego Region (9)

- [ ] Other _____

Last Updated on 3/11/05

Notice of Completion

Mail to: State Clearinghouse, P. O. Box 3044, Sacramento, CA 95812-3044 (916) 445-0613

See NOTE below
SCH #
2005051143

Project Title: *The Mission Village Project, County Project No. 04-181, TR 061105*
Lead Agency: *L. A. County Department of Regional Planning* **Contact Person:** *Daniel Fierros*
Street Address: *320 West Temple Street* **Phone:** *(213) 974 6461*
City: *Los Angeles* *CA* **Zip:** *90012* **County:** *Los Angeles*

Project Location
County: *Los Angeles* **City/Nearest Community:** *Santa Clarita*
Cross Streets: *Knudsen Pkwy, Commerce Center Drive* **Total Acres:** *1,250.6*
Assessor=s Parcel No. *2826-003-(021-24 &26-30)* **Section:** ____ **Twp.** ____ **Range:** ____ **Base:** *San Bernardino*
Within 2 Miles: **State Hwy #:** *126* **Waterways:** *Castaic Creek, Santa Clara*
Airports: *none* **Railways:** *none* **Schools:** *none*

Document Type
CEQA: ☒ NOP ☐ Supplement/Subsequent ☐ NEPA: ☐ NOI ☐ Other: ☐ Joint Document
☐ Early Cons ☐ EIR (Prior SCH No.) ☐ EA ☐ Final Document
☐ Neg Dec ☐ Other ____ ☐ Draft EIS ☐ Other ____
☐ Draft EIR ☐ FONSI

RECEIVED
MAY 24 2005
STATE CLEARINGHOUSE

Local Action Type
☐ General Plan Update ☐ Specific Plan Amendment ☐ Rezone ☐ Annexation
☐ General Plan Amendment ☐ Master Plan ☐ Prezone ☐ Redevelopment
☐ General Plan Element ☐ Planned Unit Development ☒ Use Permit ☐ Coastal Permit
☐ Local Plan Amendment ☐ Site Plan ☒ Land Division (Subdivision Parcel Map, Tract Map, etc.) ☒ Other *Oak Tree Permit*

Development Type
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☐ Office: *Sq.ft.* ____ *Acres* ____ *Employees* ____
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☒ Recreational *(Open Space 62.6 acres)*

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☐ Transportation: *Type* ____
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☒ Archeological/Historical ☒ Minerals ☒ Soil Erosion/Comp./Grading ☒ Wildlife
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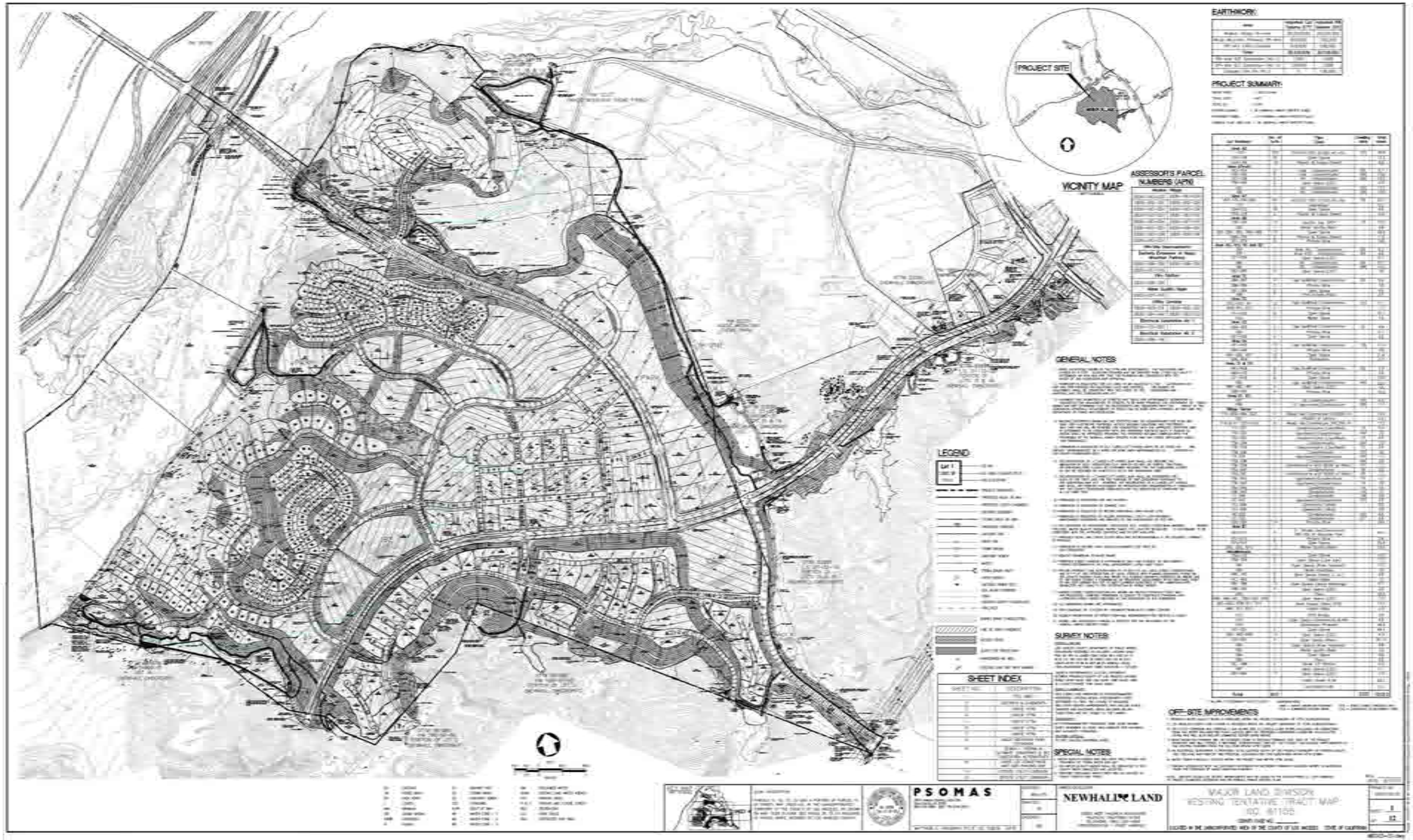
Revised October 1989

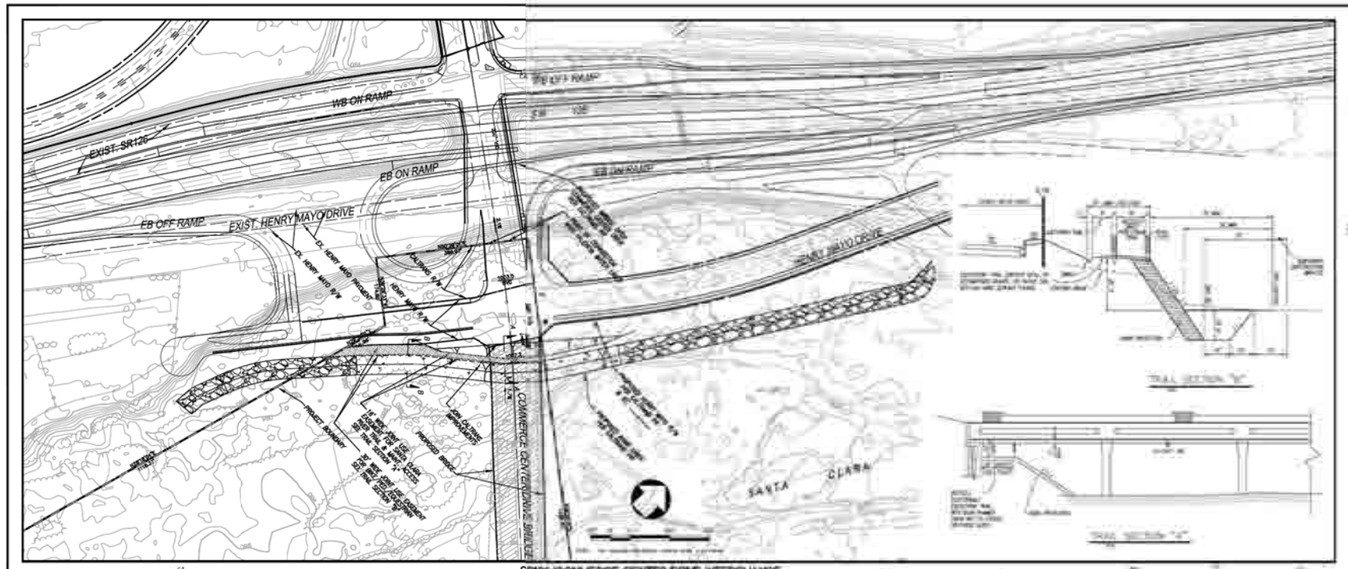
APPENDIX 1.0

Project Description Documentation

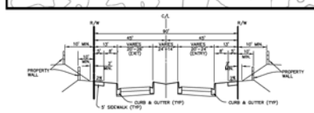
Vesting Tentative Tract Map No. 61105



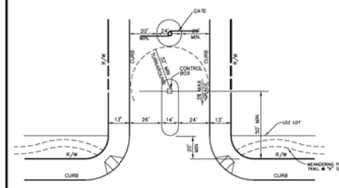
A full-size reproduction of this figure can be found at Impact Sciences.



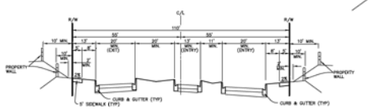
SR126/COMMERCE CENTER DRIVE INTERCHANGE



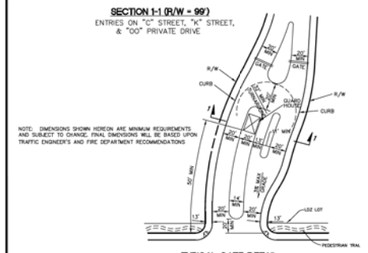
TYPICAL SECTION (R/W = 90')
STREETS "K", "S" & "UU"



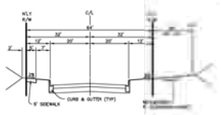
TYPICAL GATE DETAIL
WITHOUT GUARD HOUSE
STREETS "K", "S" & "UU"



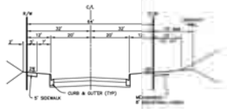
SECTION 1-1 (R/W = 99')
ENTRIES ON "C" STREET, "K" STREET, & "OO" PRIVATE DRIVE



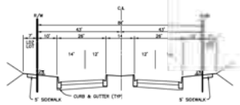
TYPICAL GATE DETAIL
WITH GUARD HOUSE
"C" STREET, "K" STREET, & "OO" DRIVE ENTRIES
NOT TO SCALE



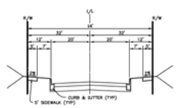
'A' STREET (R/W = 64')



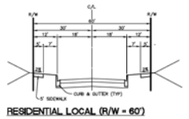
RESIDENTIAL COLLECTOR WITH PARED (R/W = 64')
STREETS "B" & "K"



MODIFIED INDUSTRIAL COLLECTOR
WITH NO PARKING, NO BIKE LANE (R/W=86')
"OO" STREET

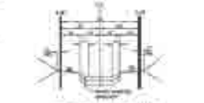


RESIDENTIAL COLLECTOR (R/W = 64')
STREETS "H" & "Q"

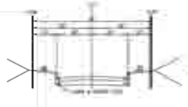


RESIDENTIAL LOCAL (R/W = 60')
PRIVATE AND FUTURE STREETS:
STREETS "L", "N", "S", "T", "V", "X", "Y", & "Z"

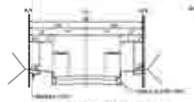
RURAL PRIVATE DRIVE (R/W = 40')



(UTILITY EASEMENT) AND
TEMPORARY FIRE ACCESS ROAD (R/W = 40')



PRIVATE AND FUTURE
RURAL RESIDENTIAL (R/W = 60')

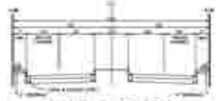


RESIDENTIAL CUL-DE-SAC (R/W = 54')
PRIVATE AND FUTURE STREETS
"L", "N", "S", "T", "V", "X", "Y", & "Z"

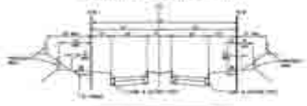
PRIVATE DRIVES
"NN"
"OO"
"PP"
"MM"

PRIVATE DRIVE (R/W = 56')
W/ PARALLEL PARKING

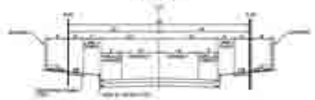
PRIVATE DRIVE (R/W = 46')
NO PARKING



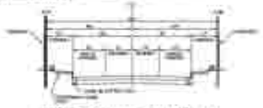
"LL" PRIVATE DRIVE (R/W = 106')
"W" ANGLED PARKING
ADJACENT TO RECREATION CENTER



"DD" PRIVATE DRIVE (R/W = 76')
NO PARKING



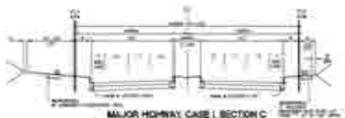
VILLAGE CENTER CORE RESIDENTIAL
PRIVATE DRIVE WITH PARALLEL PARKING (MIN R/W = 66')
PRIVATE DRIVES "U", "VV", "W", "X", & "Y"



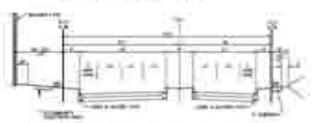
VILLAGE CENTER LIVE/WORK AND RETAIL
PRIVATE DRIVE WITH ANGLED PARKING (R/W = 86')
PRIVATE DRIVES "JJ"

"INDUSTRIAL COLLECTOR (R/W = 84')
WESTRIDGE PARKWAY

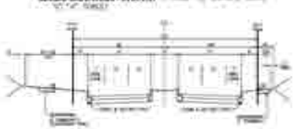
INDUSTRIAL/COMMERCIAL LOOP
PRIVATE DRIVE (R/W = 84')



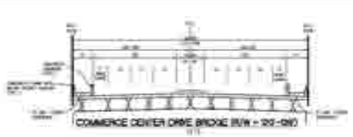
MAJOR HIGHWAY, CASE I, SECTION C
WITH ON STREET BIKE LANE, NO PARKING (R/W = 104')
MAGIC MOUNTAIN PARKWAY



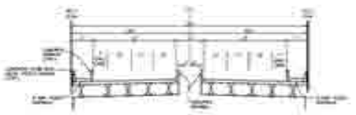
SECONDARY HIGHWAY, CASE I, SECTION C
WITH ON STREET BIKE LANE, NO PARKING (R/W = 100')
MAGIC MOUNTAIN PARKWAY



SECONDARY HIGHWAY, CASE I, SECTION B
WITH ON STREET PARKING (R/W = 92')
MAGIC MOUNTAIN PARKWAY

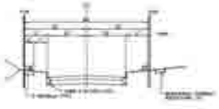


COMMERCE CENTER DRIVE BRIDGE (R/W = 212'-0")



COMMERCE CENTER DRIVE BRIDGE (R/W = 120')

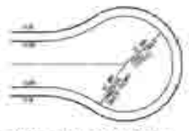
MAJOR HIGHWAY, CASE I, SECTION C
WITH ON STREET BIKE LANE, NO PARKING (R/W = 104')
COMMERCE CENTER DRIVE



RESIDENTIAL COLLECTOR (R/W = 84')

ACCESS ROAD (24 STMT)

TYPICAL TRAFFIC CALMING INTERSECTION



TYPICAL TURNAROUND DETAIL

PRIVATE DRIVE (R/W = 32')
NO PARKING

SUBTERRANEAN GARAGE
EXCAVATION DETAIL

COMMENTS:

EASEMENTS NOT PLOTTED:

EASEMENTS PLOTTED:

LEASES NOT PLOTTED:

EFFECTS OF:

ADDITIONAL EASEMENTS PLOTTED:

PSOMAS

NEWHALL LAND

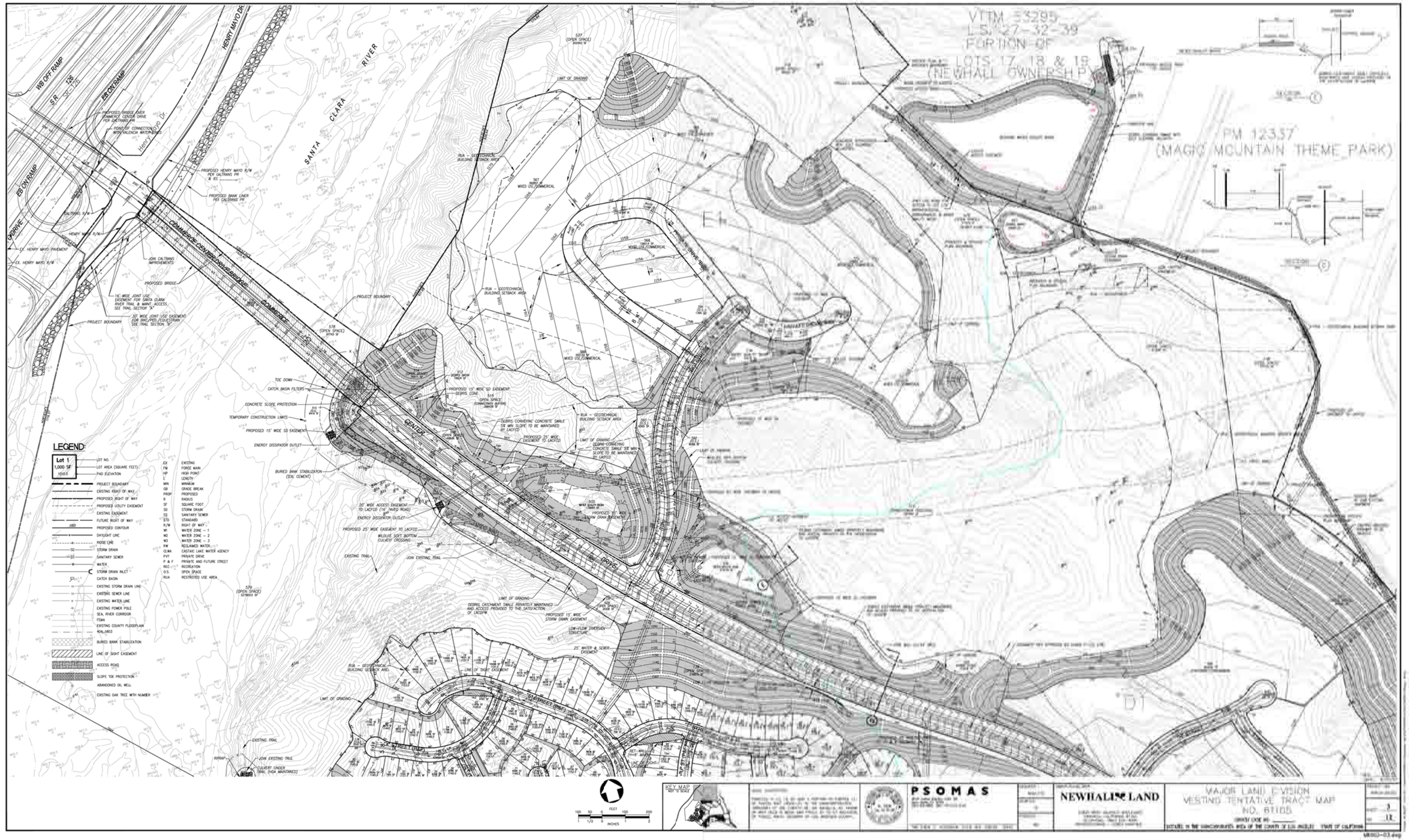
MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

COUNTY CASE NO. _____

LOCATED IN THE UNINCORPORATED AREA OF THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

SHEET 2 OF 12

A full-size reproduction of this figure can be found at Impact Sciences.



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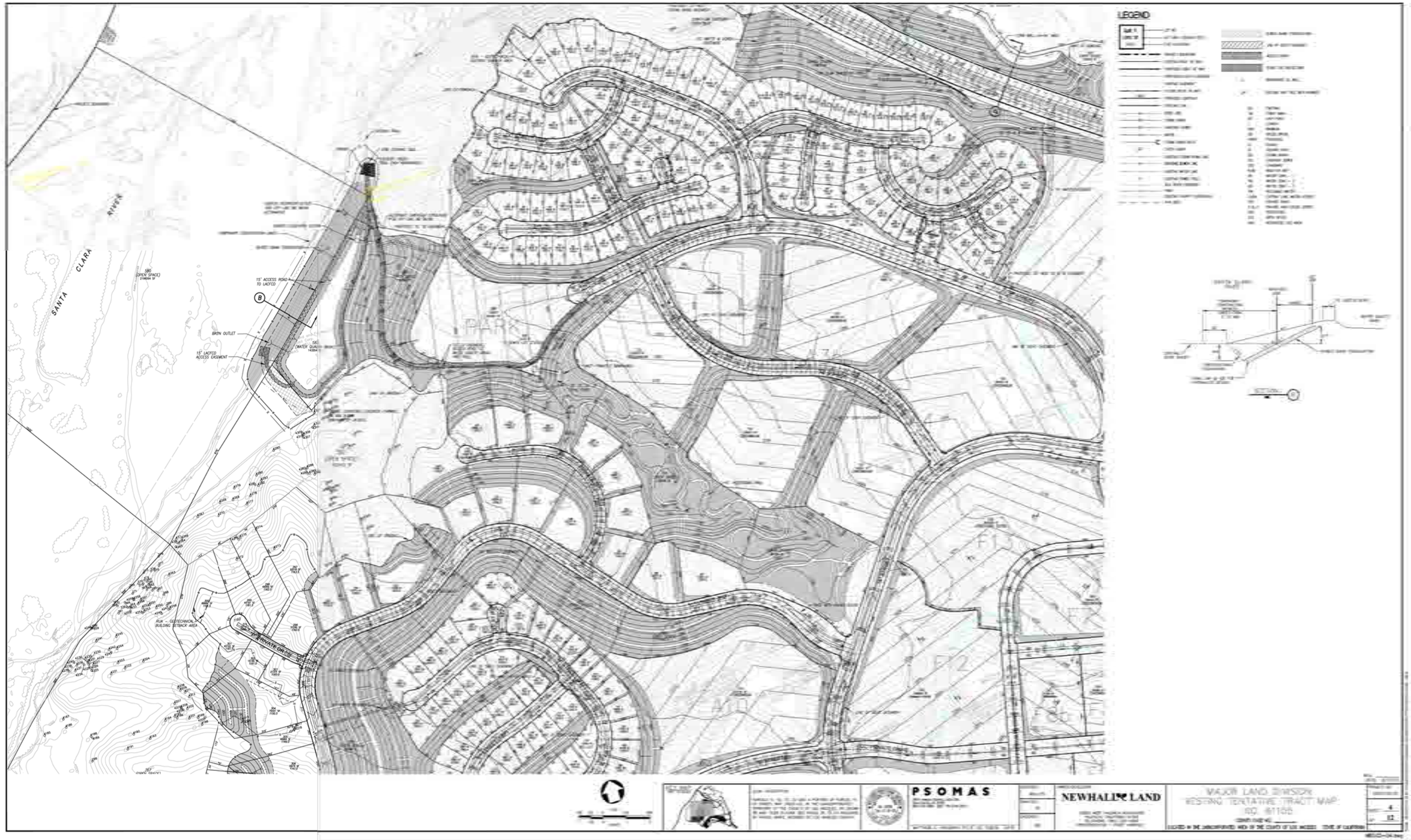

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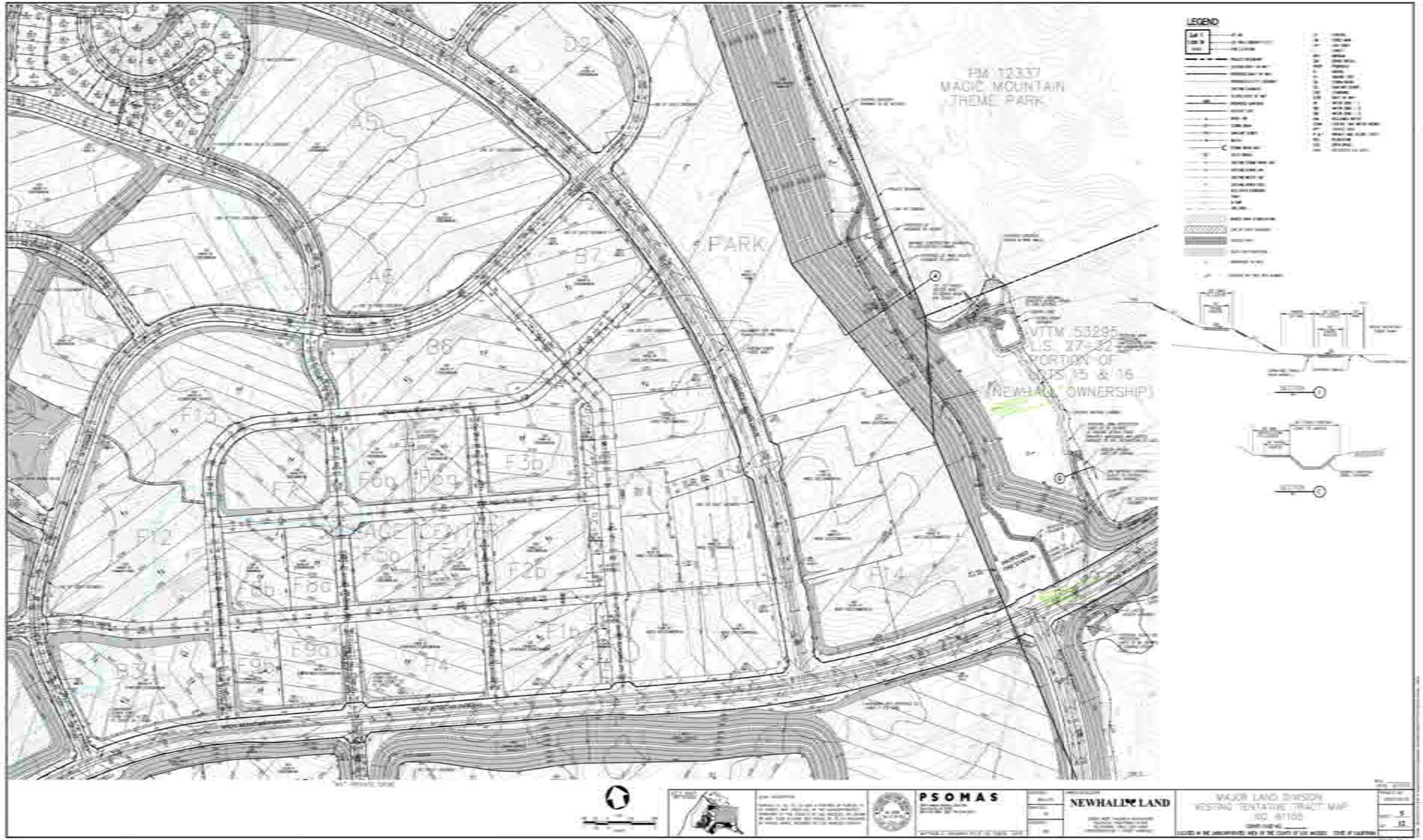

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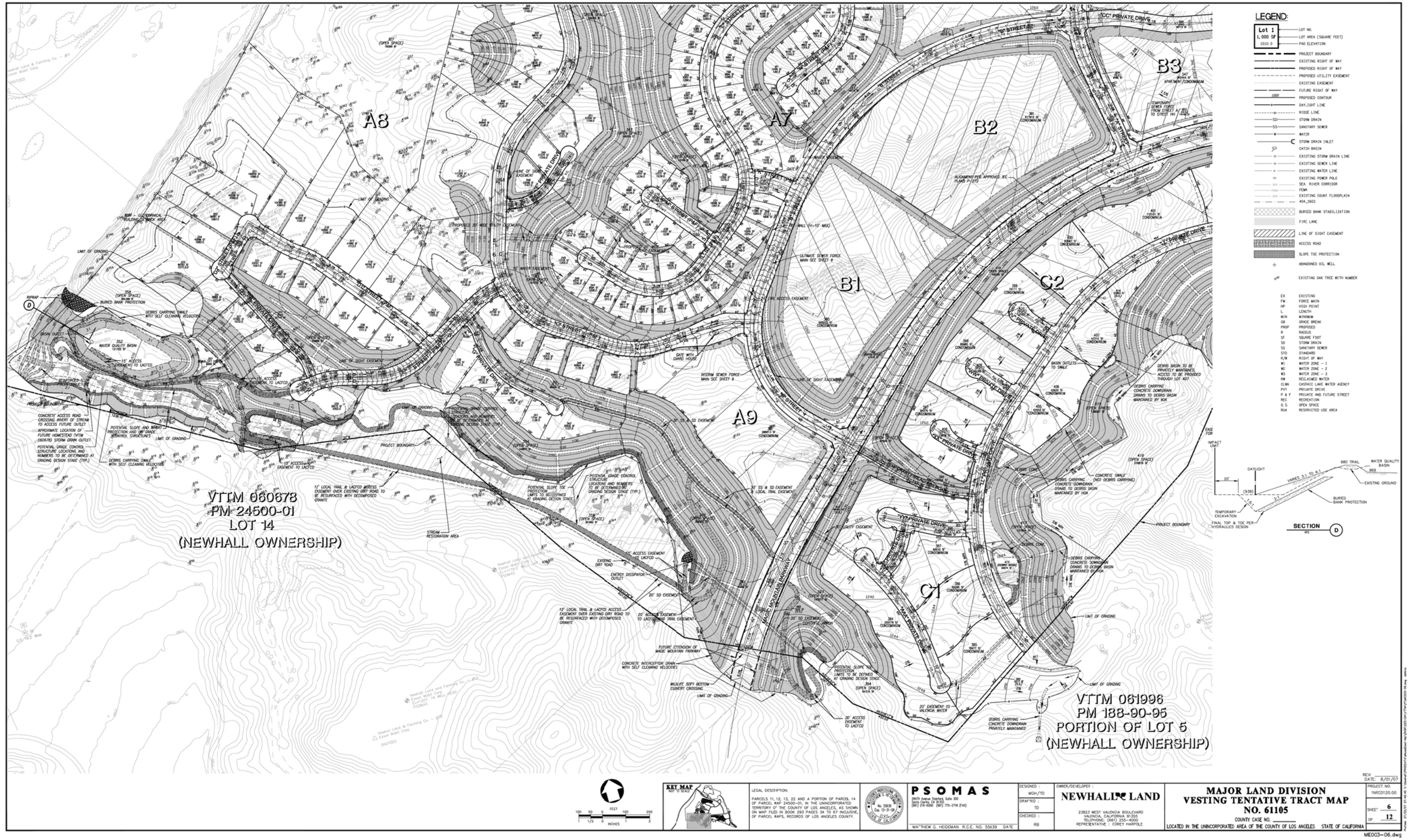

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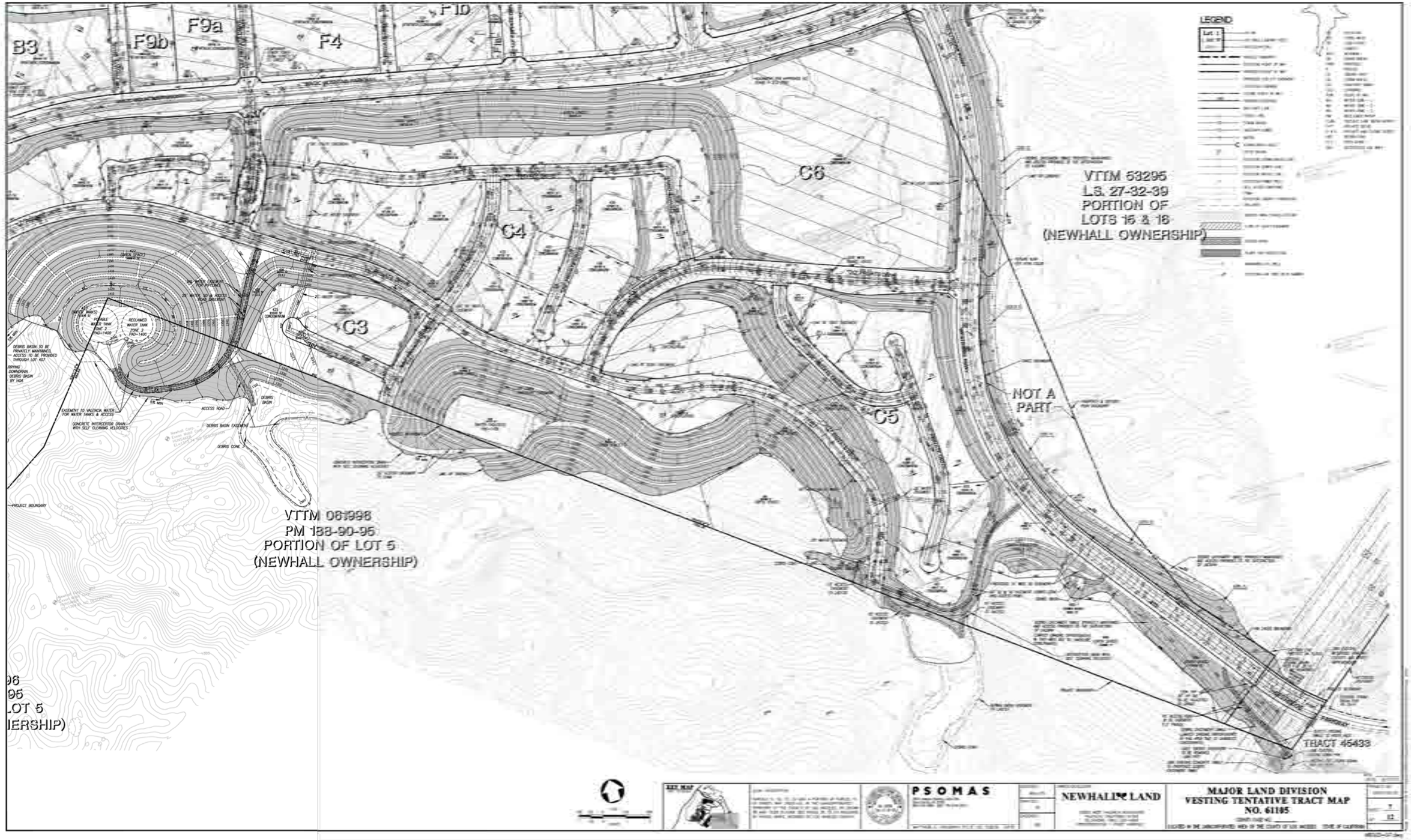

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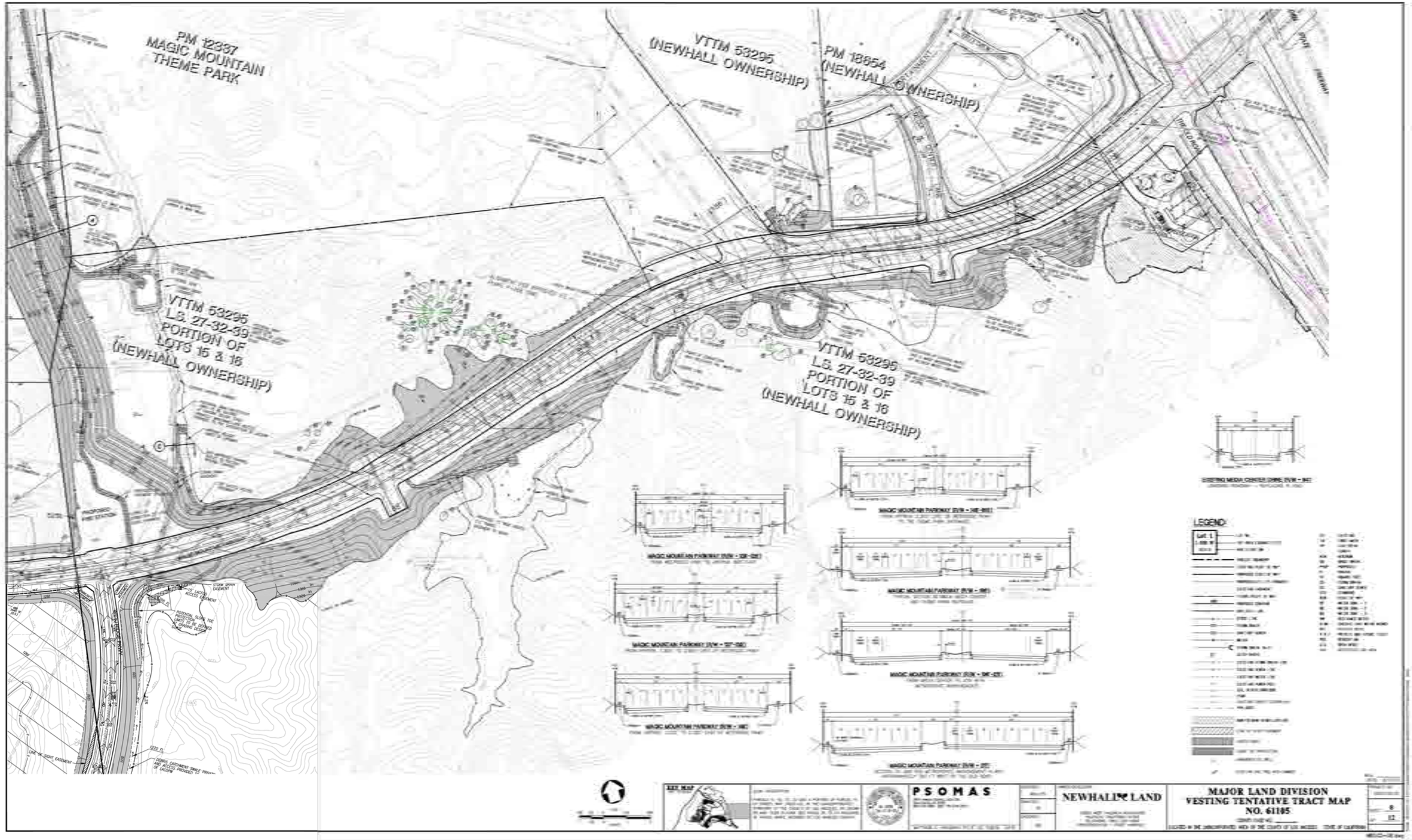


A full-size reproduction of this figure can be found at Impact Sciences.

SEWER LIFT STATION SUMMARIES

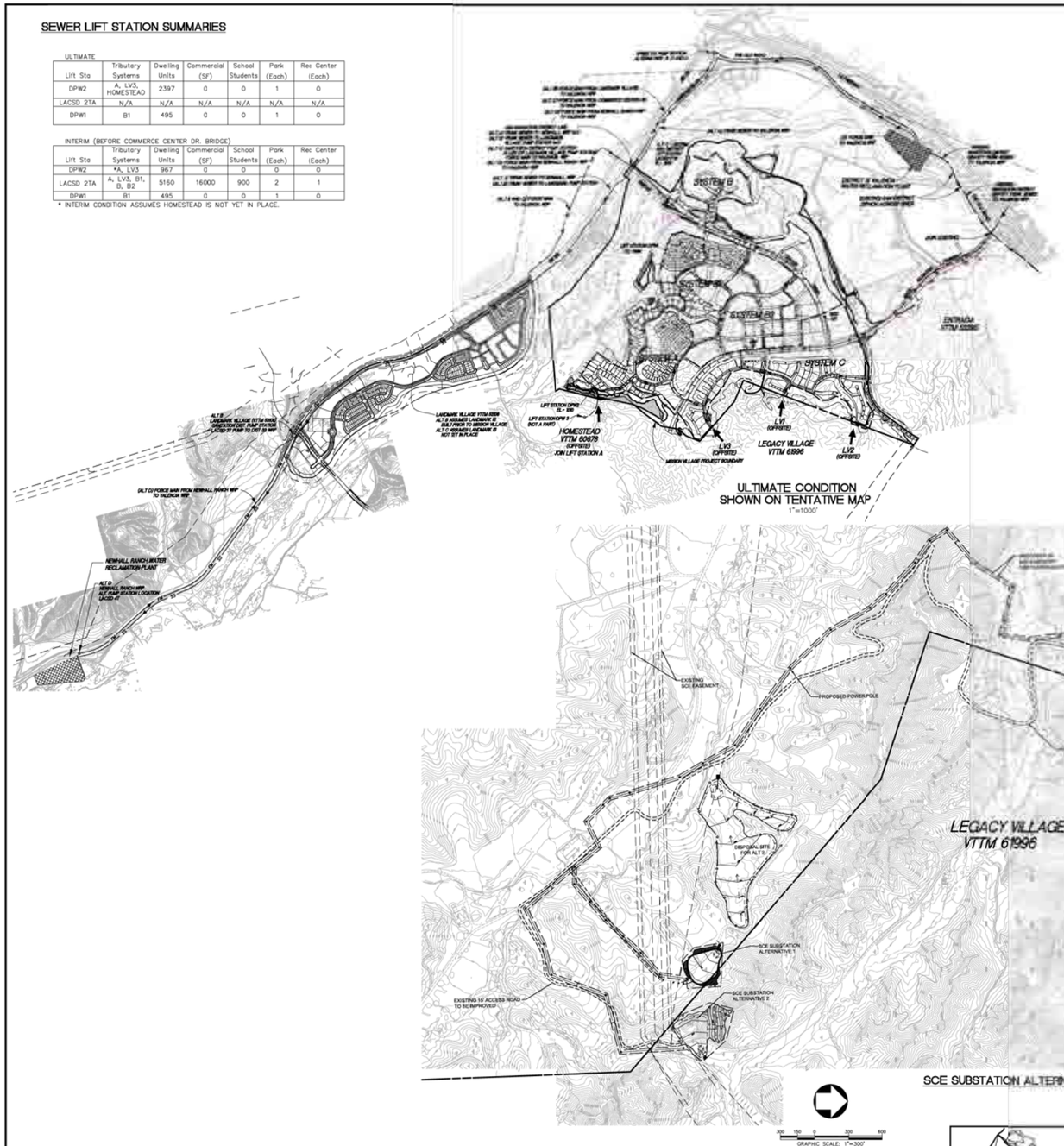
ULTIMATE

Lift Sta	Tributary Systems	Dwelling Units	Commercial (SF)	School Students	Park (Each)	Rec Center (Each)
DPW2	A, LV3, HOMESTEAD	2397	0	0	1	0
LACSD 2TA	N/A	N/A	N/A	N/A	N/A	N/A
DPW1	B1	495	0	0	1	0

INTERIM (BEFORE COMMERCE CENTER DR. BRIDGE)

Lift Sta	Tributary Systems	Dwelling Units	Commercial (SF)	School Students	Park (Each)	Rec Center (Each)
DPW2	*A, LV3	967	0	0	0	0
LACSD 2TA	A, LV3, B1, B, B2	5160	16000	900	2	1
DPW1	B1	495	0	0	1	0

* INTERIM CONDITION ASSUMES HOMESTEAD IS NOT YET IN PLACE.



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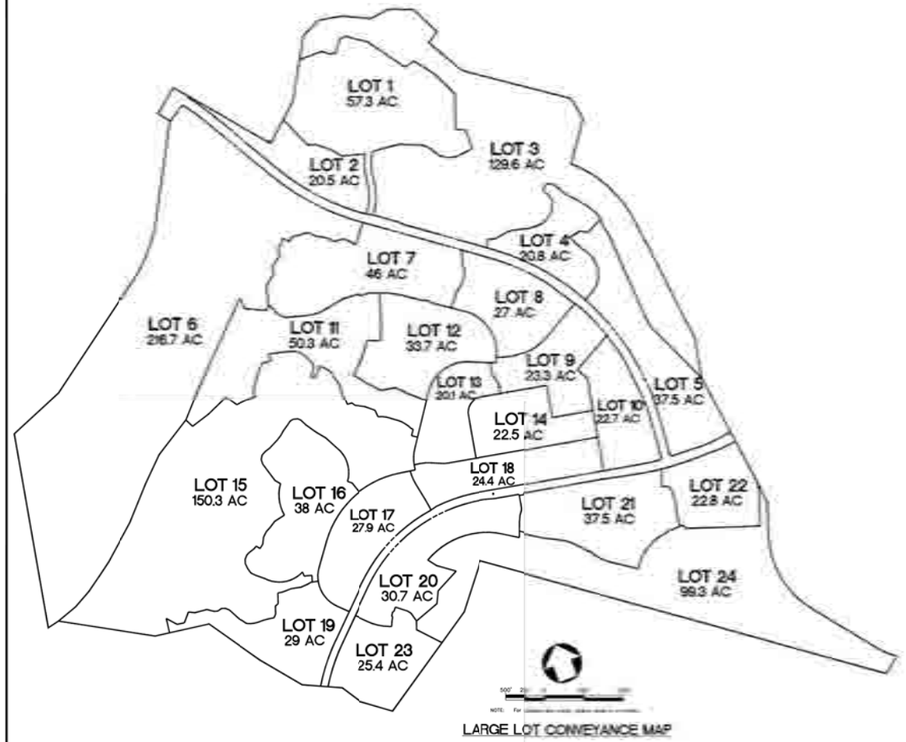
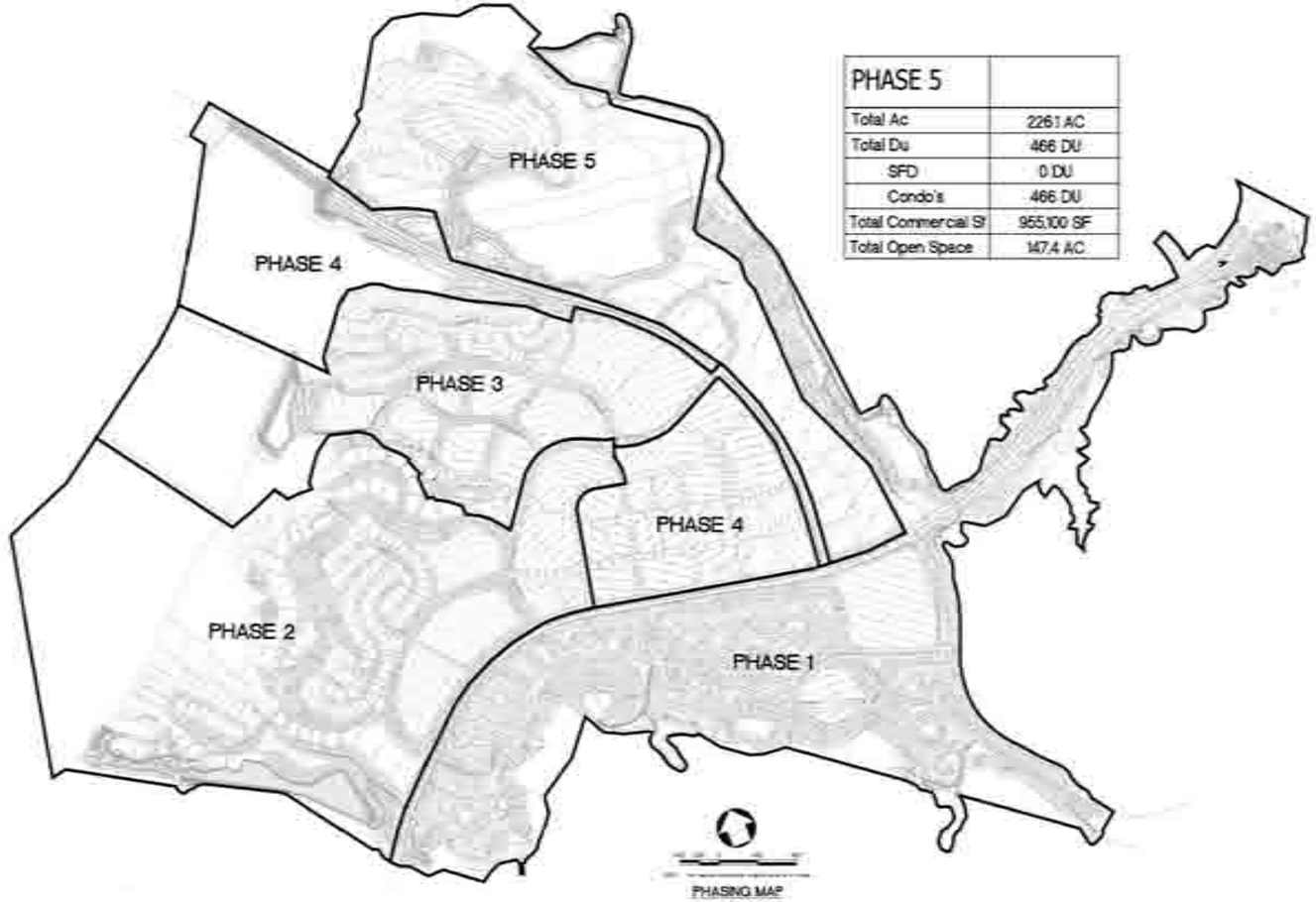


LARGE LOT CONVEYANCE MAP



PHASING MAP

PHASE 5	
Total Ac	226.1 AC
Total Du	466 DU
SFD	0 DU
Condo's	466 DU
Total Commercial Sf	955,100 SF
Total Open Space	147.4 AC

PHASE 1	
Total Ac	258.4 AC
Total Du	846 DU
SFD	0 DU
Condo's	846 DU
Total Commercial Sf	0 SF
Total Open Space	124.1 AC

PHASE 2	
Total Ac	365.8 AC
Total Du	801 DU
SFD	168 DU
Condo's	633 DU
Total Commercial Sf	0 SF
Total Open Space	205.9 AC

PHASE 3	
Total Ac	214.8 AC
Total Du	1,004 DU
SFD	123 DU
Condo's	881 DU
Total Commercial Sf	0 SF
Total Open Space	98.0 AC

PHASE 4	
Total Ac	187.1 AC
Total Du	2,214 DU
SFD	0 DU
Condo's	2,214 DU
Total Commercial Sf	343,900 SF
Total Open Space	83.5 AC

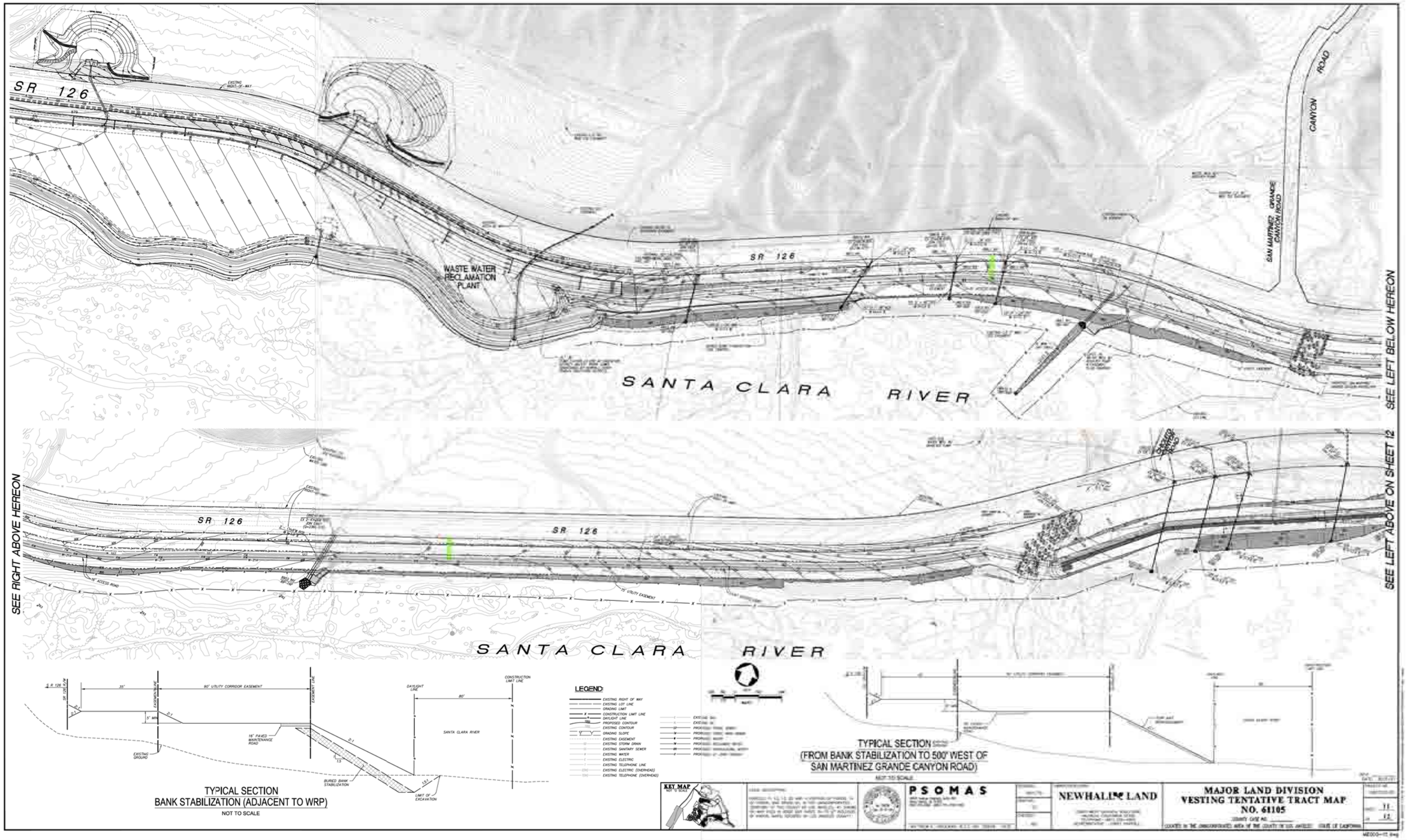
LEGEND

PSOMAS

NEWHALL LAND

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

A full-size reproduction of this figure can be found at Impact Sciences.



A full-size reproduction of this figure can be found at Impact Sciences.

SEE RIGHT BELOW ON SHEET 11

SR 126

LANDFILL ACCESS

EXISTING RIGHT OF WAY

"S" UTILITY EASEMENT

SEE LEFT BELOW HEREON

WILCOTT WAY

BORROW SITE

SEE RIGHT ABOVE HEREON

SR 126

EXISTING RIGHT OF WAY

TO SPEAR AVENUE 2.5 MILES

WILCOTT WAY

"S" UTILITY EASEMENT

CASTAIC CREEK

TRAVEL VILLAGE (Not A Part)

LEGEND

TYPICAL SECTION
(FROM 500' WEST OF SAN MARTINEZ GRANDE CANYON ROAD TO LANDFILL ACCESS)
NOT TO SCALE

SR 126

RIGHT OF WAY

EASEMENT LINE

EXISTING GROUND

TYPICAL SECTION
(FROM LANDFILL ACCESS TO CASTAIC CREEK)
NOT TO SCALE

KEY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

PARCELS 11, 12, 13, 22 AND A PORTION OF PARCEL 14 OF PARCEL MAP 24500-01, IN THE UNINCORPORATED TERRITORY O" THE COUNTY OF LOS ANGELES, AS SHOWN ON MAP FILED IN BOOK 293 PAGES 34 TO 67 INCLUSIVE, OF PARCEL MAPS, RECORDS OF LOS ANGELES COUNTY.

PSOMAS
3870 Avenue Stanford, Suite 300
Santa Clarita, CA 91355
(661) 259-9060 (661) 775-2778 (FAX)

MATTHEW G. HEDEMAN R.C.E. NO. 55639 DATE

DESIGNED : MGH /TD
DRAFTED : TD
CHECKED : RB

OWNER/DEVELOPER
NEWHALL LAND

MAJOR LAND DIVISION
VESTING TENTATIVE TRACT MAP
NO. 61105

A full-size reproduction of this figure can be found at Impact Sciences.

NEWHALL RANCH
WESTSIDE COMMUNITIES
FISCAL IMPACT ANALYSIS:
LOS ANGELES COUNTY
CALIFORNIA

Prepared for:
NEWHALL LAND AND FARMING COMPANY

Prepared by:
ALLAN D. KOTIN & ASSOCIATES , AND
CBRE CONSULTING

SEPTEMBER 2006

ALLAN D. KOTIN & ASSOCIATES | CBRE CONSULTING

ADK&A
Allan D. Kotin & Associates

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www.cbre.com

September 19, 2006

Mr. Genji Nakata
Newhall Land and Farming Company
23823 Valencia Boulevard
Valencia, California 91355

Re: Fiscal Impact Analysis of Proposed Newhall Land Westside Communities Development

Dear Mr. Nakata:

Allan D. Kotin & Associates and CBRE Consulting are pleased to submit this report regarding the fiscal impact of the proposed development of the Westside Communities in Los Angeles County, California which has been prepared at the joint request of your company and the Chief Administrative Officer of Los Angeles County. The report discusses the proposed Project's marginal net fiscal impact on the County of Los Angeles resulting from the development being undertaken in an unincorporated area of the County, as opposed to an incorporated area.

Please note that the research for this analysis was completed in July 2006. Accordingly, we assume no responsibility for events or circumstances pertinent to the development or Los Angeles County's fiscal circumstances occurring after that date.

It has been a pleasure working with you on this assignment. Please let us know if you have any questions or additional needs.

Sincerely,

Allan D. Kotin
Principal

Ross S. Selvidge, Ph.D.
Managing Director

TABLE OF CONTENTS

LIST OF EXHIBITS

I. EXECUTIVE SUMMARY

INTRODUCTION

The purpose of this Study is to estimate a portion of the net fiscal impact on Los Angeles County ("County") of the development of the 3,294 gross acres of land ("Project") in an unincorporated portion of the County in the vicinity of the Santa Clarita Valley and currently owned by Newhall Land and Farming Company ("Newhall Land"). The Study was undertaken at the joint request of Newhall Land and the County.

The Study focuses on the revenues the County will receive and expenses that the County will incur as a result of the proposed Project being developed in an unincorporated area of the County rather than in an incorporated city. Consequently, this Study excludes both revenues that the County receives and the expenditures that the County must incur on a County-wide basis, i.e., in both incorporated and unincorporated areas of the County.

The Study also estimates the one-time economic impacts of developing the Project on both Los Angeles County and Ventura County. These impacts were measured in terms of dollar output, payroll, jobs, and taxes.

The research for the Study was completed in July 2006 based largely on information provided during the first quarter of 2006. Accordingly, Allan D. Kotin & Associates and CBRE Consulting assume no responsibility for changed market conditions events or changes in Los Angeles County's fiscal circumstances occurring after that date.

The study deals only with the operating impacts of the Project. Capital costs for required infrastructure are not considered although the maintenance of such infrastructure and the impact of infrastructure timing on operating costs are both considered.

SUMMARY OF FINDINGS

Project Description and Impact Area

Upon completion the proposed Project will consist of a wide range of residential and non-residential products. The Project will be divided into seven communities, sometimes referred to as the Westside Communities, each with a different mix of products. A total of 27,893 residential units and 10.9 million square feet of non-residential improvements are planned. The first project components would be completed in 2009 with the final components completed in 2025. The projected resident population of the completed project is 74,250. It is estimated that a total of 32,400 employees will work in the project. The breakdown by major product type for the entire Project and each community is shown in Figure 1.

Figure 1
Development Program

	Entrada	Homestead	Potrero	Mission Village	Legacy	Landmark	Commerce Center	Project Total
Residential Units								
Owner-Occupied	2,827	5,488	7,908	4,285	2,741	993	0	24,950
Rental	708	187	520	1,046	739	451	0	3,651
Combined	3,535	5,675	8,428	5,331	3,480	1,444	0	27,893
Non-Residential SF								
Retail	1,543,625	27,500	628,500	314,850	170,000	94,199	300,715	3,079,389
Office	1,173,150	132,500	628,500	984,150	316,000	279,502	1,159,795	4,673,597
Other incl. Hotel	170,024	0	0	0	0	0	0	170,024
Industrial R&D	115,214	1,090,000	0	0	0	0	1,739,490	2,944,706
Combined	3,002,013	1,250,000	1,257,000	1,299,000	486,000	373,701	3,200,000	10,867,716

The impact area with which this Study deals is the unincorporated area of the County, west of Interstate 5 and north of the City of Los Angeles. Those areas include the developed areas known as Stevenson Ranch and Westridge, as well as the area around Magic Mountain. Exhibits 1 and 2 identify the location of the seven communities in the Project and the adjacent impact areas.

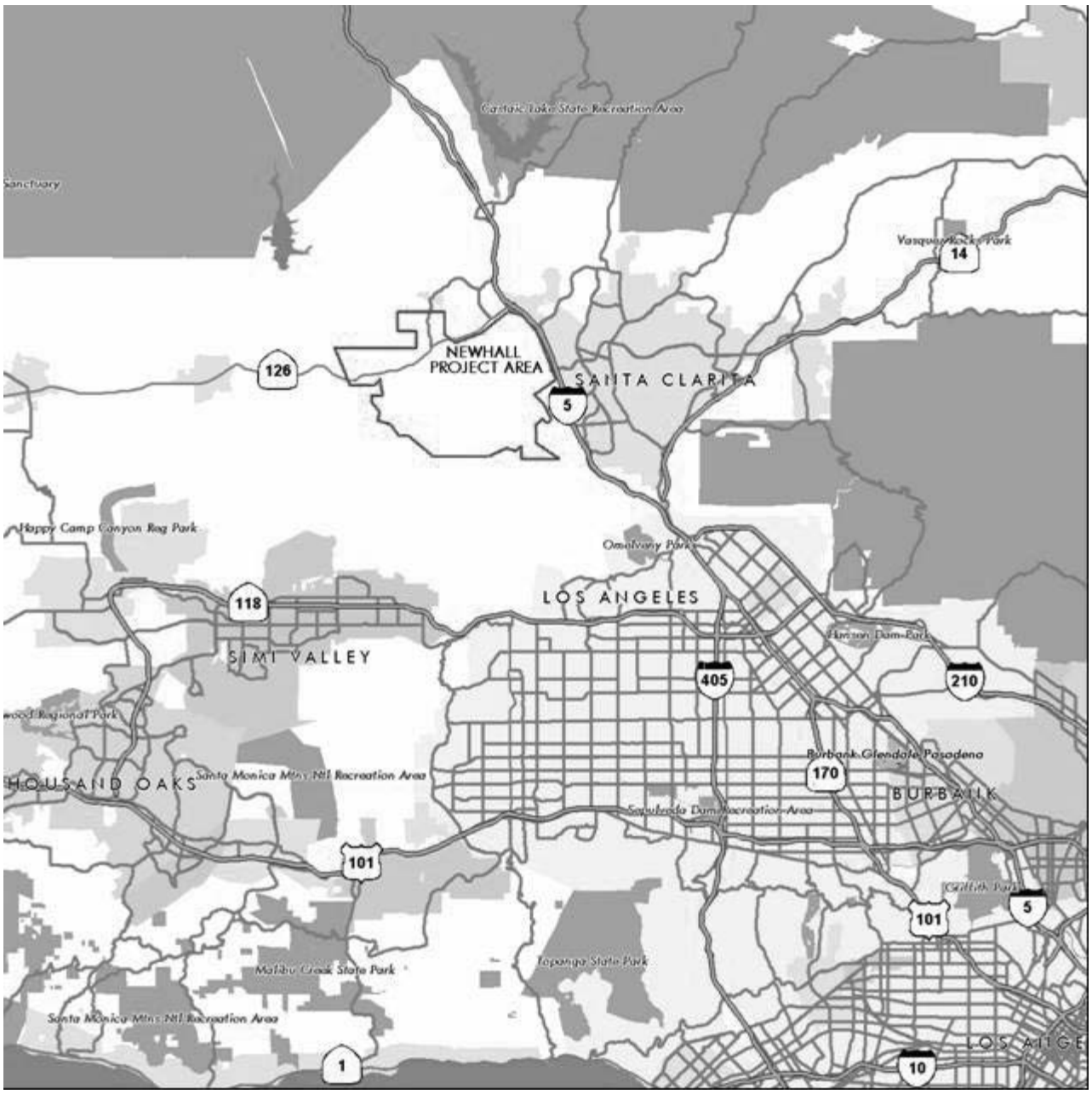
The annual net fiscal impact to the County was estimated on an annual basis in uninflated 2006 dollars for the entire 16-year build-out schedule. Principally because of the need to have a full fire station in place and operating at that point, the Project is projected to have a negative net fiscal impact, i.e. a deficit, in the second year. The net fiscal impact returns to positive, i.e., a surplus, in the third year and by the fifth year the annual surplus is projected to reach approximately $10.7 million. The net fiscal impact is estimated to reach $33.9 million in 2017 and $41.1 million in 2021. Upon completion of the build-and by 2025, the net fiscal impact is estimated to reach at approximately $42.3 million. The projected annual revenues and expenditures at five points in time during the build-out are shown in Figure 2 and are presented in more detail in Exhibit 3.

Figure 2
Total Annual Fiscal Impact (000)

	2009	2013	2017	2021	2025
Revenues	$1,412	$26,493	$66,448	$78,530	$80,394
Expenditures	$682	$15,802	$32,540	$37,475	$38,047
Net	$730	$10,691	$33,908	$41,055	$42,347

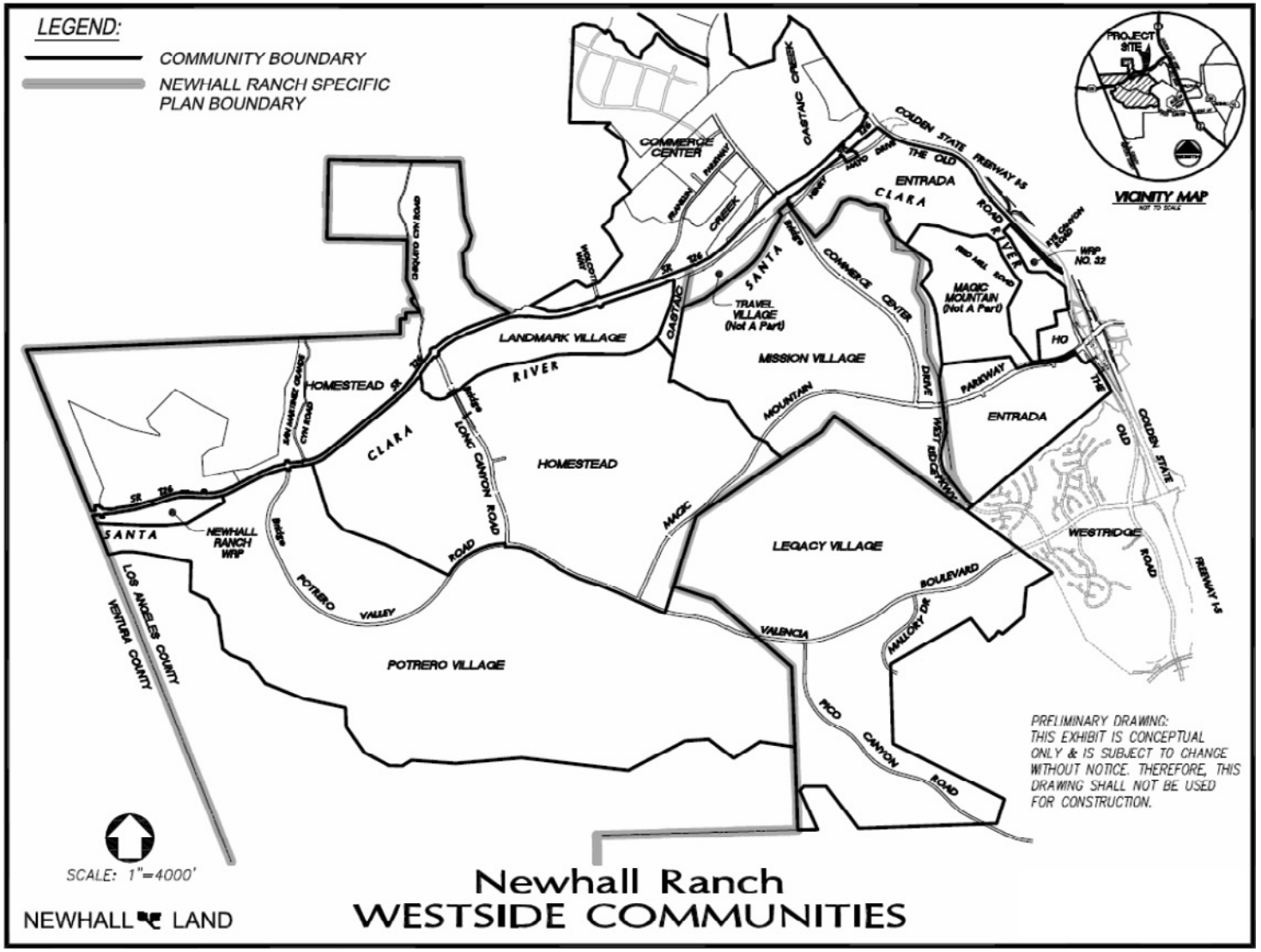
The surplus that emerges as the Project reaches full build-out is attributable to a combination of factors. The County's various shares of the property tax in the Project area is relatively large and the properties will have relatively high assessed values because they will be going on the tax rolls at full market value. This produces a high level of revenues per resident or employee. In addition, a substantial amount of annual maintenance services that the County (or a city) might otherwise have to provide and fund are effectively being privatized or internalized by the Project through funding from homeowners associations or special tax or assessment districts. Annual maintenance of roadways is an example of services that will be funded in part from those alternative sources and reduce what would otherwise be County funding obligations.

Exhibit 1: Project Area Regional Context



Source: CB Richard Ellis

Exhibit 2: Community Boundaries



Source: Newhall Land

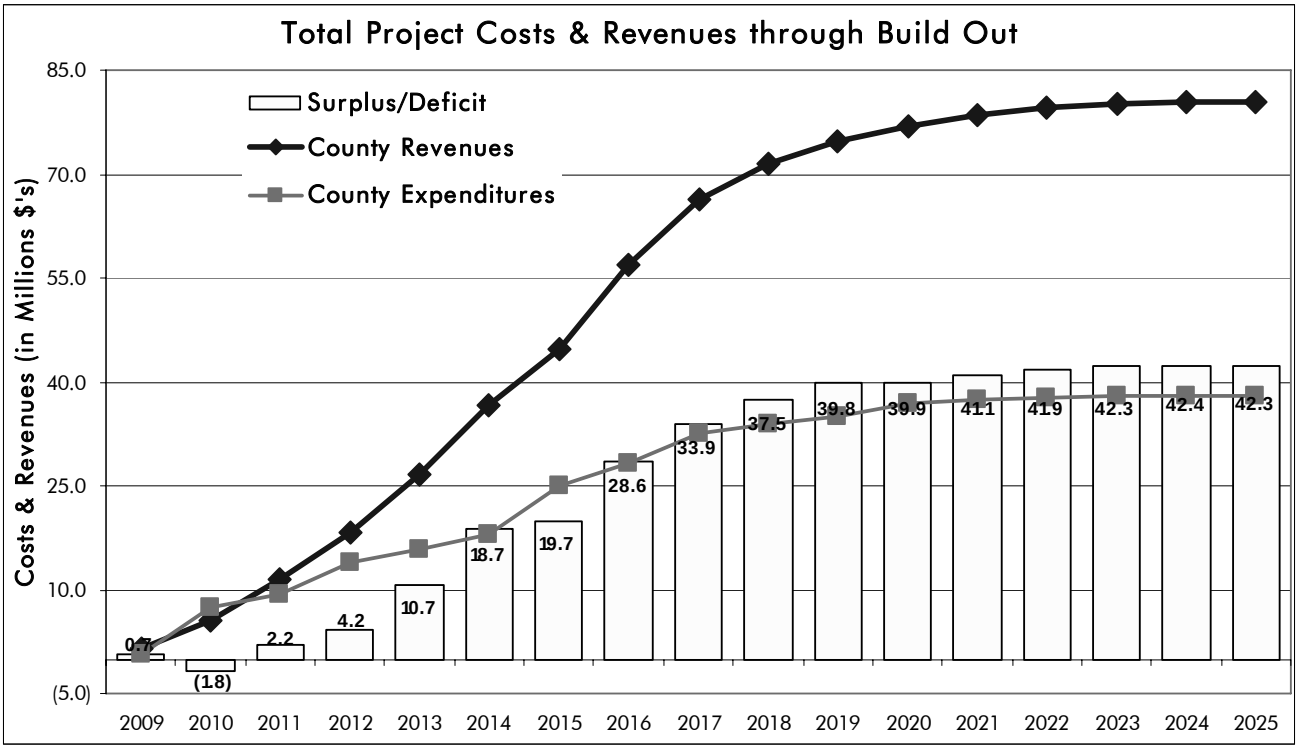
Exhibit 3

Summary of Revenues and Expenditures at 4-year Intervals

Expenditure/Revenue Items	Expenditures/Revenues in $ 000's					As Percentage of Total Revenues/Expenditures				
	2009	2013	2017	2021	2025	2009	2013	2017	2021	2025
REVENUES	**$1,412**	**$26,493**	**$66,448**	**$78,530**	**$80,394**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Property - General Levy	1,091	20,620	49,645	60,473	62,207	77.2%	77.8%	74.7%	77.0%	77.4%
Property - Special Taxes	40	788	1,893	2,322	2,401	2.8%	3.0%	2.8%	3.0%	3.0%
Retail Sales Tax	48	1,951	7,203	7,734	7,825	3.4%	7.4%	10.8%	9.8%	9.7%
Utility User Tax	57	1,699	4,414	5,167	5,300	4.0%	6.4%	6.6%	6.6%	6.6%
Transient Occupancy	0	0	1,232	1,232	1,232	0.0%	0.0%	1.9%	1.6%	1.5%
Docmentary Transfer	166	1,262	1,665	1,101	908	11.7%	4.8%	2.5%	1.4%	1.1%
Franchise Fee	11	173	395	502	520	0.8%	0.7%	0.6%	0.6%	0.6%
EXPENDITURES	**$682**	**$15,802**	**$32,540**	**$37,476**	**$38,047**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Sheriff's	291	4,399	10,036	12,743	13,200	42.6%	27.8%	30.8%	34.0%	34.7%
Fire Protection	0	5,660	12,513	12,513	12,513	0.0%	35.8%	38.5%	33.4%	32.9%
Library	0	1,714	1,714	2,940	2,940	0.0%	10.8%	5.3%	7.8%	7.7%
Public Works	242	1,044	1,483	1,675	1,675	35.4%	6.6%	4.6%	4.5%	4.4%
Animal Care & Control	12	180	412	523	541	1.7%	1.1%	1.3%	1.4%	1.4%
Parks	49	958	2,487	2,487	2,487	7.2%	6.1%	7.6%	6.6%	6.5%
Recreation	11	173	395	502	520	1.7%	1.1%	1.2%	1.3%	1.4%
Planning	16	237	541	686	711	2.3%	1.5%	1.7%	1.8%	1.9%
General Admin	62	1,437	2,958	3,407	3,459	9.1%	9.1%	9.1%	9.1%	9.1%
SURPLUS/(DEFICIT)	**$730**	**$10,691**	**$33,908**	**$41,054**	**$42,347**	**52%**	**40%**	**51%**	**52%**	**53%**

Note:

- Surplus/(Deficit) percent is a percentage of Total Revenues for respective Communities.
- All Dollar Amounts are in Uninflated 2006 Dollars.



Over time, the amount of the surplus as a percent of the total revenues can be expected to decline somewhat. This would be caused by the tendency for 1) municipal service costs to rise at a rate in excess of general inflation, and 2) the total assessed value of properties to lag behind actual market values. However, because of the size of the projected surplus at full build-out, it is unlikely that it could be significantly eroded by this effect.

Ventura County Impacts

There should also be a modest permanent beneficial fiscal impact on Ventura County from the full build out of the project. This modest impact is associated primarily with the completion of the Portrero community which extends virtually to the Ventura County line and which is actually more accessible to the currently limited urban areas of eastern Ventura County than to most of the urbanized portions of Los Angeles County.

Due to this circumstance and to the general proximity of much of the development to residents of eastern Ventura County, there should some positive economic impact on Ventura from the creation of additional jobs, primarily in the service industries, that are readily accessible to Ventura County residents.

Furthermore, to the extent that there currently exists some retail in eastern Ventura County and more is likely to develop over the term of this analysis, the proximity of the Portrero community residents should provide some additional support for Ventura County retailing.

Economic Impact

During the construction period of the Project (extending over 16 years) there will be significant one-time economic impacts on both Los Angeles and Ventura counties. Those impacts were estimated in terms of dollar output, payroll, jobs and taxes (state and local). The cumulative total impact of the Project on Los Angeles and Ventura counties over the term of the build-out is shown in Figure 3. A further breakdown of these impacts is presented in Exhibit 4.

These figures combine direct, indirect and induced impacts. The direct impact is that associated with the development of the Project itself. The indirect and induced impacts result from the direct impact of the Project being multiplied as businesses and households re-spend and spur activity in other sectors of the economy.

There will also be ongoing economic impacts. Notably, there may be a significant positive economic impact in the portion of northeastern Ventura County nearest to the Project. This impact would be expected both because of the proximity of the western portions of the Project to the Ventura County line and the convenience that businesses in that portion of Ventura County could offer to residents of the Project.

Figure 3
Combined Direct, Indirect & Induced Economic Impacts from Construction of the Project

	Los Angeles County	Ventura County	Total
Direct Construction Impacts			
Output (Millions)	$6,984	-	$6,984
Payroll (Millions)	$2,969	-	$2,969
Jobs	55,205	-	55,205
Indirect Impacts			
Output (Millions)	$2,549	$174	$2,723
Payroll (Millions)	$1,031	$78	$1,108
Jobs	23,627	1,776	25,403
Local Taxes (Millions)	$378	$28	$405
Induced Impacts			
Output (Millions)	$3,081	$245	$3,326
Payroll (Millions)	$1,086	$86	$1,172
Jobs	28,649	2,278	30,927
Total Impacts			
Output (Millions)	$12,613	$419	$13,032
Payroll (Millions)	$5,086	$164	$5,250
Jobs	107,481	4,054	111,534
Local Taxes (Millions)	$378	$28	$405

Sources of Information

The information on which this analysis is based derives largely from three sources:

1. Project descriptive information has been provided by Newhall Land and reviewed for both internal consistency and consistency with various publicly filed environmental documents.

2. Conversion of project parameters into revenue and employment impacts is based on factors assembled by the consulting team reflecting, for the most part, standard or widely accepted factors with well defined and clearly noted sources.

3. Expenditure data has in all cases come from Los Angeles County and, except for two expenditure areas, reflect responses by County officials to inquiries based specifically on a description of the Project. For Public Works, Recreation and Parks, project specific estimates could not be obtained and instead the consultants have extrapolated the relevant costs from recent County budget data on departmental expenditures in comparable geographic areas.

Finally, it should be noted that the consultant team has, when exercising judgment within a range of estimates, consistently chosen to utilize conservative assumptions, that is to say those which would understate revenues and overstate expenses.

Exhibit 4

One-Time Economic Impacts During Development (2009-2025)
Allocation to Counties /1

	Shares of Total Impacts				Total Impacts				Direct			Indirect				Induced		
	Output	Payroll	Jobs	Tax	Output (Million)	Payroll (Million)	Jobs	Tax (Million)	Output (Million)	Payroll (Million)	Jobs	Output (Million)	Payroll (Million)	Jobs	Tax (Million)	Output (Million)	Payroll (Million)	Jobs
Single Family																		
Los Angeles	96.9%	96.6%	96.1%	93.4%	$6,128	$2,193	$47,094	$190	$3,419	$1,176	$21,870	$1,378	$547	$12,853	$190	$1,330	$469	$12,371
Ventura	3.1%	3.4%	3.9%	6.6%	197	77	1,923	14	0	0	0	91	40	940	14	106	37	984
Total	100.0%	100.0%	100.0%	100.0%	6,325	2,270	49,017	204	3,419	1,176	21,870	1,469	587	13,793	204	1,436	506	13,354
Multi Family																		
Los Angeles	96.8%	97.0%	96.5%	92.9%	$3,243	$1,350	$28,280	$90	$1,840	$821	$15,125	$585	$241	$5,551	$90	$818	$288	$7,604
Ventura	3.2%	3.0%	3.5%	7.1%	107	42	1,035	7	0	0	0	42	19	430	7	65	23	605
Total	100.0%	100.0%	100.0%	100.0%	3,350	1,392	29,315	97	1,840	821	15,125	627	260	5,982	97	883	311	8,208
Commercial																		
Los Angeles	96.6%	97.2%	96.7%	93.0%	$3,265	$1,554	$32,323	$98	$1,737	$979	$18,332	$589	$244	$5,258	$98	$939	$331	$8,733
Ventura	3.4%	2.8%	3.3%	7.0%	116	45	1,103	7	0	0	0	41	19	408	7	75	26	694
Total	100.0%	100.0%	100.0%	100.0%	3,381	1,599	33,426	105	1,737	979	18,332	631	263	5,666	105	1,014	357	9,428
All Uses																		
Los Angeles	96.8%	96.9%	96.4%	93.2%	$12,635	$5,096	$107,697	$378	$6,995	$2,976	$55,327	$2,553	$1,032	$23,662	$378	$3,087	$1,088	$28,708
Ventura	3.2%	3.1%	3.6%	6.8%	420	164	4,061	28	0	0	0	174	78	1,779	28	245	86	2,282
Total	100.0%	100.0%	100.0%	100.0%	13,055	5,260	111,758	406	6,995	2,976	55,327	2,727	1,110	25,441	406	3,332	1,174	30,990

Ventura County (2006 $'s)

Total output (GDP) - all industries	$44,574,824,000
Total wages (Per IMPLAN)	14,920,789,000

Project as Percent of Ventura County Total /2

Total Output	**0.94%**
Total Payroll	**1.10%**

Notes:

/1 Sources: Applied Economics; IMPLAN; and CBRE Consulting

/2 Project 16-Year total compared to current one-year Ventura County total.

II. INTRODUCTION

PURPOSE OF THE STUDY

The primary purpose of the Study is to estimate the revenues that the County would receive, and expenditures for which it would be responsible, by virtue of the Project being developed in an unincorporated, as opposed an incorporated area of the County. Both the County and Newhall Land have an interest in the extent to which the new revenues that would be generated by the Project can be expected to cover the cost to the responsible jurisdiction of providing required "municipal" services for the Project. The extent to which the Project is likely to generate a net fiscal burden or a net fiscal surplus is of importance to the County in determining how it would plan to provide the necessary support services for the development.

A secondary purpose of the Study is to estimate the one-time economic impact on both Los Angeles and Ventura counties that would result from the construction of the Project over its build-out period. These are measured in terms of dollar output, payroll, number of jobs, and indirect tax revenues. Those impacts consist of direct, indirect and induced components. In the case of this Project, the direct impacts result from construction of the Project itself. The indirect impacts are new economic activity resulting from new business-to-business activity required to support the direct impact. The induced impact is a result of new spending by households as a result of their increased household income.

SOURCES OF INFORMATION

Information for this Study was obtained from a variety of sources. Newhall Land was the primary source of information on the physical and economic characteristics of the Project such as types and numbers of units, market values and timing of the build-out and were reviewed for reasonableness by the Consultants. The Office of Unincorporated Area Services of the Los Angeles County Chief Administrative Office was a primary contact on general budget matters. Other County departments were contacted for revenue and cost information for specific areas of concern. The Environmental Impact Report ("EIR") for the Project that has been certified by the County was also a source of some data. Data from the Consumer Expenditure Survey published by the U.S. Bureau of Labor Statistics were also used in projecting spending by new residents. Surveys of the surrounding areas were conducted to arrive at estimates of activities such as future shopping patterns. All financial figures are in terms of 2006 dollars.

LIMITATIONS

This Study is based on the Project assumptions presented. To the extent the actual Project differs in a material way from those assumptions, the fiscal impact may also differ materially. The results are also contingent on the basic parameters of the various revenues and expenditures on the part of the county remaining relatively constant over the term of build-out. This report is subject to the appended Assumptions and General Limiting Conditions.

ORGANIZATION OF THE REPORT

The report is organized into eight sections. Those sections are as follows.

I. Executive Summary
II. Introduction
III. Project Description and Specifications
IV. Analytic Approach
V. Revenues
VI. Expenditures
VII. Net Impact
VIII. One-Time Economic Impact

Tabulations of certain assumption derivations and projections of detailed findings are included in the Appendix.

AUTHORSHIP AND ACKNOWLEDGEMENTS

The study was conducted and this report was produced as a joint effort of Allan D. Kotin & Associates and CBRE Consulting ("ADK&A/CBRE"). Ross S. Selvidge, Ph.D. of CBRE Consulting was the principal author of this Study. Allan D. Kotin of Allan D. Kotin & Associates and Thomas R. Jirovsky of CBRE Consulting exercised administrative control. Martin Zimmerman of the Office of Unincorporated Area Services of the Los Angeles County Chief Administrative Office was of particular assistance in obtaining information on which this Study was based. Genji Nakata, Manager of Finance of Newhall Land provided extensive assistance in the form of providing information on the Project and development plans.

III. PROJECT DESCRIPTION AND SPECIFICATIONS

PHYSICAL DESCRIPTION

The Project will be located on 3,294 acres of largely undeveloped land in an unincorporated area of Los Angeles County. The land lies to the west of Interstate 5 ("I-5") on the western edge of the Santa Clarita Valley. State Highway 123 runs from I-5 west through the Project and into Ventura County. The City of Santa Clarita lies just to the east of I-5. The residential communities of Stevenson Ranch and Westridge are in unincorporated areas of the County adjacent to the southeast edge of the Project.

The Project will consist of seven different communities: Entrada, Potrero, Legacy, Homestead, Mission Village, Landmark, and Valencia Commerce Center. Each community will consist of a different mix of residential and non-residential products. These communities are referred to collectively as the Westside Communities.

At full build-out there will be a total of 27,893 residential units. There will be 24,242 owner occupied and 3,651 rental units. Approximately 10.9 million square feet of non-residential improvements are planned. That will consist of 3.1 million square feet of retail space, 4.7 million square feet of office space, 2.9 million square feet of R&D space and a 300-room hotel of approximately 165,000 square feet. Exhibit 5 presents a tabulation of the total number of acres of development, residential units and square feet of non-residential improvements for the entire Project and for each community separately. Exhibit 6 presents a tabulation of the amount of residential development in place in the first year and at four-year intervals thereafter. This proposed development is distinct from existing development on the west side of I-5 such as existing portions of Stevenson Ranch and Westridge.

TIMING OF DEVELOPMENT

A schedule of when the absorption begins and how long it lasts for each project component is presented in Exhibit 5. The first homes will be completed in 2009. The last homes will be completed in 2024. The Project is estimated to be approximately 50% built-out by 2015, and approximately 75% build-out by 2018. From that point, the amount of development slowly tapers off through the completion in 2024. Other than to note that the sales rates implied in the absorption forecasts seem generally reasonable, the consultants express no opinion as to the validity of the implied time periods for planning, land development, and construction.

POPULATION AND ASSESSED VALUE

Based on the average number of residents per each unit type specified in the EIR, the Project will contain 74,256 residents at full build-out. Of those, a total of 66,318 and 7,939 residents will live in the owner-occupied and rental portions of the Project, respectively. At full build-out, the Project will also contain 32,399 employees. The figures at full build-out for the entire Project and each community are presented in Exhibit 5. These are critical inputs for the derivation of fiscal impacts shown later in the report. The number of residents and employees in the first year and at four-year intervals thereafter are presented for the entire Project and each community in Exhibit 6.

Newhall Land provided an estimated sales price (in constant 2006 dollars) for each separate home or product type in the Project or the necessary information to derive those values. Based on the unit values, the total assessed value of the Project was computed. The total assessed value of the owner-occupied residential units was computed at approximately $13.4 billion and the assessed value for rental residential units were estimated at approximately $867 million. The combined assessed value of the non-residential products was estimated at approximately $3.6 billion. These total figures for the entire project as well as the individual communities are presented in Exhibit 5. The assessed values for the project components by community in the first year and at four-year intervals thereafter are presented in Exhibit 6.

PROJECT SPECIFIC FUNDING MECHANISMS

In developing new communities, Newhall Land has in the past and plans in the future to establish a number of special districts or other mechanisms by which the annual cost of maintaining certain public and private facilities will be funded. These may include community facilities districts ("CFD"), assessment districts ("AD"), and homeowner associations ("HOA"). In the case of CFDs or ADs, the facilities maintained would have to be publicly owned. An HOA can maintain privately owned facilities. These mechanisms can pay for the annual maintenance and operation of facilities such as streets, rights of way, open space and recreational facilities. To the extent these mechanisms are created and implemented, the County will be relieved of having to fund these costs from its General Fund revenues as is required in many other unincorporated areas.

HOAs rely on regular periodic assessments on properties for their funding. Maintenance of private roadways, recreation facilities and open space are examples of activities that are typically funded by HOAs. To the extent these are effectively substitutes for public facilities, the County is relieved of what could otherwise be its responsibility for maintenance funding.

CFDs and ADs receive their funding from levies that appear on annual property tax bills. They are in addition to the 1.00% general levy and other levies that have been approved by voters. As with HOA maintained facilities, maintaining publicly owned facilities by means of CFDs and ADs relieves the County of what could otherwise a burden for its general fund.

The consulting team has relied on information from Newhall Land as to which facilities' annual maintenance costs will be financed by CFDs, ADs, and HOAs. These facilities are identified in the discussion of expenditures on section VI. The principal facilities which it was assumed the County would maintain at its own expense were the quantities of roadways and park land that were identified by Newhall Land. The extent to which one or another of these alternative funding mechanisms will be utilized will vary from community to community and will depend on the specific design and facilities in each.

Exhibit 5: Summary of Expenditures and Revenues' Inputs, By Community and Land Use

Community Land Use	Acres	Units	GLA SF	Absorption Term (Years)	Absorption Start Date	Total Population	Total Employees	Assessed Value By Year 2031 /1 (Million $'s) /5	Retail Expenditure /2 in Uninc. LA County (Million $'s) /5	Sales in Project's New Retail Space (Million $'s) /5
TOTAL PROJECT /3	**3294.0**	**27,893**	**10,867,716**	**16.0**	**6/1/2009**	**74,256**	**32,399**	**17,805.65**	**264.92**	**517.63**
Residential for Sale	2,538.0	24,242		16.00	6/1/2009	66,318		13,380.05	219.98	
Apartment Use	139.0	3,651		10.00	1/1/2010	7,939		867.04	23.67	
Commercial - Retail	185.4		3,079,389	8.00	1/1/2010		7,663	1,370.17	5.03	
Commercial - Office	242.4		4,673,597	14.00	1/1/2010		18,694	1,645.83	12.27	
Commercial - Other	6.7		170,024	1.00	1/1/2016		152	40.13	0.10	
Industrial R&D	182.3		2,944,706	6.00	7/1/2010		5,889	502.44	3.87	
ENTRADA /4	**355.3**	**3,535**	**3,002,013**	**12.00**	**9/1/2012**	**8,744**	**8,899**	**2,646**	**35.00**	**260.00**
Residential for Sale	171.9	2,827		10.00	9/1/2012	7,059		1,337.98	24.50	
Apartment Use	23.0	708		7.00	12/1/2014	1,685		162.13	4.66	
Commercial - Retail	88.5		1,543,625	4.00	4/1/2014		3,823	703.42	2.51	
Commercial - Office	55.5		1,173,150	8.00	1/1/2016		4,693	390.49	3.08	
Commercial - Other	6.7		170,024	1.00	1/1/2016		152	40.13	0.10	
Industrial R&D	9.7		115,214	1.00	1/1/2016		230	12.31	0.15	
HOMESTEAD /4	**986.7**	**5,675**	**1,250,000**	**10.00**	**5/30/2010**	**14,777**	**2,779**	**3,547**	**54.55**	**4.95**
Residential for Sale	902.7	5,488		10.00	5/30/2010	14,332		3,347.76	51.50	
Apartment Use	7.4	187		1.00	2/28/2014	445		45.46	1.23	
Commercial - Retail	3.3		27,500	1.00	5/31/2014		69	11.81	0.05	
Commercial - Office	11.7		132,500	1.00	5/31/2014		530	38.81	0.35	
Industrial R&D	61.7		1,090,000	1.00	5/31/2014		2,180	103.53	1.43	
POTRERO /4	**895.0**	**8,428**	**1,257,000**	**11.00**	**11/30/2014**	**23,322**	**4,085**	**5,014**	**78.35**	**106.85**
Residential for Sale	810.0	7,908		11.00	11/30/2014	23,104		4,366.08	72.25	
Apartment Use	20.0	520		3.00	11/30/2017	218		125.33	3.42	
Commercial - Retail	32.5		628,500	2.00	2/28/2016		1,571	230.10	1.03	
Commercial - Office	32.5		628,500	2.00	2/28/2016		2,514	292.84	1.65	
MISSION VILLAGE /4	**413.8**	**5,331**	**1,299,000**	**10.00**	**8/30/2009**	**12,993**	**4,724**	**3,003**	**47.39**	**50.38**
Residential for Sale	317.4	4,285		8.00	8/30/2009	10,378		2,274.69	38.09	
Apartment Use	27.6	1,046		3.00	4/30/2010	2,615		235.16	6.20	
Commercial - Retail	17.8		314,850	3.00	5/31/2012		787	143.08	0.52	
Commercial - Office	51.0		984,150	5.00	5/31/2014		3,937	349.74	2.58	
LEGACY /4	**293.5**	**3,480**	**486,000**	**7.00**	**6/1/2012**	**10,144**	**1,689**	**1,842**	**30.82**	**27.20**
Residential for Sale	225.4	2,741		7.00	6/1/2012	8,296		1,470.78	24.53	
Apartment Use	40.1	739		6.00	9/1/2013	1,848		188.00	5.18	
Commercial - Retail	15.0		170,000	1.00	10/1/2014		425	80.29	0.28	
Commercial - Office	13.0		316,000	2.00	10/1/2014		1,264	103.00	0.83	
LANDMARK /4	**174.7**	**1,444**	**373,701**	**7.00**	**6/1/2009**	**4,275**	**1,354**	**815**	**12.97**	**14.13**
Residential for Sale	110.6	993		3.00	6/1/2009	3,148		582.77	9.11	
Apartment Use	21.0	451		1.00	1/1/2010	1,128		110.96	2.97	
Commercial - Retail	8.7		94,199	1.00	1/1/2010		235	35.45	0.15	
Commercial - Office	34.5		279,502	6.00	1/1/2010		1,118	85.46	0.73	
VALENCIA COM. CTR. /4	**175.0**	**0**	**3,200,002**	**2.00**	**7/1/2010**	**0**	**8,870**	**938**	**5.82**	**54.13**
Commercial - Retail	19.7		300,715	2.00	1/1/2011		752	166.02	0.49	
Commercial - Office	44.4		1,159,795	5.00	7/1/2010		4,639	385.48	3.05	
Industrial R&D	110.9		1,739,492	5.00	7/1/2010		3,479	386.60	2.28	

/1 Includes a 5% additional assessed value for 'Unsecured' commercial property.
/2 The portion of Project Area residents & employees' retail expenditure (excludeing Auto Sales), which is spent in Unincorporated area outside the Project Area.
/3 Refer Exhibit 5.0 for Consolidated Product Level Annual break-up of Costs & Revenues Drivers.
/4 Refer Exhibits 5.1 thru 5.6 for Consolidated Product Level Annual break-up, and Exhibits 6.1 thru 6.6 for Individual Product Level Annual schedule for Costs & Revenues Drivers
/5 All Dollar Amounts are in Uninflated 2006 Dollars.

Exhibit 6:

Summary of Revenue & Expenditure Inputs at 4-year intervals

Use - Product	2009	2013	2017	2021	2025
ABSORPTION					
RESIDENTIAL UNITS	**528**	**9,478**	**21,036**	**26,908**	**27,893**
Residential for Sale	528	7,951	18,223	23,257	24,242
Apartment Uses	0	1,527	2,813	3,651	3,651
NON-RESIDENTIAL SF	**0**	**3,316,300**	**10,253,316**	**10,743,479**	**10,853,479**
Commercial - Retail	0.0	642,814	3,065,152	3,065,152	3,065,152
Commercial - Office	0.0	1,125,994	4,073,434	4,563,597	4,673,597
Commercial - Other	0.0	0	170,024	170,024	170,024
Industrial R&D	0.0	1,547,492	2,944,706	2,944,706	2,944,706
POPULATION					
RESIDENT	**1,636**	**24,745**	**56,459**	**71,682**	**74,256**
Residential for Sale	1,636	20,928	49,552	63,744	66,318
Apartment Uses	0	3,818	6,907	7,939	7,939
EMPLOYEES	**0**	**9,206**	**29,998**	**31,959**	**32,399**
Commercial - Retail	0.0	1,607	7,663	7,663	7,663
Commercial - Office	0.0	4,504	16,294	18,254	18,694
Commercial - Other	0.0	0	152	152	152
Industrial R&D	0.0	3,095	5,889	5,889	5,889
ASSESSED VALUE (in Million $'s)	**$300**	**$5,876**	**$14,138**	**$17,297**	**$17,806**
Residential for Sale	$300.5	$4,488.6	$10,102.1	$12,903.6	$13,380.1
Apartment Uses	0.0	353.4	671.1	867.0	867.0
Commercial - Retail	0.0	317.0	1,370.2	1,370.2	1,370.2
Commercial - Office	0.0	372.1	1,452.5	1,613.6	1,645.8
Commercial - Other	0.0	0.0	40.1	40.1	40.1
Industrial R&D	0.0	344.7	502.4	502.4	502.4
RETAIL EXPENDITURE (in Million $'s)	**$5**	**$87**	**$203**	**$256**	**$265**
Residential for Sale	$4.8	$71.8	$164.9	$211.1	$220.0
Apartment Uses	0.0	9.4	18.1	23.7	23.7
Commercial - Retail	0.0	1.1	5.0	5.0	5.0
Commercial - Office	0.0	3.0	10.7	12.0	12.3
Commercial - Other	0.0	0.0	0.1	0.1	0.1
Industrial R&D	0.0	2.0	3.9	3.9	3.9

Note: All Dollar Amounts are in Uninflated 2006 Dollars

IV. ANALYTIC APPROACH

UNINCORPORATED IMPACT APPROACH

In undertaking this analysis, as expressed both in the consulting team proposal and the formal work statement and contract developed by Newhall Lan, the consulting team explicitly contemplated a focus on those fiscal impacts associated with the presence of the new developments in the unincorporated portions of Los Angeles County. The County of Los Angeles provides a meaningful group of services, i.e. health care, social welfare, the court system etc., to the entire population both in cities and in unincorporated areas. It is not the intention of this study to examine these services. Similarly, there is some amount of Project-generated revenues, primarily but not exclusively associated with property tax that accrue to the County by virtue of its role as a County.

There is a separate set of revenues that accrue to the County by virtue of the fact that the projects exist in unincorporated areas. This report focuses on the revenues uniquely associated with unincorporated status rather than the total revenues.

This approach represents a difference from an earlier fiscal impact study prepared by The Levander Company for Newhall Land in 1996 for the predecessor project. In that study, Levander considered all County revenue and all County expenses.

This methodology used has been adapted directly from the current methodology used by the Unincorporated Services and Special Projects Division of the Los Angeles County Chief Administrative Office, in examining and negotiating the fiscal implications of annexations and incorporations.

Briefly stated, it consists of identifying a group of six services that collectively comprise the core services that change status when an area is incorporated or annexed. The costs of these services are, in most cases, transferred from the County to the City. With respect to revenues, there are a whole group of revenues that automatically transfer by virtue of the fact that they are based on the incorporation status of a project. The revenue in question that is not automatically reclassified is property tax.

The basic method used by the Unincorporated Services Group and by Los Angeles County in annexations is to establish the ratio of property tax to the general fund (the Tax Ratio), and then to reallocate to the City that amount of property tax which equals the Tax Ratio, as defined above, applied to the total of the service costs that are transferred to the City.

For example, if the property tax represents 55% of the General Fund and the combined six services represent an annual cost of $10 million, then 55% of that cost or $5.5 million in property taxes would be shifted, usually after some period of transition, from the County to the City.

The rationale for this narrower approach lies in the assumption that the market forces that cause housing to be built at this location exist largely independent of whether or not the area remains unincorporated. If, for some reason, the County refused to process applications for development, there is a strong likelihood that the property owners would seek either to annex to an existing incorporated city or to incorporate a new jurisdiction. This pattern has characterized several other areas in Southern California and seems likely to occur at this location, absent the imposition of urban growth boundaries or some rule comparable to the SOAR initiative in Ventura County. Whether or not development processing in such alternative jurisdictions would cause changes inthe pattern of development or result in more or less exactions is outside the scope of this study. But historical evidence and the collective

experience of the consulting team confirm the core assumption that all or most of the development would occur anyway.

PRICE LEVEL ASSUMPTION

The analysis was conducted on a constant dollar basis. All figures in the Study are presented in terms of uninflated 2006 dollars. This eliminates the effects of price level changes that can lead to misinterpretation of results, particularly over the long term. As noted in the introduction and elsewhere in the analysis, this assumption may mask some deterioration in the surplus over time due to the lag between inflation in housing costs and a corresponding increase in property taxes.

REVENUES

The revenues that were included in the analysis are primarily taxes from major categories that will be received by the County as a consequence of the Project being located in an unincorporated area of the County. There are five separate property-specific taxes as well as sales tax, utility user tax, documentary transfer tax, and transient occupancy tax. Franchise fees are also included in the analysis. There are a number of other smaller revenues that will produce some revenues for the County. Hoverer, they are relatively small and due to unavailability of data, the portions attributable to the Project's unincorporated status cannot be calculated or estimated with any degree of reliability.

Most of the real estate based taxes are linked to the assessed value of the properties being taxed. The sales tax revenues are estimated based on both the typical sales of the type of retail development proposed and the propensity of the new residents to make taxable purchases outside of the Project, but still in an unincorporated area of the County. Utility user taxes were estimated based on anticipated utility usage. The transient occupancy tax was based on the projected gross room revenues of the hotel component. The documentary transfer tax revenue was estimated based on assumed turnover (i.e., resale) rates for the residential and non-residential components, in addition to the initial development of those properties. The estimates of franchise fees and gasoline tax subventions were based on per capita factors derived from the County's Fiscal Year 2005-2006 budget.

EXPENDITURES

There are eight principal categories of expenditures that the County would have to fund because the Project is in an unincorporated area of the County that it would not or might not be required to fund if the development was in an incorporated area. Those categories are:

1. Law enforcement (Sheriff),
2. Fire protection,
3. Library,
4. Public works,
5. Animal care and control,
6. Parks and recreation,
7. Planning and
8. General administrative support.

There is a wide range of services that the County provides irrespective of whether an area is unincorporated or incorporated. Those services were not included in the analysis

The Sheriff expenditures were estimated by the Sheriff's Department on the basis of an unincorporated area level of service average cost.

The fire protection costs were based on station estimates from the County Fire Department.

Annual Library expenditures and timing of the construction of the library facilities were based on information provided by the County Library. Public works expenditures were estimated based on unit costs provided by the County

Public Works department and physical specifications provided by Newhall Land. Parks maintenance expenditures were estimated based on the unit cost factors from the 1996 Levander fiscal analysis and physical specifications from Newhall Land, inflated to 2006 levels.

Animal care and control, recreation, and planning expenditures were estimated based on per capita factors derived from the County Fiscal Year 2005-2006 budget. For purposes of this calculation of per capita estimates, only the population of the unincorporated area of the County was utilized.

There exists no statutory definition of fiscal impact and it is manifest that fiscal impact will be measured differently as a function of the choice of jurisdiction and the scope of analysis. In this analysis of expenditures the following conventions are used for the reasons given:

- Only operating expenditures are considered since the funding of infrastructure is itself the subject of at least two other processes outside the scope of his analysis: (1) conditions of planning or subdivision approval; and (2) imposition of impact fees.

- Only those expenditures associated with unincorporated status of the project are considered specifically excluding countywide operating costs which would apply if the same improvements were constructed in an incorporated area. The rationale for this is that market forces would likely create the same improvements independent of their "unincorporated" status

- No consideration is given to cost or revenue impacts on jurisdictions other than Los Angeles County although it is manifest that such impacts exist. This convention reflects the critical and dominant nexus between fiscal impact measurement and the development approval process which tends to inevitably focus such impact measurement on the jurisdiction granting development approval.

V. REVENUES

PROPERTY TAXES

General Levy

The general levy property tax in California is set at 1.00% of assessed value. The assessed value of a property in California is set at its full market value each time it is sold or transferred. Between transactions, the assessed value of a property cannot be increased by more than 2.00% per year. Because this analysis is in terms of uninflated 2006 dollars, no change in the assessed values was assumed.

Different taxing entities receive different shares of the 1.00% general levy based on what is called the tax rate area ("TRA") in which a property is located. The vast majority of the land in the Project is in ten different TRAs. In each of those different TRAs, the taxing entities receive a different share of the 1.00% general levy. In addition, the County receives several shares of the 1.00% general levy for different designated purposes. The County share for its General Fund in those TRAs ranges from approximately 20% to 30% of the general levy. For the County Library the shares range from between 2% to 3% of the general levy. For the County Fire Department the share ranges from approximately 17% to 18% of the general levy.

As has already been indicated, if the Project area were to incorporate, the County would lose a part of the share of the general levy allocated to the County's General Fund. At the same time, The County would also shed the financial burden for providing certain "municipal" type services. The County's Chief Administrative Office estimates that the percent of their share of the general levy that is contingent on an area being unincorporated is not less than 55% and probably slightly higher. To avoid overstating the County's General Fund portion of their general levy property tax revenue that is dependent on the area being unincorporated, a 55% factor was used in the analysis.

To estimate the County's several allocations of the property taxes based on assessed value, the TRAs for each community were tabulated and the different allocations of shares of the general levy were averaged for each community. The County's General Fund shares for each community were also multiplied by the 55% factor to obtain the amount of that component of the property tax attributable to its unincorporated status. The County only receives the other two shares of the general levy (for fire protection and the Library) if the County also provides and funds those services. Exhibit 7 presents a derivation of the shares of the general levy for each of those shares for each of the communities.

After adjustment, the County's General Fund share of the general levy that is dependent on the area being unincorporated ranges from approximately 12% to 16% depending on the community involved. The County's general levy share for the Library varies slightly just above 2% in the six communities. The County's General Fund share of the general levy ranges from just below 18% to just over 19%, depending on the community. The combined shares of the general levy for the different communities are in the low to mid 30% range.

Exhibit 7

Assumptions for County Revenues

PROPERTY TAXES

	Property Tax Rate	**1.00%**						
GENERAL LEVY (Potion of 1%)		**Entrada**	**Homestead**	**Potrero**	**Mission Vil**	**Legacy**	**Landmark**	**VCC**
001.05	Los Angeles County General	0.2810	0.2297	0.2204	0.2383	0.2384	0.3003	0.2547
001.20	L.A. County Accum. Cap Outlay	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001	0.0001
	Combined	0.2812	0.2298	0.2205	0.2384	0.2386	0.3004	0.2548
	Adjustment factor	55%	55%	55%	55%	55%	55%	55%
	Adj. General Levy	**0.1546**	**0.1264**	**0.1213**	**0.1311**	**0.1312**	**0.1652**	**0.1401**
003.01	L A County Library	**0.0245**	**0.0276**	**0.0276**	**0.0268**	**0.0296**	**0.0226**	**0.0262**
005.25	Road District #5	0.0065	0.0072	0.0072	0.0070	0.0077	0.0061	0.0069
007.30	Consol. Fire Pro. Dist. of L.A.County	0.1755	0.1849	0.1858	0.1832	0.1977	0.1703	0.1816
007.31	L A County Fire-FFW	0.0065	0.0053	0.0051	0.0055	0.0055	0.0069	0.0058
	Combined	**0.1820**	**0.1902**	**0.1909**	**0.1886**	**0.2032**	**0.1772**	**0.1875**

SPECIAL TAXES

	SFD	**Attached**	**Apartment**	**Comm**	**High Rise**
Library					
Per Unit	$25.72	$25.72	$25.72		
Fire Department					
Per Unit	$49.93	$49.93			
Mulit Unit or Commercial					
Base Amount			$63.07	$60.43	$73.58
Average					
Units Per Parcel			100		
Sq Ft Per Unit			1,100		
Sq Ft Per Parcel			110,000	200,000	200,000
Sq Ft Component					
Overage					
Exempt SF			1,555	1,555	1,555
Taxed SF			108,445	198,445	198,445
Tax Rate PSF			0.0064	0.0407	0.0496
Tax Amount			$694.05	$8,076.71	$9,842.87
Total			$757.00	$8,137.00	$9,916.00
Average Tax per Unit or SF			$7.57	$0.04	$0.05

DOCUMENTARY TRANSFER TAX

			County Share	As % of Transfer Value
Tax Dollars	$1.10	0.11%	50.00%	0.055%
Per Transfer Value	$1,000			

UTILITY USER TAXES

Water, Electricity & Gas Bill	**Residential**	**Retail**	**Office**
Per Unit	$1,560.00		
Per SF		$2.80	$2.00
Tax Rate	5%		
Telephone Bill			
Per Unit	$600		
Per Employee		$420	$780
Tax Rate	5%		

	Weighted Average Usage for Commercial Area by Community					
Electricity & Gas	**Entrada**	**Homestead**	**Potrero**	**Mission Vlg.**	**Legacy**	**Landmark**
Per SF	$2.41	$2.02	$2.40	$2.19	$2.28	$2.20
Telephone						
Per Employee	$595	$772	$600	$693	$654	$689

Note: All Dollar Amounts are in Uninflated 2006 Dollars

Exhibit 7 (Continued)

Assumptions for County Revenues

TRANSIENT OCCUPANCY TAX								
Number of Rooms	300							
Hotel Sales' Tax								
Taxable Sales								
% of Room Revenue	30%							
Amount	3,079,800							
Tax								
Rate	1.00%							
Amount	30,800							
Gross Room Revenue								
ADR	$125							
Occupancy	75%							
Days	365							
Amount	$10,266,000							
Transient Occupancy Tax								
Rate	12.00%							
Amount	$1,231,920							
RETAIL SALES TAX								
General Sales Tax								
Tax Rate	1.00%							
Retail Space (SF)	**Entrada**	**Homestead**	**Potrero**	**Mission Vil**	**Legacy**	**Landmark**	**VCC**	
A	28,475	27,500	628,500	97,650	170,000	6,534	0	
B	194,150	0	0	73,500	0	7,079	91,429	
C	750,000	0	0	16,000	0	80,586	209,286	
D	571,000	0	0	121,500	0	0	0	
E	0	0	0	6,200	0	0	0	
Total	1,543,625	27,500	628,500	314,850	170,000	94,199	300,715	
Groceries								
Sq Ft Each	60,000	60,000	60,000	60,000	60,000	60,000	60,000	
Number	2	0	2	2	1	1	0	
Total Sq Ft	120,000	0	120,000	120,000	60,000	60,000	0	
Percent of Total	7.8%	0.0%	19.1%	38.1%	35.3%	63.7%	0.0%	
Taxable Sales								
Non-Grocery								
Percent of Sq Ft	92.2%	100.0%	80.9%	61.9%	64.7%	36.3%	100.0%	
Sales PSF								
Un-Adjusted	$250	$250	$250	$250	$250	$250	$250	
Non-Tax & Vacancy	30%	30%	30%	30%	30%	30%	30%	
Adjusted	175	175	175	175	175	175	175	
Grocery								
Sales PSF								
Total	450	450	450	450	450	450	450	
Taxable								
Percent	30%	30%	30%	30%	30%	30%	30%	
Amount	140	140	140	140	140	140	140	
Combined Weighted PSF								
Non-Grocery	161	175	142	108	113	64	175	
Grocery	11	0	27	53	49	89	0	
Average used for Sales est.	**170**	**180**	**170**	**160**	**160**	**150**	**180**	
	262,416,250	4,950,000	106,845,000	50,376,000	27,200,000	14,129,850	54,128,700	
FRANCHISEE FEES								
Per Capita	$7.00							

Note: All Dollar Amounts are in Uninflated 2006 Dollars

The assessed values for each of the separate owner-occupied residential unit types were based on target sales prices in 2006 dollars that were provided by Newhall Land. The assessed values for each of the separate income producing product types (rental residential and commercial) were derived based on projected rental income, as well as estimates of expense ratios and market capitalization rates. The total Project assessed value is estimated at approximately $300 million in the first year. Upon completion the assessed value is estimated at a total of approximately $17.8 billion. The residential component is valued at approximately $14.2 billion and the non-residential component is valued at approximately $3.6 billion.

In each community, each year's cumulative assessed value is multiplied by the appropriate percent share of the general levy to produce the annual property tax revenues for the different allocations (General Fund, fire protection and Library). As indicated in Figure 4a, the general levy revenues begin at approximately $1.1 million in the first year and rise to approximately $62.2 million at full build-out in 2025. The largest component of those funds are the share of the general levy dedicated to fire protection, followed closely by the General Fund component and then the Library component.

Figure 4a

	2009	2013	2017	2021	2025
Property Taxes – General Levy (000)	$1,091	$20,620	$49,645	$60,473	$62,207

Special Taxes

There are two special taxes that are levied in addition to the general levy and which the County would not receive if it were not required to provide certain services. One special tax is an augmentation to the County Library funding. That tax is levied at an annual rate of $25.72 per residential unit (owner-occupied or rental). During the build-out of the Project, this annual revenue is estimated to start at $14,000 and rise to approximately $717,000 in 2025.

The other special tax is dedicated to funding fire protection. It is levied on the basis of a formula that is applies different rates to the square feet of improvements of different types of non-owner occupied residential and commercial properties. A flat rate per unit is applied to owner-occupied residential properties. During the build-out of the Project, this annual revenue is estimated to start at approximately $26,000 and rise to approximately $1.7 million in 2025, giving total special taxes starting at $40,000 in 2009 and rising to approximately $2.4 million in 2025 (Figure 4b). The derivation of the rates applied to the different product types in the Project is presented in Exhibit 7.

Figure 4b

	2009	2013	2017	2021	2025
Special Taxes (000)	$40	$788	$1,893	$2,322	$2,401

DOCUMENTARY TRANSFER TAX

This tax is levied on the value transferred in most real estate transactions in California. The County receives a share of this value-based tax. The amount the County receives is 0.055% of the value of the real estate transferred. The County will receive these revenues when the various properties are first developed and sold to initial buyers, as well as when properties in the Project re-sell over time.

In each year the value of the new properties developed and sold to their initial purchasers is multiplied by the 0.055% rate to produce the documentary transfer tax from the initial sale. In addition, in each year, the value of all the previously developed properties is multiplied by a factor to estimate the value of the properties that, on average, can be expected to resell each year. That value of the resold properties is also multiplied by the 0.055% tax rate to produce the other component of the County's annual documentary transfer tax revenues. Residential real estate in California is widely believed on average, to sell at an interval of less than 10 years. Commercial real estate is believed to sell at a less frequent interval. To avoid overestimating the County's documentary transfer tax revenues, it was assumed that the owner-occupied residential properties sold on average of once every ten years. This would produce a 10% annual turnover for those properties. It was assumed that the other properties sold on average at a 20-year interval which would produce a 5% annual turnover for those properties.

In the first year, it is estimated that the County will receive approximately $166,000 in revenue from the documentary transfer tax, all from the initial purchases of the newly developed properties. The annual revenue is estimated to rise to $908,000 in 2025 at full build-out when the revenue would be generated by the resale transactions. Figure 4c presents these revenues at five points in time over the build-out.

Figure 4c

	2009	2013	2017	2021	2025
Documentary Transfer Taxes (000)	$166	$1,262	$1,665	$1,101	$908

UTILITY USER TAX

The County levies a 5.00% tax on the consumption of electric power, water, natural gas, and telephone service for both residential and non-residential users. The Project contains residential units of varying size and different types of non-residential products. An average annual dollar usage for the different utilities per residential unit was estimated. Those estimates were based on industry standard assumptions and trade sources such as the Building Owners and Managers Association (BOMA) and International Conference of Shopping Centers (ICSC). Those estimates were then multiplied by the number of completed units to produce the total annual dollar amount of utility usage by residential properties in each year. This dollar usage was multiplied by the 5.00% tax rate to produce the total annual utility user tax revenue for the County. The usage by the non-residential properties was estimated on a usage per square foot basis for electric power, water and natural gas and on a per employee basis for telephone service. These factors are presented in Exhibit 7.

In the first year, it is estimated that the County will receive approximately $57,000 in revenue from the utility user tax. The annual revenue is estimated to rise to $5.3 million in 2025 at full build-out. Figure 4d presents these revenues at five points in time over the build-out.

Figure 4d

	2009	2013	2017	2021	2025
Utility User Taxes (000)	$57	$1,699	$4,414	$5,167	$5,300

TRANSIENT OCCUPANCY TAX

The County levies a 12.00% transient occupancy tax ("TOT") on room revenues for hotels and motels located in unincorporated areas of the County. The Project contains a 300-room hotel that is scheduled to be completed in 2016. Based on estimates of average daily room rates ("ADR") and occupancy, an estimate of the annual gross room revenues was derived. This 12.00% was then applied to produce an estimate of the annual TOT revenue that the County would receive. Based on a relatively conservative estimate of the potential ADR, the annual TOT revenue is estimated to be in the range of $1.2 million. This derivation is presented in Exhibit 7.

Figure 4e

	2009	2013	2017	2021	2025
Transient Occupancy Taxes (000)	$0	$0	$1,232	$1,232	$1,232

In estimating the revenue from TOT generated by the new hotel facilities in the Project, the consultants have not considered any offset for possible transfer of patronage from existing hotels. However, at the same time, no effort has been made to estimate the additional patronage of existing hotels that will be created by visitors to the more than ten million square feet of new commercial space and over 27,000 new housing units developed as part of the Project. Consequently, the overall additional TOT revenues are likely to be understated, a result consistent with the general approach taken by the consultants. In this instance, any attempt to quantify induced hotel demand would require a host of essentially unverifiable assumptions about travel mix, access patterns, room rates and other items that would be highly speculative at this time.

SALES TAX

The County receives a 1.00% sales tax on all taxable purchases that take place at retailers located in the unincorporated areas of the County. The Project will produce new sales tax revenue for the County from two sources. The first source is the new taxable sales that will occur at the new retail space that is developed in the Project itself. The second source of new sales tax revenue will be from taxable purchases by the Project's residents and employees in nearby retailers in unincorporated areas of the County.

Shopping Patterns

The retail development that is planned in the Project is both local and regional serving. It can be expected to capture a large portion of the residents' spending on goods that are normally purchased close to home. The Project will also capture a portion of their other retail sales. Employees who work in the commercial portions of the Project can also be expected to spend a small but measurable amount on purchases near their workplace.

Based on the type of retailing that the Project will offer and a thorough survey of the shopping alternatives that are available outside of the Project, it was estimated that Project residents would make in the range of 32% of their non-automobile related retail purchases at new retailers in the Project. That same analysis also estimated that the residents of the Project would make approximately 15% of their non-automobile related retail purchases in nearby unincorporated areas of the County. Sales tax from both of those sources would be new sales tax revenue for the County.

Sales in Project Retail Components

Retail sales at the Project's retail components were estimated by dividing the components into categories to which industry standard sales productivity rates were then applied. Allowances were made for taxable and non-taxable sales and services as well as vacancies. The average annual taxable sales per square foot for each community were then multiplied by the number of retail square feet in operation in each community in each year. There will also be some sales tax associated with the hotel operation from "in house" taxable retail purchases by guests. The annual total taxable sales were multiplied by the 1.00% tax rate to derive the sales tax revenue to the County. The derivation of the sales per square foot figures is presented in Exhibit 7.

As previously noted, spending by the residents of the Project will account for a portion of the total retail sales in the Project. The remainder will be derived from spending by persons employed in the Project and other patrons who both live and work elsewhere. At full build-out and assuming the Project's retail achieves an industry standard level of sales productivity, the annual taxable sales are projected to reach $517 million.

Unlike virtually all other revenue estimates in this report, this projection of sales tax was not based essentially on endogenous, i.e. internal, characteristics of this project. In this instance, the large amount of proposed retail space must rely on patronage from other growth in the north county area for market support if it is to achieve target sales levels per square foot. The consultants have determined that, as of this date, projections show substantial non-Newhall Land growth in population and no apparent competitive projects in locations as well suited to capturing this growth as the Entrada and Valencia Commerce Center communities. Nevertheless, the consultants feel that it is appropriate to note that this estimate, unlike most of the others in this report, relies on the realization of projections and development patterns outside the control of Newhall land.

Total Sales Tax

In order to estimate the amount of new retail spending that may be generated by Project residents, it is necessary to estimate both the household incomes of the new residents as well as their spending patterns. The household incomes were computed by estimating how much household income would be required to afford and occupy the residential units in the Project. This was done utilizing factors such as the value of the owner-occupied house or rent, the amount of household income commonly spent on housing and home financing parameters such as down payments and interest rates. The required household incomes were divided into ranges and for each range a spending pattern was applied to derive the amount of total retail spending and the taxable portion.

The data on retail spending patterns by income level were obtained from the Consumer Expenditure Survey compiled by the Bureau of Labor Statistics. Based on that data, households in the Project area will spend between 18% and 26% of their income on non-automotive retail purchases. Across all income levels, the portion of that retail spending spent on taxable purchases ranges from 86% to 89%. The estimate of spending by employees was based on survey data from the ICSC which has analyzed employee spending patterns.

In the first year, before retail in the Project is completed, it is estimated that the County will receive approximately $48,000 in revenue that will come from sales tax on new purchases by Project residents outside the Project. The new annual sales tax revenue is estimated to rise to $7.8 million in 2025 at full build-out. Approximately 66% of the County's sales tax revenue is expected to be generated by the new

retail space in the Project with the balance coming from residents' expenditures elsewhere in the unincorporated County.

The geographic distribution of retail facilities within the project is not at all uniform as between the six communities. The Entrada and Potrero communities will ultimately account for approximately 66% of the total taxable retail sales in the Project. Figure 4f presents total sales tax revenues at five points in time over the build-out.

Figure 4f

	2009	2013	2017	2021	2025
Retail Sales Taxes (000)	$48	$1,951	$7,203	$7,734	$7,825

FRANCHISE FEES

These fees are changed to providers of services such as cable television in unincorporated areas. The amount of the revenues is considered to be generally correlated with the population in the unincorporated areas. Based on the County Fiscal Year 2005-2006 budget, the average annual per capita revenue to the County from this source is approximately $7.00. This will produce approximately $11,000 in revenues in the first year and rise to approximately $520,000 at full build-out in 2025. The amounts of these revenues at five different points in time during the build-out are presented in Figure 4g.

Figure 4g

	2009	2013	2017	2021	2025
Franchise Fees (000)	$11	$173	$395	$502	$520

VI. EXPENDITURES

SHERIFF

The County will provide law enforcement services to the Project via the Sheriff's Department. The cost of those services will be funded from the County's General Fund.

The Sheriff's Department provided an estimate of the cost of services to the Project. It is based on a specified level of staffing and the fully burdened cost per deputy. The level of service specified is one deputy per 1,000 residents. The current fully burdened annual cost per deputy is $179,000. On that basis and at full build-out, the total annual cost for law enforcement services for the Project will equal approximately $13.2 million. This is equivalent to approximately $179 per capita based on resident population.

Figure 5a

	2009	2013	2017	2021	2025
Sheriff Costs (000)	$291	$4,399	$10,036	$12,743	$13,200

For any jurisdiction law enforcement services are a function of the character of the area to be served and the desire on the part of elected officials to have a certain level of service. As a point of comparison for the estimate of the cost for the Project, the cost of contract law enforcement from the Sheriff's Department for the City of Santa Clarita was investigated. The City of Santa Clarita is generally similar demographically to the Project and has a very similar ratio of resident population to employees. The City of Santa Clarita currently pays approximately $13.8 million per year for contract law enforcement services from the Sheriff's Department. This is equivalent to approximately $82 per capita. The difference between these two per capita cost figures for generally similar areas is not known. However, it is a strong indicator that the estimated cost for the Project is very unlikely to be underestimated. Figure 5a presents the law enforcement cost for five points in time during the build-out.

FIRE PROTECTION

The Los Angeles County Fire Department will provide fire and paramedic services to the Project. Based on analyses by the County, the Project will require four fire stations to serve the Project. The County also provided an annual operating cost for each of the two fire stations. The costs ranged from $2.4 million to $4.4 million per station depending on the type of equipment at each station. The total annual cost for all four stations combined is $12.5 million. The Valencia Commerce Center community is in the service area of an existing fire station which has sufficient available capacity to serve that community.

The County was not able to provide a timing or sequencing for the fire stations because they lacked the necessary data on exactly when each element of the Project would be built and in exactly what location.

In the absence of a schedule from the County, the consulting team developed a deliberately conservative schedule of fire station development in which each of four stations was provided at the beginning of the relevant development cycle. The annual costs of the four stations were incorporated, one by one, beginning with the first station in the first year that properties are sold. The cost of the

second station was added when the Project was 25% built-out. The cost of the third station was added when the Project was 50% built-out and the fourth was added when the Project was 75% built-out. This sequencing has the effect of the cost of a new station being incorporated in years one, four, seven and nine by which time the full cost of the fire protection is being borne. Figure 5b presents the expenditures at five different points in time during the build-out.

Figure 5b

	2009	2013	2017	2021	2025
Fire Protection Costs (000)	$0	$5,660	$12,513	$12,513	$12,513

LIBRARY

The Los Angeles County Library will provide library services to the Project. The County has studied the need for library services for the Project and surrounding unincorporated areas. It has determined that the most reasonable approach to providing those library services for the area would be to construct an initial 30,000 square foot library and to later expand it to 60,000. The annual operating cost of the initial library would be approximately $2.7 million. The annual operating cost of the 60,000 square foot library would be approximately $4.6 million. Based on the build-out schedule for the Project and estimates of population growth in the other unincorporated areas to be served, the County has determined that the first library should begin operations in 2010 and the expanded should be competed in 2020.

The library is expected to ultimately serve a population of 117,000. The Project's 74,256 population represents approximately 65% of the total population that will be served. Therefore, the annual cost of the two different levels of library facilities will be multiplied by a 65% factor to compute the amount of the annual library cost that can fairly be allocated to the Project.

Based on this approach, the Project's annual library service costs will begin at approximately $1.7 million in 2010 and rise to approximately $2.9 million in 2020. Figure 5c presents the expenditures at five different points in time during the build-out.

Figure 5c

	2009	2013	2017	2021	2025
Library Costs (000)	$0	$1,714	$1,714	$2,940	$2,940

PUBLIC WORKS

The principal costs to the County in the Public Works category will be the maintenance of public roadways. Those costs are commonly estimated in terms of dollars per lane mile which allows for roadways of different widths. The bulk of the costs are associated with periodic maintenance of the streets and adjacent rights of way as well as lighting. Newhall Land estimates that approximately 182 lane miles of local and major collector roadways in the Project that would be maintained by the County. Appendix Exhibit A-5 details the lane miles by individual community and major, collector or local classification, which will be maintained by the County. It should be pointed out that a significant amount of the local streets in the Project (both private and public-access) will maintained by special districts or homeowners' associations and not by the County.

The County provided estimates of costs per lane mile for both street maintenance and lighting for local and major collector streets. The annual street maintenance costs per lane mile are $6,400 for major streets, $5,600 for collector streets and $4,700 for local streets. The annual cost per lane mile for lighting is $4,500 for major and collector streets, and $2,800 for local streets.

These costs are applied only to the publicly dedicated streets and explicitly exclude private streets within gated communities, the maintenance costs for which are covered by HOA or property owner association fees. Maintenance costs for a significant amount of the streets outside of the gated portions of the Project will also be maintained by special tax or assessment district funding.

The estimated annual Public Works expenditures are $242,000 in the first year and rise to a total of $1.7 million annually at full build-out in 2025. Figure 5d presents the annual expenditures at five different points of time during the build-out.

Figure 5d

	2009	2013	2017	2021	2025
Public Works Costs (000)	$242	$1,044	$1,483	$1,675	$1,675

ANIMAL CARE AND CONTROL

The County will provide animal care and control services for the project. The County was not able to independently provide an estimate of the cost for the Project. In the absence of that information, the cost to the Project was estimated on a per capita basis. The County has budgeted a net cost for these services of approximately $7.9 million in Fiscal Year 2005-2006. That is equivalent to $7.29 per capita for the unincorporated areas of the County and may overstate the cost to provide the service in the Project. Nevertheless, that factor was used to estimate the Project's cost in this service area to avoid understating the cost. At that per capita cost, the County's annual expenditures will begin at approximately $12,000 and rise to approximately $541,000 at full build-out in 2025. Figure 5e presents the annual expenditures at five different points in time during the build-out.

Figure 5e

	2009	2013	2017	2021	2025
Animal Care & Control Costs (000)	$12	$180	$412	$523	$541

PARKS AND RECREATION

The Parks and Recreation Department will incur costs in two different categories to serve the Project. The first is recreation services. This is the cost to provide various physical, educational and cultural programs and services. Levander estimated that the net per capita cost of recreation program services for unincorporated area residents was approximately $4.65. Cumulative inflation since 1996 is 26.6%. In abundance of caution and in order to not under estimate the current cost, the 1996 cost was increased by two times the overall inflation rate. This produced an annual per capita cost of approximately $7.00. As shown in Figure 5f, applying that factor to the Project results in an initial annual expenditure of approximately $11,000 and rising to $520,000 annually in 2025.

Figure 5f

	2009	2013	2017	2021	2025
Recreation Costs (000)	$11	$173	$395	$502	$520

The other cost category is the physical maintenance of any public parkland not maintained by a special district. Newhall Land estimates that approximately 254 acres of active parkland in the project that will have to be maintained by the County. Any recreational land and open space that would not be maintained by the County was excluded. The County was not able to provide a current estimate of the annual cost of operating and maintaining an acre of active parkland. In the absence of a current per acre cost being provided by the County, a cost was extrapolated from the unit cost used by Levander in its 1996 fiscal analysis of the predecessor project.

Levander estimated a $6,400 annual per acre cost in 1996 for active parks based on tabulations of actual unit costs provided by the Parks and Recreation Department. An inflation adjustment similar to that for recreation program services was applied to this cost factor. This produced an annual per acre cost of operations and maintenance of $9,700. As presented in Figure 5g, applying that cost factor to the number of acres that will be maintained by the County results in an initial annual cost of $49,000 rising to $2.5 million in 2016 and thereafter, by which time all of the parkland will be in place.

Figure 5g

	2009	2013	2017	2021	2025
Parks Costs (000)	$49	$958	$2,487	$2,487	$2,487

Exhibit 3 presents the annual cost or both recreation and parks expenditures at five different points in time during the build-out. There will be additional park land and open space in the Project which will not be a responsibility of the County to maintain. Maintenance of those facilities will be funded by HOA, special tax or assessment mechanisms. It is possible that Newhall Land will establish assessment districts to maintain some of the 254 acres of park land which it is assumed in this analysis will be maintained by the County from its general fund. If that occurs, the County will be relieved of $9,700 in annual maintenance costs for every acre whose annual maintenance burden is transferred to an assessment district.

PLANNING

The County provides a full range of regional planning services in the unincorporated areas. The County was unable to provide an estimate of the cost of providing those services to the Project or to provide cost factors that could be used to derive a cost estimate. Consequently, it was decided to derive a per capita net cost factor for those services. In the County Fiscal Year 2005-2006 budget the net cost of providing regional planning services is approximately $10.4 million. This is equivalent to $9.57 per capita. Applying that per capita cost factor, produces an initial annual cost of $16,000 in the first year that properties are completed. The annual expenditure rises to approximately $711,000 in 2025. Figure 5h presents the annual cost for planning services at five different points of time during the build-out.

Figure 5h

	2009	2013	2017	2021	2025
Planning Costs (000)	$16	$237	$541	$686	$711

Note that these costs exclude application fees and other charges. Therefore, they represent the net cost to the County and not the total cost of processing new proposals.

OTHER SERVICE CATEGORIES

Two other specific service categories are also associated with the unincorporated areas of the County. Those are the District Attorney and the Treasurer and Tax Collector. Discussions were held with representatives of each of those offices. Neither office believed that their operations would be affected in a material way as a consequence of the development of the Project.

GENERAL ADMINISTRATIVE SERVICES

The County provides a variety of support and overhead support to the various departments that provide direct services. In the 1996 fiscal analysis Levander determined that the cost of that overhead support cost the County approximately 7.7% of other activities. That analysis differed from this analysis in that it examined countywide services in addition to services that are associated only with unincorporated areas. Data is not available to allocate those general administrative service costs among countywide services and services for unincorporated areas. To avoid understating the cost of this overhead support services, a 10% factor has been used to compute the cost of providing general administrative services to accompany the other unincorporated area services for which individual costs have been estimated.

Figure 5i

	2009	2013	2017	2021	2025
General Administration Costs (000)	62	1,437	2,958	3,407	3,459

SPECIAL TAX AND ASSESSMENT CONSIDERATIONS

As mentioned previously, Newhall Land has announced its intention to establish both special districts and homeowners associations to fund the necessary annual operation and maintenance costs associated with a number of the facilities that will be constructed with the Project. Those facilities consist primarily of roadways. The presence of those funding mechanisms will very significantly reduce some of the usual funding burdens that the County bears in other unincorporated areas of the County. For the purpose of estimating annual County service expenditures, this analysis has focused on only those facilities that would in fact be operated and maintained by the County from its General Fund.

VII. NET IMPACT

COMBINED PROJECT

With the exception of the second year, the net fiscal impact of the Project will be positive (i.e., a surplus) and substantially so. A year-by-year tabulation of the individual categories of revenues and expenditures is presented in Exhibit 8. The somewhat anomalous condition in which in the first year is positive and the second year is negative is attributable to a one year delay in having to fund the new library facility and fire station.

The largest factor creating a negative fiscal impact in the second year is the need to construct and operate a new fire station at that point to serve the new houses that will be completed. That second year deficit is also attributable to cost of the new library, the first phase of which would begin operation in that year. Both of those facilities will have excess capacity during the first several years. The gross and net fiscal figures reach approximately 95% of their final amount in 2021, which is 13 years into the 16-year build-out term.

The large $42.3 million surplus at full build-out represents 53% of total revenues. This existence of a large surplus is attributable to several factors. The most significant factor is the relatively large combined share of property tax revenues to which the County is entitled. That high share of property tax and the relatively high property values produces unusually large revenue per capita.

Contributing to that effect is the fact that the Project is an entirely new community. This means that it does not have on the tax rolls a large stock of properties that have not transacted for years. It is common in other communities for there to be a significant number of properties that are carried on the books at very low assessed value because their ownership has not changed for many years and their assessed value has lagged far behind market values. All of the properties in the Project will be going onto the tax rolls at their full market value.

Also of note is the very large contribution that the fire protection share of the general levy makes to total revenues. It is the largest component (even larger than the General Fund share) of the 1.00% property tax general levy.

An additional significant factor contributing to there being a large positive fiscal impact is Newhall Land's plan to create special funding mechanisms to cover a number of annual service costs that are usually the responsibility of the general fund of a city or county. These mechanisms will include HOA fees as well as special tax or assessment districts. They will fund significant amount of the annual maintenance for roadways in the communities.

One aspect of the expenditure figures is unusual compared to what is commonly found in fiscal analyses. That aspect is that the annual fire protection cost is very close to the annual law enforcement cost. It is common to find that law enforcement costs exceed fire protection costs by 25% to 30% or sometimes more. This raises the question of whether the law enforcement costs could be understated or the fire protection costs overstated. The consultants necessarily must respect the estimates provided by County personnel. The consulting team would hypothesize that the newness of the community, the absence of poverty, and the absence of large public venues as well as some gated portions of the Project all contribute to a lower policing costs while leaving fire protection unchanged at the same time that low development density and higher property values may contribute to higher fire protection costs.

As indicated in the section of the report dealing with expenditures, the current annual cost of the Sheriff's Department providing law enforcement services under contract to the adjacent City of Santa Clarita is approximately $82 per capita. As indicated in that section it the Sheriff's Department estimates the law enforcement costs for the Project will be $179 per capita. That is a 118% higher cost than the contract services for the City of Santa Clarita. This suggests that the law enforcement costs are not likely to be understated. The fire protection expenditures are based on budget figures provided by the County after careful analysis of the Project's development characteristics. Thus, they are not likely to be overstated. The relative relationship between the law enforcement and fire protection expenditures may be attributable to the level of fire protection service being particularly extensive compared to a less severe law enforcement burden.

INDIVIDUAL COMMUNITIES

Breakdowns of the total revenues and expenditures for the seven different communities at five different points in time during the build-out term are presented in Exhibit 9. Breakdowns for individual revenue and expenditure line items for each community at full build-out are presented in Exhibit 10.

As a percent of the entire Project's net fiscal impact, Entrada at 24% and Potrero at 23% are the largest contributors. The principal factors in their large contribution to the entire Project's positive net fiscal revenue is the relatively large amount of sales tax being generated by both and the transient occupancy tax generated by the hotel in Entrada. Potrero also has a significantly higher total assessed value that the other communities.

SURPLUS OVER TIME

The results described in Exhibits 3 and 8 show a significant fiscal surplus to the County at full build-out. This surplus, which would appear to apply to each of the communities separately and in the aggregate amounts to approximately $42.3 million a year, requires some further discussion. There are two reasons that such a discussion is needed. One is the fact that the surplus is somewhat counterintuitive since residential development, which is the dominant form of development under study here, often yields negative rather than positive fiscal impacts. A second factor has to do with a convention adopted in the analysis which is to use only constant uninflated 2006 dollars.

In this section of the report, there will be a brief discussion of the reasons for this surplus and why they are not ultimately consistent with the more intuitive judgment that housing development, particularly under Proposition 13, is not "profitable" for cities. Separately, there will be a discussion of both the consequences and the implications of using constant uninflated dollars. The reason for this latter discussion is the fact that Proposition 13 does materially change the way in which assessed value and, by extension, property tax revenues fail to keep up with housing values. This phenomenon requires some discussion and analysis.

Origins of the Surplus

Broadly speaking, there appear to be three critical reasons for the fact that this analysis shows a substantial surplus:

1. All properties are "fully assessed".

2. Their properties are generally higher valued properties than county-wide medians.

3. Newhall Land has incorporated a significant number, though by no means all or even a majority, of municipal services in private development thereby relieving the County of some otherwise anticipated costs.

Each of these three warrants some further brief discussion.

At any given point in time, the property tax revenue from an older and settled area reflects a mixture of homes that have not been reassessed for long periods of time, a modest number of new homes, and an indeterminate number of homes that have recently turned over in the resale market and consequently have had their property tax income brought up to "full assessment".

In the analysis presented herein, all the properties are the equivalent of "fully assessed" because at the point where the analysis is being done, they are all "new". In part, this is an artifact of using constant dollars. The consulting team seriously considered whether or not to incorporate housing inflation, and concluded that such incorporation would create more problems than it would resolve. First of all, there was the issue of which housing inflation or appreciation rate to use. Recent inflation rates consistently in strong double digits may not be an appropriate characterization of the next 17 years. At the same time, if one set of numbers incorporates inflation, then the question becomes should all the other numbers --- notably including the costs of providing County services ---be also inflated and, if so, by what rate.

Accordingly, the originally stipulated framework for analysis, i.e. constant uninflated 2006 dollars, was maintained. In so doing, there is some risk that the impact of slower than "real" inflation in assessed value, due to Proposition 13, is possible. This will be discussed at greater length below.

The second major reason is that the housing proposed by Newhall Land for the west side of the I-5 Freeway in the six communities under study is generally higher than the median value of new housing in the area or for that matter in the County as a whole. This also leads to larger revenues relative to costs than would otherwise be expected in some sort of normal distribution of prices.

Finally, many parts of the proposed six communities will in fact be private gated communities, or pay directly for services and infrastructure maintenance through the use of locally funded municipal services entities of various types. Lighting and landscaping districts and in some cases actual private streets will all mitigate the costs otherwise normally incurred by the County in supporting residential development.

Collectively, these three factors account for the surplus.

Exhibit 8: Summary of Expenditures and Revenues Inputs, By Community and Land Use

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
EXP./REVENUES' INPUTS [1]																	
Absorption - Units	528	2,246	4,066	6,623	9,478	12,689	15,833	18,563	21,036	23,486	25,094	26,142	26,908	27,478	27,782	27,893	27,893
Absorption - SF	0	416,970	1,171,256	2,039,192	3,316,300	5,915,205	6,863,988	8,708,389	10,267,553	10,537,716	10,611,049	10,684,383	10,757,716	10,831,049	10,867,716	10,867,716	10,867,716
Population	1,636	6,239	10,883	17,333	24,745	33,365	42,064	49,560	56,459	62,629	66,661	69,556	71,682	73,237	73,987	74,256	74,256
Employees	0	1,252	3,403	5,670	9,206	15,171	17,574	23,977	29,998	31,079	31,372	31,666	31,959	32,252	32,399	32,399	32,399
Assessed Value (In Mn $'s)	300.5	1,197.7	2,473.3	3,977.5	5,875.8	8,062.9	9,939.4	12,164.2	14,138.4	15,461.3	16,314.2	16,881.9	17,297.0	17,595.3	17,747.2	17,805.7	17,805.7
New Retailers' Sales (Mn $'s)	0.0	14.1	40.0	86.4	107.9	169.7	186.2	351.9	517.6	517.6	517.6	517.6	517.6	517.6	517.6	517.6	517.6
Residents' Retail Expenditure (Mn $'s)	16.5	68.4	126.9	202.5	293.1	407.2	512.2	616.3	710.0	788.6	839.4	872.8	897.5	916.3	926.3	930.0	930.0
Total Property Tax (Mn $'s)	3.0	12.0	24.7	39.8	58.8	80.6	99.4	121.6	141.4	154.6	163.1	168.8	173.0	176.0	177.5	178.1	178.1
REVENUES ($ 000's) [3]																	
Taxes																	
Property - General Levy																	
Adjusted County Unrestricted [4]	485	1,805	3,509	5,499	8,051	10,965	13,464	16,460	19,072	20,739	21,812	22,526	23,046	23,415	23,602	23,673	23,673
Library	69	293	633	1,037	1,549	2,153	2,671	3,265	3,794	4,154	4,385	4,540	4,653	4,734	4,776	4,792	4,792
Fire	536	2,182	4,582	7,423	11,021	15,237	18,855	23,054	26,779	29,292	30,909	31,986	32,774	33,342	33,631	33,742	33,742
Total General Levy	1,091	4,279	8,724	13,959	20,620	28,355	34,990	42,779	49,645	54,185	57,107	59,052	60,473	61,491	62,009	62,207	62,207
Property - Special Taxes																	
Library	14	58	105	170	244	326	407	477	541	604	645	672	692	707	715	717	717
Fire	26	103	225	362	544	797	978	1,178	1,352	1,464	1,535	1,589	1,630	1,661	1,678	1,684	1,684
Total Special Taxes	40	161	329	532	788	1,123	1,385	1,655	1,893	2,068	2,180	2,261	2,322	2,368	2,393	2,401	2,401
Retail Sales Tax																	
Project Area Retailers	0	141	400	864	1,079	1,697	1,862	3,519	5,176	5,176	5,176	5,176	5,176	5,176	5,176	5,176	5,176
Other Retailers [2]	48	196	374	598	872	1,192	1,488	1,772	2,027	2,248	2,393	2,488	2,558	2,611	2,639	2,649	2,649
Total Sales Tax	48	337	774	1,462	1,951	2,889	3,350	5,291	7,203	7,425	7,569	7,664	7,734	7,787	7,815	7,825	7,825
Utility User Tax																	
Residential Units	57	243	439	715	1,024	1,370	1,710	2,005	2,272	2,536	2,710	2,823	2,906	2,968	3,000	3,012	3,012
Commercial Uses	0	88	243	416	675	1,168	1,358	1,773	2,142	2,209	2,226	2,244	2,261	2,279	2,288	2,288	2,288
Total Utility User Taxes	57	331	682	1,131	1,699	2,539	3,068	3,778	4,414	4,745	4,936	5,067	5,167	5,246	5,288	5,300	5,300
Transient Occupancy	0	0	0	0	0	0	0	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232
Docmentary Transfer	166	507	770	962	1,262	1,587	1,523	1,679	1,665	1,456	1,270	1,157	1,101	1,059	990	941	908
Franchise Fee	11	44	76	121	173	234	294	347	395	438	467	487	502	513	518	520	520
TOTAL REVENUES	**1,412**	**5,659**	**11,356**	**18,168**	**26,493**	**36,727**	**44,611**	**56,761**	**66,448**	**71,549**	**74,761**	**76,920**	**78,530**	**79,696**	**80,244**	**80,426**	**80,394**
EXPENDITURES ($ 000's) [5]																	
Sheriff	291	1,109	1,935	3,081	4,399	5,931	7,478	8,810	10,036	11,133	11,850	12,364	12,743	13,019	13,152	13,200	13,200
Fire & EMS	0	3,200	3,200	5,660	5,660	5,660	10,053	10,053	12,513	12,513	12,513	12,513	12,513	12,513	12,513	12,513	12,513
Library	0	1,714	1,714	1,714	1,714	1,714	1,714	1,714	1,714	1,714	1,714	2,940	2,940	2,940	2,940	2,940	2,940
Public Works	242	470	689	925	1,044	1,234	1,308	1,383	1,483	1,580	1,613	1,646	1,675	1,675	1,675	1,675	1,675
Animal Care & Control	12	45	79	126	180	243	307	361	412	457	486	507	523	534	539	541	541
Parks	49	166	563	860	958	1,007	1,056	2,438	2,487	2,487	2,487	2,487	2,487	2,487	2,487	2,487	2,487
Recreation	11	44	76	121	173	234	294	347	395	438	467	487	502	513	518	520	520
Planning	16	60	104	166	237	319	403	475	541	600	638	666	686	701	708	711	711
General Admin	62	681	836	1,265	1,437	1,634	2,261	2,558	2,958	3,092	3,177	3,361	3,407	3,438	3,453	3,459	3,459
TOTAL EXPENDITURES	**682**	**7,488**	**9,196**	**13,920**	**15,802**	**17,977**	**24,875**	**28,139**	**32,540**	**34,015**	**34,946**	**36,972**	**37,476**	**37,821**	**37,987**	**38,047**	**38,047**
SURPLUS/(DEFICIT) ($ 000's) [6]	**730**	**-1,830**	**2,160**	**4,248**	**10,691**	**18,750**	**19,736**	**28,622**	**33,908**	**37,534**	**39,816**	**39,948**	**41,054**	**41,875**	**42,257**	**42,380**	**42,347**

Notes:

[1] Refer Summary Exhibits 5.0 thru 5.6 for break-up of Costs & Revenues' Drivers by Community & Consolidated Product.

[2] Expenditure by Residents & Employees of Project Area at those retailers in Unincorporated LA County outside of Newhall Ranch Project Area.

[3] Refer Assumptions Exhibit A-1 for Standards & Methodology for deriving each Revenue item.

[4] The County Unrestricted portion of the Property Tax General Levy is adjusted for only the County share from Unincorporated Area

[5] Refer Assumptions Exhibit B-1 for Standards & Methodology for deriving each Expenditure item.

[6] All Amounts are in Uninflated 2006 Dollars.

Exhibit 9

Revenues and Expenditures, by Community and Development Phase

Project Area Community	In $ 000's					As Percentage of Total Revenues/Expenditures				
	2009	2013	2017	2021	2025	2009	2013	2017	2021	2025
ALL PROJECT										
Revenues	$1,412	$26,493	$66,448	$78,530	$80,394					
Expenditures	682	15,802	32,540	37,476	38,047					
Surplus/(Deficit)	**730**	**10,691**	**33,908**	**41,054**	**42,347**					
ENTRADA										
Revenues	$0	$1,456	$13,681	$15,161	$15,286	0%	5%	21%	19%	19%
Expenditures	0	899	3,630	4,203	4,126	0%	6%	11%	11%	11%
Surplus/(Deficit)	0	557	10,050	10,958	11,160	**0%**	**5%**	**30%**	**27%**	**26%**
HOMESTEAD										
Revenues	$0	$5,615	$14,118	$14,427	$14,427	0%	21%	21%	18%	18%
Expenditures	0	3,687	7,943	7,591	7,466	0%	23%	24%	20%	20%
Surplus/(Deficit)	0	1,928	6,175	6,836	6,962	**0%**	**18%**	**18%**	**17%**	**16%**
POTRERO										
Revenues	$0	$0	$9,470	$19,436	$21,174	0%	0%	14%	25%	26%
Expenditures	0	0	5,645	11,395	12,397	0%	0%	17%	30%	33%
Surplus/(Deficit)	0	0	3,824	8,041	8,777	**0%**	**0%**	**11%**	**20%**	**21%**
MISSION VILLAGE										
Revenues	$159	$10,460	$12,660	$12,925	$12,925	11%	39%	19%	16%	16%
Expenditures	180	7,317	7,424	6,815	6,698	26%	46%	23%	18%	18%
Surplus/(Deficit)	-22	3,143	5,236	6,110	6,227	**-3%**	**29%**	**15%**	**15%**	**15%**
LEGACY										
Revenues	$0	$1,068	$8,130	$8,192	$8,192	0%	4%	12%	10%	10%
Expenditures	0	1,139	5,278	5,008	4,929	0%	7%	16%	13%	13%
Surplus/(Deficit)	0	-71	2,852	3,184	3,263	**0%**	**-1%**	**8%**	**8%**	**8%**
LANDMARK										
Revenues	$1,253	$3,398	$3,665	$3,665	$3,665	89%	13%	6%	5%	5%
Expenditures	502	2,694	2,507	2,351	2,318	74%	17%	8%	6%	6%
Surplus/(Deficit)	752	704	1,158	1,314	1,346	**103%**	**7%**	**3%**	**3%**	**3%**
COMMERCE CENTER										
Revenues	$0	$4,495	$4,724	$4,724	$4,724	0%	17%	7%	6%	6%
Expenditures	0	66	113	113	113	0%	0%	0%	0%	0%
Surplus/(Deficit)	0	4,429	4,612	4,612	4,612	**0%**	**41%**	**14%**	**11%**	**11%**

Note: All Dollar Amounts are in Uninflated 2006 Dollars

Exhibit 10

Amount of Revenues and Expenditures, by Community, at Build-Out

Expenditure/Revenue Items	Entrada	Homestead	Potrero	Mission	Legacy	Landmark	Commerce Center	Project
REVENUES ($ 000's)	**15,286**	**14,427**	**21,174**	**12,925**	**8,192**	**3,665**	**4,724**	**80,394**
Property - General Levy	9,557	12,210	17,035	10,408	6,704	2,974	3,319	62,207
Property - Special Taxes	361	473	667	412	252	105	131	2,401
Retail Sales Tax	2,950	595	1,852	978	580	271	600	7,825
Utility User Tax	1,008	846	1,184	882	486	244	650	5,300
Transient Occupancy	1,232	0	0	0	0	0	0	1,232
Docmentary Transfer	117	200	274	154	98	41	25	908
Franchise Fee	61	103	163	91	71	30	0	520
EXPENDITURES ($ 000's)	**4,126**	**7,466**	**12,397**	**6,698**	**4,929**	**2,318**	**113**	**38,047**
Sheriff's	1,554	2,627	4,146	2,310	1,803	760	0	13,200
Fire Protection	1,586	2,546	3,781	2,392	1,561	648	0	12,513
Library	346	585	923	514	402	169	0	2,940
Public Works	56	481	384	215	273	165	102	1,675
Animal Care & Control	64	108	170	95	74	31	0	541
Parks	0	196	1,480	348	200	264	0	2,487
Recreation	61	103	163	91	71	30	0	520
Planning	84	141	223	124	97	41	0	711
General Admin	375	679	1,127	609	448	211	10	3,459
SURPLUS/(DEFICIT)	**11,160**	**6,962**	**8,777**	**6,227**	**3,263**	**1,346**	**4,612**	**42,347**

Note: All Dollar Amounts are in Uninflated 2006 Dollars

Shares of Revenues and Expenditures, by Community, at Build-Out

Expenditure/Revenue Items	Entrada	Homestead	Potrero	Mission	Legacy	Landmark	Commerce Center	Project
REVENUES	**19.0%**	**17.9%**	**26.3%**	**16.1%**	**10.2%**	**4.6%**	**5.9%**	**100.0%**
Property - General Levy	15.4%	19.6%	27.4%	16.7%	10.8%	4.8%	5.3%	100.0%
Property - Special Taxes	15.0%	19.7%	27.8%	17.2%	10.5%	4.4%	5.5%	100.0%
Retail Sales Tax	37.7%	7.6%	23.7%	12.5%	7.4%	3.5%	7.7%	100.0%
Utility User Tax	19.0%	16.0%	22.3%	16.6%	9.2%	4.6%	12.3%	100.0%
Transient Occupancy	100.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	100.0%
Docmentary Transfer	12.9%	22.0%	30.1%	16.9%	10.8%	4.5%	2.8%	100.0%
Franchise Fee	11.8%	19.9%	31.4%	17.5%	13.7%	5.8%	0.0%	100.0%
EXPENDITURES	**10.8%**	**19.6%**	**32.6%**	**17.6%**	**13.0%**	**6.1%**	**0.3%**	**100.0%**
Sheriff's	11.8%	19.9%	31.4%	17.5%	13.7%	5.8%	0.0%	100.0%
Fire Protection	12.7%	20.3%	30.2%	19.1%	12.5%	5.2%	0.0%	100.0%
Library	11.8%	19.9%	31.4%	17.5%	13.7%	5.8%	0.0%	100.0%
Public Works	3.3%	28.7%	22.9%	12.9%	16.3%	9.8%	6.1%	100.0%
Animal Care & Control	11.8%	19.9%	31.4%	17.5%	13.7%	5.8%	0.0%	100.0%
Parks	0.0%	7.9%	59.5%	14.0%	8.0%	10.6%	0.0%	100.0%
Recreation	11.8%	19.9%	31.4%	17.5%	13.7%	5.8%	0.0%	100.0%
Planning	11.8%	19.9%	31.4%	17.5%	13.7%	5.8%	0.0%	100.0%
General Admin	10.8%	19.6%	32.6%	17.6%	13.0%	6.1%	0.3%	100.0%
SURPLUS/(DEFICIT)	**26.4%**	**16.4%**	**20.7%**	**14.7%**	**7.7%**	**3.2%**	**10.9%**	**100.0%**

Note: All Dollar Amounts are in Uninflated 2006 Dollars

Exhibit 10 (Continued)

Shares of Revenues and Expenditures, within Community, at Build-Out

Expenditure/Revenue Items	Entrada	Homestead	Potrero	Mission	Legacy	Landmark	Commerce Center	Project
REVENUES	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Property - General Levy	62.5%	84.6%	80.5%	80.5%	81.8%	81.1%	70.3%	77.4%
Property - Special Taxes	2.4%	3.3%	3.2%	3.2%	3.1%	2.9%	2.8%	3.0%
Retail Sales Tax	19.3%	4.1%	8.7%	7.6%	7.1%	7.4%	12.7%	9.7%
Utility User Tax	6.6%	5.9%	5.6%	6.8%	5.9%	6.7%	13.8%	6.6%
Transient Occupancy	8.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	1.5%
Docmentary Transfer	0.8%	1.4%	1.3%	1.2%	1.2%	1.1%	0.5%	1.1%
Franchise Fee	0.4%	0.7%	0.8%	0.7%	0.9%	0.8%	0.0%	0.6%
EXPENDITURES	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**	**100.0%**
Sheriff's	37.7%	35.2%	33.4%	34.5%	36.6%	32.8%	0.0%	34.7%
Fire Protection	38.4%	34.1%	30.5%	35.7%	31.7%	27.9%	0.0%	32.9%
Library	8.4%	7.8%	7.4%	7.7%	8.1%	7.3%	0.0%	7.7%
Public Works	1.3%	6.4%	3.1%	3.2%	5.5%	7.1%	90.9%	4.4%
Animal Care & Control	1.5%	1.4%	1.4%	1.4%	1.5%	1.3%	0.0%	1.4%
Parks	0.0%	2.6%	11.9%	5.2%	4.1%	11.4%	0.0%	6.5%
Recreation	1.5%	1.4%	1.3%	1.4%	1.4%	1.3%	0.0%	1.4%
Planning	2.0%	1.9%	1.8%	1.9%	2.0%	1.8%	0.0%	1.9%
General Admin	9.1%	9.1%	9.1%	9.1%	9.1%	9.1%	9.1%	9.1%
SURPLUS/(DEFICIT) /1	**73.0%**	**48.3%**	**41.5%**	**48.2%**	**39.8%**	**36.7%**	**97.6%**	**52.7%**

'/1 Surplus/(Deficit) as a percentage of Total Revenues for respective Communities.
Note: All Dollar Amounts are in Uninflated 2006 Dollars

IMPLICATION OF THE USE OF CONSTANT DOLLARS

Since the passage of Proposition 13 in 1978, assessed values, on which most property taxes are based, no longer reliably track actual market values on a current basis since re assessment occurs only on sale. This "lagging" effect creates a calculation problem in determining fiscal impact using constant dollars. Constant dollars reliably reflect the balance between revenues and costs only if increases in property assessed valuation, which accounts for the bulk of County revenues, precisely parallel the inflation in municipal service costs. Under Proposition 13, however, this is clearly not the case since it is likely, perhaps even inevitable, that growth in assessed valuation will lag the growth in housing values.

Although assessed values will always lag behind changes in market value, it is possible that even so assessed value will keep up with general inflation. For over sixty years, real estate values have, on average, inflated at a higher rate than the general inflation rate. Therefore some of the lag factor associated with Proposition 13 and the lack of reassessment except at sale will be offset by the premium associated with "real" real estate appreciation.

Another issue to be considered is the fact County service costs are likely to rise faster than general inflation. Such costs are dominated by labor costs and labor costs have traditionally risen more rapidly than general inflation---although that has not been true in the current extended recovery. Over the planning horizon of this analysis it is possible---even likely---that there will a higher than average inflation rate for municipal service costs.

As noted earlier in this report, any attempt to quantify these impacts requires a whole host of complex assumptions the detailed resolution of which is out the scope of this analysis. Nevertheless, it is appropriate and perhaps even necessary, to consider how much the apparent surplus advantage of this project might deteriorate as a function of the lag in property values assessment as compared to ongoing inflation in municipal service costs.

To illustrate the potential for a deterioration in the estimated surplus, the consulting team has prepared an example analysis shown in Exhibit 20. In this Exhibit, assumptions are made about the different rates of inflation in different components and also the turnover in housing.

It is assumed, based on historical research undertaken by ADK&A that the long term rate of housing inflation is at least 1.25% greater than the long term rate of general inflation. Research, based in part on the index of housing values maintained by the Real Estate Research Committee of Southern California, supports this differential.

ADK&A and CB Richard Ellis Consulting have no formal data on the increase in municipal service costs. This increase is, itself, a very complex factor reflecting a change in the scope of mandates as well as the change in actual service costs for a constant bundle of functions. In an attempt to be deliberately conservative, the consulting team has used an assumed 2% premium over general inflation for municipal service costs.

Once again, it is important to realize that this is merely an illustration to demonstrate that, even with the differential inflation rates and the lag time associated with property values, the surplus would be maintained throughout the 17 years covered in this analysis. It would, however, cause the surplus to deteriorate as a proportion of total revenue. By the end of the period, the surplus would represent 48% of total revenues as compared to 59% at the beginning.

In the particular set of assumptions shown in Exhibit 11, it is assumed that the average turnover in housing is ten years or 10% per year. This is a deliberately conservative assumption with respect to ownership housing which is the dominant land use. Builder association and census statistics suggest 7-8 years as an average length on tenure. On the other hand, commercial properties tend to turn over at a slower rate.

It is further assumed that there is a premium for housing inflation of 1.25% and that in the absence of turnover of housing, the property values and assessed valuation occur at the statutory rate of 2%.

Based on analysis of several of the individual communities, it is assumed that at "stabilization", the surplus of revenues over municipal service costs represents roughly 48% of revenues.

For a hypothetical $10 million of fiscal impacts, this would be a surplus of $5.9 million.

It appears that approximately 81% of fiscal revenue is generated by property tax.

Combining these assumptions shows that there is in fact some deterioration of the surplus as a proportion of total revenue due to the assumed higher rate of inflation in municipal service costs than in real estate. In whole dollars, the surplus continues to grow. Notwithstanding this differential, even at the end of 17 years, there is a surplus roughly equal to 48% of total revenues.

In conclusion, it may be said that the factors that create the surplus while subject to some degradation over time are in fact fairly stable, and the County should be able to look forward to a continued substantial surplus of revenues over expenses for the full duration of this analysis.

Exhibit 11:

Simplified Illustrative Analysis of Differential Inflation Rates

GENERAL ASSUMPTIONS

Property Tax Revenues as Proportion of Total Revenue	80.48%	based on Prop. Tax =	$61.0	out of a total revenue=	$75.8
Initial Service Costs as Proportion of Total Revenue	41.03%	based on total costs=	$31.1		

	Property Tax	Other Revenue	Total Revenue	Service Costs	Surplus (Deficit) Amount	As Percent of Revenues	As Percent of Costs
SPECIFIC ASSUMPTIONS							
Annual Turnover Rate	10.00%						
Core Inflation Rate	3.00%	3.00%		3.00%			
Premium Over Core Rate	**1.25%**	0.00%		**2.00%**			
Combined Assumed Rate	4.25%	3.00%		5.00%			
Statutory Rate for Non Turnover	2.00%						
Initial Total Revenue			$10.00				
0	$8.05	$1.95	$10.00	$4.10	$5.90	59.0%	143.7%
1	8.23	2.01	10.24	4.31	5.93	57.9%	137.6%
2	8.43	2.07	10.50	4.52	5.98	56.9%	132.1%
3	8.66	2.13	10.79	4.75	6.04	56.0%	127.1%
4	8.91	2.20	11.10	4.99	6.12	55.1%	122.7%
5	9.19	2.26	11.45	5.24	6.21	54.3%	118.7%
6	9.50	2.33	11.83	5.50	6.33	53.5%	115.2%
7	9.84	2.40	12.24	5.77	6.47	52.8%	112.1%
8	10.22	2.47	12.69	6.06	6.63	52.2%	109.4%
9	10.63	2.55	13.18	6.36	6.81	51.7%	107.0%
10	11.08	2.62	13.71	6.68	7.02	51.2%	105.1%
11	11.55	2.70	14.26	7.02	7.24	50.8%	103.2%
12	12.05	2.78	14.83	7.37	7.46	50.3%	101.2%
13	12.56	2.87	15.42	7.74	7.69	49.8%	99.4%
14	13.09	2.95	16.04	8.12	7.92	49.4%	97.5%
15	13.65	3.04	16.69	8.53	8.16	48.9%	95.7%
16	14.23	3.13	17.36	8.96	8.40	48.4%	93.8%
17	14.83	3.23	18.06	9.40	8.65	47.9%	92.0%

Derivation of Real Estate Rate Assessed Value Growth Assuming Even Sequence of Turnover

	Share of total Property	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	10.00%	100.00%
Year	Year-End Value of Each Cohort As Proportion of Original (Boxed Numbers Indicate Turnover)											Total Value
1		**104.25%**	102.00%	102.00%	102.00%	102.00%	102.00%	102.00%	102.00%	102.00%	102.00%	102.23%
2		106.34%	**108.68%**	104.04%	104.04%	104.04%	104.04%	104.04%	104.04%	104.04%	104.04%	104.73%
3		108.46%	110.85%	**113.30%**	106.12%	106.12%	106.12%	106.12%	106.12%	106.12%	106.12%	107.55%
4		110.63%	113.07%	115.57%	**118.11%**	108.24%	108.24%	108.24%	108.24%	108.24%	108.24%	110.68%
5		112.84%	115.33%	117.88%	120.48%	**123.13%**	110.41%	110.41%	110.41%	110.41%	110.41%	114.17%
6		115.10%	117.64%	120.23%	122.89%	125.60%	**128.37%**	112.62%	112.62%	112.62%	112.62%	118.03%
7		117.40%	119.99%	122.64%	125.34%	128.11%	130.94%	**133.82%**	114.87%	114.87%	114.87%	122.29%
8		119.75%	122.39%	125.09%	127.85%	130.67%	133.55%	136.50%	**139.51%**	117.17%	117.17%	126.97%
9		122.15%	124.84%	127.59%	130.41%	133.28%	136.23%	139.23%	142.30%	**145.44%**	119.51%	132.10%
10		124.59%	127.34%	130.15%	133.02%	135.95%	138.95%	142.01%	145.15%	148.35%	**151.62%**	137.71%
11		**158.07%**	129.88%	132.75%	135.68%	138.67%	141.73%	144.85%	148.05%	151.32%	154.65%	**143.56%**
12		161.23%	**164.78%**	135.40%	138.39%	141.44%	144.56%	147.75%	151.01%	154.34%	157.75%	149.67%
13		164.45%	168.08%	**171.79%**	141.16%	144.27%	147.45%	150.71%	154.03%	157.43%	160.90%	156.03%
14		167.74%	171.44%	175.22%	**179.09%**	147.16%	150.40%	153.72%	157.11%	160.58%	164.12%	162.66%
15		171.10%	174.87%	178.73%	182.67%	**186.70%**	153.41%	156.80%	160.25%	163.79%	167.40%	169.57%
16		174.52%	178.37%	182.30%	186.32%	190.43%	**194.63%**	159.93%	163.46%	167.07%	170.75%	176.78%
17		178.01%	181.93%	185.95%	190.05%	194.24%	198.53%	**202.91%**	166.73%	170.41%	174.17%	184.29%

Source: Allan D. Kotin & Associates

VIII. ONE-TIME ECONOMIC IMPACT

DEFINITIONS

Economic impacts are generally estimated in terms of output (in dollars), payroll and jobs. This differs from fiscal impacts which are actual dollar revenues or expenditures by a governmental entity. The jobs component is quantified in terms of full time equivalents ("FTE"). Each of those impacts is divided into direct, indirect and induced components. Direct impacts are those associated with the specific activity being analyzed. In the case of the Project, the direct activity would consist of the actual development and construction of the Project elements on site. Indirect impacts result from spending by the businesses (such as purchases from their suppliers) involved in the direct activity. Induced impacts consist of the spending by households that have received income from the direct and indirect activities. The addition of the indirect and induced economic activity to the direct activity is often referred to as the multiplier or effect or "spin off."

LOS ANGELES AND VENTURA COUNTIES

To estimate the one-time economic impacts, factors had to be derived that could be applied to various Project specifications. To derive those factors, it was necessary to define three prototype developments that represent the types that would occur in the Project. The developments include 100 units of single-family housing, 100 units of multi-family housing and 100,000 square feet of commercial space.

While the actual construction will take place in Los Angeles County, supplier purchases could be made from vendors in either county or elsewhere. In addition, workers may live in either county and generate household spending near their place of residence. This analysis focuses on the impact on Los Angeles County and Ventura County. Figure 6 on following page summarizes the output of this analysis.

The following describes the approach used to estimate the impacts. The IMPLAN economic impact model created by Minnesota IMPLAN Group, Inc. was used in the analysis. It is very widely used for estimating the economic impact of projects. The first step consisted of estimating the total impacts of construction for each project type on the two-county area. While multipliers exist for each county individually, they are not designed to calculate impacts comparatively. Using combined two-county multipliers, it is possible to estimate direct, indirect, induced and total impacts for each type prototype development. Each aspect of the impact is represented in terms of dollar output, payroll, and number of jobs. The direct output is the estimated total construction cost. Direct jobs and payroll correspond to the workers on the site in the Project. All of these numbers are annualized.

Indirect impacts represent business-to-business purchases. Output can be interpreted as the increase in demand for supplies as a result of the direct construction project activity. As suppliers increase their production to meet this demand, they in turn create additional jobs and payroll. These jobs, payroll and production are spread across a wide range of local businesses in the two-county area.

Induced impacts primarily represent consumer type purchases made by the direct and indirect employees and their families. The total economic impact is the sum of these three components.

The next step involved allocating the impacts between the two counties. Los Angeles and Ventura counties are very disparate in size and economic diversity, so even though a portion of the Project is

adjacent to the Ventura County line, the vast majority of impacts would likely occur in Los Angeles County. All direct impacts are by definition in Los Angeles County at the site of the Project.

Figure 6
Comparative Impacts of Project
Los Angeles and Ventura Counties
(Thousands of 2006 Dollars)

	Direct Impacts			Indirect Impacts			Induced			Total Impacts		
	Output	Payroll	Jobs	Output	Payroll	Jobs	Output	Payroll	Jobs	Output	Payroll	Jobs
100 Single Family Units												
Los Angeles	$24,500	$8,429	157	$9,876	$3,923	92	$9,531	$3,359	89	$43,907	$15,710	337
Ventura	0	0	0	653	287	7	758	267	7	1,410	554	14
Total	24,500	8,429	157	10,528	4,209	99	10,289	3,626	96	45,318	16,264	351
100 Multi Family Units												
Los Angeles	$13,200	$5,892	109	$4,200	$1,728	40	$5,867	$2,067	55	$23,267	$9,687	203
Ventura	0	0	0	300	134	3	466	164	4	766	298	7
Total	13,200	5,892	109	4,500	1,862	43	6,333	2,232	59	24,033	9,986	210
100,000 SF Non-Residential												
Los Angeles	$16,000	$9,016	169	$5,430	$2,249	48	$8,652	$3,049	80	$30,082	$14,314	298
Ventura	0	0	0	380	175	4	688	242	6	1,068	417	10
Total	16,000	9,016	169	5,810	2,423	52	9,340	3,291	87	31,150	14,731	308

In order to distribute the indirect impacts, it is necessary to break those impacts down by industry. The indirect output impacts are converted into indirect job impacts using industry-specific job multipliers that define the relationship between number of jobs and output by industry. Jobs are distributed based on the share of jobs by industry in each county and summed. Payroll was distributed based on the share of jobs in each county.

The distribution of induced impacts is more straightforward since the availability of consumer goods and services is fairly evenly distributed throughout the urbanized area. In this case, place of residence is assumed to be the driver for consumer purchases by construction workers and the supplier industry workers. Thus, induced impacts are distributed based on the relative population of each county. Since Los Angeles has a population of over 10 million, while Ventura County has a population of only 813,000, most of the impacts will occur in Los Angeles County. From a transportation and access perspective, the Project location is also linked more directly to Los Angeles County than to Ventura County.

The impact factors derived for the three representative prototype developments were applied to the actual Project development specifications over the full build-out term. This produced the total projected cumulative economic impact for the Project in both Los Angeles and Ventura counties. For all components of the Project (and combining direct, indirect and induced impacts), the dollar value of the total output that will occur in both counties is approximately $13.0 billion. The total new payroll impact in both counties will be approximately $5.2 billion. The jobs impact (direct construction and others) for the two counties will be approximately 111,500 man-years of employment. The distribution of these benefits is approximately 97% to Los Angeles County and 3% to Ventura County. These total combined impacts are presented in Exhibit 4.

In relative terms, the Project's impact on Ventura County is as follows. The Ventura County output impact distributed over 16 years is equivalent to approximately 0.94% of the County's current annual total economic output. The Ventura County payroll impact is equivalent to approximately 1.10% of the County's current annual payroll. The dollar amount of these impacts will be distributed over the entire 16-year term of the build-out. Those proportionate impacts will not occur in a single year.

While estimating the economic impact with this approach it was also possible to estimate a fiscal impact not yet covered. State and local tax revenues from the *indirect* impacts were also estimated. A portion of that category of taxes from the *direct* impacts is already being measured in main portion of this Study. It was estimated that the state and local taxes paid by businesses as a result of the indirect impacts is approximately $405 million. It was also estimated that approximately 93% of those taxes will be generated in Los Angeles County and 7% in Ventura County.

POTENTIAL ON-GOING VENTURA COUNTY IMPACT

There will also be ongoing economic impacts. The creation of more than 24,000 new jobs at locations at least as close to east Ventura County as they are to many parts of Los Angeles County will create at least a minor positive impact for Ventura County residents seeking the types of jobs created, e.g. largely in the service industries. Notably, there may be a significant positive economic impact in the portion of eastern Ventura County nearest to the Project.

This impact would be expected both because of the proximity of the western portions of the Project to the Ventura County line and the convenience that businesses in that portion of Ventura County could offer to residents of the Project.

This same proximity could, under certain circumstances, create additional retail sales in eastern Ventura County. Currently there is little other than local serving retail in the communities of Santa Paula and Fillmore in eastern Ventura County. This situation could change in which event pure proximity could create a situation in which residents of those portions of the project closest to the County line would find it more convenient to shop in Ventura than in Los Angeles County.

Neither of these factors is likely to be significant in the near or even in the medium term, but as urbanization in both counties continues, the interchange of employment and shopping will increase and probably somewhat to the benefit of Ventura County.

ASSUMPTIONS AND GENERAL LIMITING CONDITIONS

ADK&A/CBRE has made extensive efforts to confirm the accuracy and timeliness of the information contained in this study. Such information was compiled from a variety of sources, including interviews with government officials, review of County documents, and other third parties deemed to be reliable. Although ADK&A/CBRE believes all information in this study is correct, it does not warrant the accuracy of such information and assumes no responsibility for inaccuracies in the information by third parties. We have no responsibility to update this report for events and circumstances occurring after the date of this report. Further, no guarantee is made as to the possible effect on development of present or future federal, state or local legislation, including any regarding environmental or ecological matters.

The accompanying projections and analyses are based on estimates and assumptions developed in connection with the study. In turn, these assumptions, and their relation to the projections, were developed using currently available economic data and other relevant information. It is the nature of forecasting, however, that some assumptions may not materialize, and unanticipated events and circumstances may occur. Therefore, actual results achieved during the projection period will likely vary from the projections, and some of the variations may be material to the conclusions of the analysis.

This report may not be used for any purpose other than that for which it is prepared. Neither all nor any part of the contents of this study shall be disseminated to the public through publication advertising media, public relations, news media, sales media, or any other public means of communication without prior written consent and approval of ADK&A/CBRE.

APPENDIX

A-1.0
Summary of Revenue & Expenditure Drivers, by Development Phase & by Community

Retail Category	2009	2013	2017	2021	2025
TOTAL NEWHALL RANCH PROJECT					
Absorption					
Residential Units	528	9,478	21,036	26,908	27,893
Commercial Space - SF	-	436,298	7,053,314	7,543,477	7,653,477
Project Area Population					
Resident Population	1,636	24,745	56,459	71,682	74,256
Employees	-	1,232	21,280	23,241	23,681
Assessed Value (In Mn $'s)	300.5	5,021.9	13,200.3	16,358.9	16,867.6
Retail Expenditure (In Mn $'s) /1	4.8	81.9	196.9	250.0	259.1
ENTRADA					
Absorption					
Residential Units	-	602	2,762	3,535	3,535
Commercial Space - SF	-	-	2,584,443	2,877,776	2,987,776
Project Area Population					
Resident Population	-	1,553	6,905	8,744	8,744
Employees	-	-	7,437	8,611	9,051
Assessed Value (In Mn $'s)	-	312.8	2,230.5	2,614.3	2,646.5
Retail Expenditure (In Mn $'s) /1	-	5.3	27.8	34.7	35.0
HOMESTEAD					
Absorption					
Residential Units	-	2,175	5,456	5,675	5,675
Commercial Space - SF	-	-	1,250,000	1,250,000	1,250,000
Project Area Population					
Resident Population	-	5,798	14,221	14,777	14,777
Employees	-	-	2,779	2,779	2,779
Assessed Value (In Mn $'s)	-	1,339.1	3,445.9	3,547.4	3,547.4
Retail Expenditure (In Mn $'s) /1	-	20.0	52.6	54.6	54.6
POTRERO					
Absorption					
Residential Units	-	-	2,644	7,443	8,428
Commercial Space - SF	-	-	1,257,000	1,257,000	1,257,000
Project Area Population					
Resident Population	-	-	8,137	20,749	23,322
Employees	-	-	4,085	4,085	4,085
Assessed Value (In Mn $'s)	-	-	1,956.9	4,537.9	5,014.3
Retail Expenditure (In Mn $'s) /1	-	-	26.4	69.5	78.4
MISSION VILLAGE					
Absorption					
Residential Units	72	4,819	5,331	5,331	5,331
Commercial Space - SF	-	247,900	1,102,170	1,299,000	1,299,000
Project Area Populaiton					
Resident Population	190	11,852	12,993	12,993	12,993
Employees	-	620	3,936	4,724	4,724
Assessed Value (In Mn $'s)	34.3	2,384.5	2,934.3	3,002.7	3,002.7
Retail Expenditure (In Mn $'s) /1	0.6	40.3	46.9	47.4	47.4
LEGACY					
Absorption					
Residential Units	-	438	3,399	3,480	3,480
Commercial Space - SF	-	-	486,000	486,000	486,000
Project Area Population					
Resident Population	-	1,267	9,928	10,144	10,144
Employees	-	-	1,689	1,689	1,689
Assessed Value (In Mn $'s)	-	227.5	1,818.0	1,842.1	1,842.1
Retail Expenditure (In Mn $'s) /1	-	3.8	30.2	30.8	30.8
LANDMARK					
Absorption					
Residential Units	456	1,444	1,444	1,444	1,444
Commercial Space - SF	-	188,398	373,701	373,701	373,701
Project Area Population					
Resident Population	1,446	4,275	4,275	4,275	4,275
Employees	-	612	1,354	1,354	1,354
Assessed Value (In Mn $'s)	266.1	758.0	814.6	814.6	814.6
Retail Expenditure (In Mn $'s) /1	4.2	12.5	13.0	13.0	13.0
COMMERCE CENTER					
Absorption					
Residential Units	-	-	-	-	-
Commercial Space - SF	-	2,880,002	3,200,002	3,200,002	3,200,002
Project Area Population					
Resident Population	-	-	-	-	-
Employees	-	7,974	8,870	8,870	8,870
Assessed Value (In Mn $'s)	-	853.9	938.1	938.1	938.1
Retail Expenditure (In Mn $'s) /1	-	5.2	5.8	5.8	5.8

A-2.0
Summary of Retail Sales, Expenditure & Taxes at Built-Out, by Community

Retail Category / Community -->	Entrada	Homestead	Potrero	Mission Village	Legacy	Landmark	Commerce Center	Project Total
Resident & Employee Expenditure ($ Mn's)								
Total Retail Expenditure	128.31	192.91	277.13	169.33	109.78	46.70	26.61	950.76
Taxable Retail Expenditure	112.61	169.98	243.57	148.66	96.28	41.00	23.30	835.39
Taxable Expenditure in Uninc. Area								
Taxable Expenditure in Project Area	27.76	29.33	42.42	28.47	16.89	7.89	13.98	166.73
Taxable Expenditure outside Project Area	35.00	54.55	78.35	47.39	30.82	12.97	5.82	264.92
Total	**62.76**	**83.88**	**120.78**	**75.86**	**47.71**	**20.86**	**19.80**	**431.65**
New Retail Space Sales ($ Mn's)	**260.00**	**4.95**	**106.85**	**50.38**	**27.20**	**14.13**	**54.13**	**517.63**
Project Generated Sales Tax ($ 000's)								
From New Retail Space in Project	2.60	0.05	1.07	0.50	0.27	0.14	0.54	5.18
In Uninc. Area outside Project	0.35	0.55	0.78	0.47	0.31	0.13	0.06	2.65
Total	**2.95**	**0.60**	**1.85**	**0.98**	**0.58**	**0.27**	**0.60**	**7.83**

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A-3.1
County Annual Revenues' & Expenditures' Schedule – by Community: ENTRADA

ENTRADA	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
COSTS & REVENUES' INPUTS [1]																	
Absorption - Units	-	-	-	88	602	1,177	1,764	2,380	2,762	3,089	3,329	3,473	3,535	3,535	3,535	3,535	3,535
Absorption - SF	-	-	-	-	-	437,125	845,775	1,864,846	2,598,680	2,672,013	2,745,346	2,818,680	2,892,013	2,965,346	3,002,013	3,002,013	3,002,013
Population	-	-	-	222	1,553	3,035	4,506	5,995	6,905	7,683	8,254	8,597	8,744	8,744	8,744	8,744	8,744
Employees	-	-	-	-	-	278	521	4,094	7,285	7,579	7,872	8,165	8,459	8,752	8,899	8,899	8,899
Assessed Value (In Mn $'s)	-	-	-	51.1	312.8	639.7	916.5	1,655.1	2,230.5	2,375.1	2,490.0	2,567.0	2,614.3	2,636.6	2,646.5	2,646.5	2,646.5
Residents' Retail Expenditure (Mn $'s)	-	-	-	2.89	18.48	36.43	53.70	81.78	101.98	111.91	119.49	124.38	126.99	127.87	128.31	128.31	128.31
New Retailers' Sales (Mn $'s)	-	-	-	-	-	18.9	35.4	147.7	260.0	260.0	260.0	260.0	260.0	260.0	260.0	260.0	260.0
Total Property Tax (Mn $'s)	-	-	-	0.5	3.1	6.4	9.2	16.6	22.3	23.8	24.9	25.7	26.1	26.4	26.5	26.5	26.5
REVENUES (IN $ 000's)																	
Taxes																	
General Levy																	
Adj. County Unrestricted	-	-	-	79	484	989	1,417	2,559	3,449	3,673	3,850	3,969	4,043	4,077	4,092	4,092	4,092
Library	-	-	-	13	77	157	225	406	547	583	611	630	641	647	649	649	649
Fire	-	-	-	93	569	1,164	1,668	3,012	4,059	4,322	4,531	4,671	4,757	4,798	4,815	4,815	4,815
Total General Levy	-	-	-	184	1,130	2,310	3,310	5,977	8,055	8,577	8,992	9,270	9,441	9,522	9,557	9,557	9,557
Special Taxes																	
Library	-	-	-	2	15	30	45	61	71	79	86	89	91	91	91	91	91
Fire	-	-	-	4	30	76	117	183	226	240	251	259	265	268	270	270	270
Total Special Taxes	-	-	-	7	46	107	162	245	297	319	336	348	356	359	361	361	361
Retail Sales Tax																	
Project Area Retailers	-	-	-	-	-	189	354	1,477	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600
Other Retailers	-	-	-	8	53	105	154	227	278	306	327	340	347	349	350	350	350
Total Sales Tax	-	-	-	8	53	294	508	1,704	2,878	2,906	2,927	2,940	2,947	2,949	2,950	2,950	2,950
Utility User Tax																	
Residential Units	-	-	-	10	65	127	191	257	298	334	360	375	382	382	382	382	382
Commercial Uses	-	-	-	-	-	61	117	347	530	548	565	583	600	618	627	627	627
Total Utility User Taxes	-	-	-	10	65	188	308	604	828	881	925	958	982	1,000	1,008	1,008	1,008
Transient Occupancy	-	-	-	-	-	-	-	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232
Docmentary Transfer	-	-	-	29	152	265	254	383	342	179	170	156	142	130	123	117	117
Franchise Fee	-	-	-	2	11	21	32	42	48	54	58	60	61	61	61	61	61
Total Revenues	**-**	**-**	**-**	**240**	**1,456**	**3,186**	**4,574**	**10,186**	**13,681**	**14,148**	**14,640**	**14,964**	**15,161**	**15,252**	**15,293**	**15,286**	**15,286**
EXPENDITURES (IN $ 000's)																	
Sheriff	-	-	-	39	276	540	801	1,066	1,227	1,366	1,467	1,528	1,554	1,554	1,554	1,554	1,554
Fire	-	-	-	75	359	525	1,120	1,289	1,643	1,646	1,660	1,662	1,644	1,610	1,592	1,586	1,586
Library	-	-	-	22	108	156	184	207	210	210	212	363	359	351	347	346	346
Public Works	-	-	-	19	37	56	56	56	56	56	56	56	56	56	56	56	56
Animal care	-	-	-	2	11	22	33	44	50	56	60	63	64	64	64	64	64
Parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation	-	-	-	2	11	21	32	42	48	54	58	60	61	61	61	61	61
Planning	-	-	-	2	15	29	43	57	66	74	79	82	84	84	84	84	84
General Admin	-	-	-	16	82	135	227	276	330	346	359	381	382	378	376	375	375
Total Expenditures	**-**	**-**	**-**	**177**	**899**	**1,483**	**2,494**	**3,037**	**3,630**	**3,807**	**3,951**	**4,196**	**4,203**	**4,157**	**4,134**	**4,126**	**4,126**
NET SURPLUS (IN $ 000's)	**-**	**-**	**-**	**63**	**557**	**1,702**	**2,080**	**7,150**	**10,050**	**10,341**	**10,688**	**10,768**	**10,958**	**11,095**	**11,158**	**11,160**	**11,160**

Note: All Dollar Amounts are in Un-Inflated 2006 Dollars.

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A-3.2
County Annual Revenues' & Expenditures' Schedule – by Community: HOMESTEAD

HOMESTEAD	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
COSTS & REVENUES' INPUTS [1]																	
Absorption - Units	-	150	847	1,442	2,175	3,268	4,302	5,035	5,456	5,672	5,675	5,675	5,675	5,675	5,675	5,675	5,675
Absorption - SF	-	-	-	-	-	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000	1,250,000
Population	-	390	2,172	3,764	5,798	8,614	11,304	13,158	14,221	14,770	14,777	14,777	14,777	14,777	14,777	14,777	14,777
Employees	-	-	-	-	-	2,779	2,779	2,779	2,779	2,779	2,779	2,779	2,779	2,779	2,779	2,779	2,779
Assessed Value (In Mn $'s)	-	72.2	423.6	771.3	1,339.1	2,140.2	2,792.4	3,247.9	3,445.9	3,547.4	3,547.4	3,547.4	3,547.4	3,547.4	3,547.4	3,547.4	3,547.4
Residents' Retail Expenditure (Mn $'s)	-	4.52	25.44	43.92	69.79	113.29	147.98	173.08	186.19	192.82	192.91	192.91	192.91	192.91	192.91	192.91	192.91
New Retailers' Sales (Mn $'s)	-	-	-	-	-	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Total Property Tax (Mn $'s)	-	0.7	4.2	7.7	13.4	21.4	27.9	32.5	34.5	35.5	35.5	35.5	35.5	35.5	35.5	35.5	35.5
REVENUES (IN $ 000's)																	
Taxes																	
General Levy																	
Adj. County Unrestricted	-	91	535	975	1,693	2,705	3,530	4,105	4,356	4,484	4,484	4,484	4,484	4,484	4,484	4,484	4,484
Library	-	20	117	213	370	591	772	898	952	980	980	980	980	980	980	980	980
Fire	-	137	806	1,467	2,547	4,070	5,310	6,176	6,553	6,746	6,746	6,746	6,746	6,746	6,746	6,746	6,746
Total General Levy	-	249	1,458	2,655	4,609	7,367	9,612	11,179	11,861	12,210	12,210	12,210	12,210	12,210	12,210	12,210	12,210
Special Taxes																	
Library	-	4	22	37	56	84	111	130	140	146	146	146	146	146	146	146	146
Fire	-	7	42	72	109	207	258	295	316	327	327	327	327	327	327	327	327
Total Special Taxes	-	11	64	109	165	291	369	424	456	472	473	473	473	473	473	473	473
Sales Tax																	
Project Area Retailers	-	-	-	-	-	50	50	50	50	50	50	50	50	50	50	50	50
Other Retailers	-	13	72	125	200	318	417	489	526	545	546	546	546	546	546	546	546
Total Sales Tax	-	13	72	125	200	367	467	539	576	595	595	595	595	595	595	595	595
Utility User Tax																	
Residential Units	-	16	91	156	235	353	465	544	589	613	613	613	613	613	613	613	613
Commercial Uses	-	-	-	-	-	233	233	233	233	233	233	233	233	233	233	233	233
Total Utility User Taxes	-	16	91	156	235	586	698	777	823	846	846	846	846	846	846	846	846
Transient Occupancy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Docmentary Transfer	-	40	201	221	366	531	491	422	303	254	200	200	200	200	200	200	200
Franchise Fee	-	3	15	26	41	60	79	92	100	103	103	103	103	103	103	103	103
Total Revenues	**-**	**332**	**1,902**	**3,291**	**5,615**	**9,202**	**11,716**	**13,434**	**14,118**	**14,481**	**14,428**	**14,427**	**14,427**	**14,427**	**14,427**	**14,427**	**14,427**
EXPENDITURES (IN $ 000's)																	
Sheriff	-	69	386	669	1,031	1,531	2,009	2,339	2,528	2,626	2,627	2,627	2,627	2,627	2,627	2,627	2,627
Fire	-	214	667	1,232	1,299	1,458	2,732	2,727	3,245	3,022	2,830	2,716	2,639	2,584	2,556	2,546	2,546
Library	-	107	342	372	402	443	461	455	432	404	380	625	606	593	587	585	585
Public Works	-	127	253	294	336	390	431	472	481	481	481	481	481	481	481	481	481
Animal care	-	3	16	27	42	63	82	96	104	108	108	108	108	108	108	108	108
Parks	-	49	49	98	147	147	196	196	196	196	196	196	196	196	196	196	196
Recreation	-	3	15	26	41	60	79	92	100	103	103	103	103	103	103	103	103
Planning	-	4	21	36	56	82	108	126	136	141	141	141	141	141	141	141	141
General Admin	-	58	175	276	335	417	610	650	722	708	687	700	690	683	680	679	679
Total Expenditures	**-**	**633**	**1,924**	**3,031**	**3,687**	**4,591**	**6,708**	**7,154**	**7,943**	**7,789**	**7,552**	**7,697**	**7,591**	**7,517**	**7,479**	**7,466**	**7,466**
NET SURPLUS (IN $ 000's)	**-**	**(301)**	**(22)**	**260**	**1,928**	**4,611**	**5,008**	**6,280**	**6,175**	**6,692**	**6,876**	**6,731**	**6,836**	**6,910**	**6,948**	**6,962**	**6,962**

Note: All Dollar Amounts are in Un-Inflated 2006 Dollars.

A-3.3
County Annual Revenues' & Expenditures' Schedule – by Community: POTRERO

POTRERO	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
COSTS & REVENUES' INPUTS [1]																	
Absorption - Units	-	-	-	-	-	12	332	1,232	2,644	4,470	5,835	6,739	7,443	8,013	8,317	8,428	8,428
Absorption - SF	-	-	-	-	-	-	-	628,500	1,257,000	1,257,000	1,257,000	1,257,000	1,257,000	1,257,000	1,257,000	1,257,000	1,257,000
Population	-	-	-	-	-	38	1,052	3,898	8,137	12,764	16,218	18,770	20,749	22,303	23,054	23,322	23,322
Employees	-	-	-	-	-	-	-	2,043	4,085	4,085	4,085	4,085	4,085	4,085	4,085	4,085	4,085
Assessed Value (In Mn $'s)	-	-	-	-	-	5.5	171.6	916.7	1,956.9	2,941.2	3,679.3	4,170.1	4,537.9	4,813.8	4,955.9	5,014.3	5,014.3
Residents' Retail Expenditure (Mn $'s)	-	-	-	-	-	0.35	10.12	44.21	94.93	152.27	195.40	223.88	246.02	263.93	273.43	277.13	277.13
New Retailers' Sales (Mn $'s)	-	-	-	-	-	-	-	53.4	106.8	106.8	106.8	106.8	106.8	106.8	106.8	106.8	106.8
Total Property Tax (Mn $'s)	-	-	-	-	-	0.1	1.7	9.2	19.6	29.4	36.8	41.7	45.4	48.1	49.6	50.1	50.1
REVENUES (IN $ 000's)																	
Taxes																	
General Levy																	
Adj. County Unrestricted	-	-	-	-	-	7	208	1,112	2,373	3,567	4,462	5,058	5,504	5,838	6,011	6,082	6,082
Library	-	-	-	-	-	2	47	253	539	811	1,014	1,149	1,251	1,327	1,366	1,382	1,382
Fire	-	-	-	-	-	11	328	1,750	3,735	5,614	7,023	7,960	8,662	9,188	9,459	9,571	9,571
Total General Levy	-	-	-	-	-	19	583	3,114	6,648	9,992	12,499	14,167	15,416	16,354	16,836	17,035	17,035
Special Taxes																	
Library	-	-	-	-	-	0	9	32	68	115	150	173	191	206	214	217	217
Fire	-	-	-	-	-	1	17	87	182	261	321	366	401	430	445	450	450
Total Special Taxes	-	-	-	-	-	1	25	119	251	376	471	539	593	636	659	667	667
Sales Tax																	
Project Area Retailers	-	-	-	-	-	-	-	534	1,068	1,068	1,068	1,068	1,068	1,068	1,068	1,068	1,068
Other Retailers	-	-	-	-	-	1	29	123	264	427	550	632	695	746	773	784	784
Net Sales Tax	-	-	-	-	-	1	29	657	1,332	1,496	1,619	1,700	1,764	1,814	1,841	1,852	1,852
Utility User Tax																	
Residential Units	-	-	-	-	-	1	36	133	286	483	630	728	804	865	898	910	910
Commercial Uses	-	-	-	-	-	-	-	137	273	273	273	273	273	273	273	273	273
Total Utility User Taxes	-	-	-	-	-	1	36	270	559	756	904	1,001	1,077	1,139	1,172	1,184	1,184
Transient Occupancy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Docmentary Transfer	-	-	-	-	-	3	93	418	623	656	581	484	441	412	349	306	274
Franchise Fee	-	-	-	-	-	0	7	27	57	89	114	131	145	156	161	163	163
Total Revenues	**-**	**-**	**-**	**-**	**-**	**25**	**773**	**4,605**	**9,470**	**13,365**	**16,188**	**18,023**	**19,436**	**20,511**	**21,018**	**21,207**	**21,174**
EXPENDITURES (IN $ 000's)																	
Sheriff	-	-	-	-	-	7	187	693	1,447	2,269	2,883	3,337	3,688	3,965	4,098	4,146	4,146
Fire	-	-	-	-	-	5	211	667	1,573	2,382	2,910	3,226	3,461	3,649	3,746	3,781	3,781
Library	-	-	-	-	-	2	43	135	247	349	417	793	851	895	916	923	923
Public Works	-	-	-	-	-	33	66	99	192	289	322	355	384	384	384	384	384
Animal care	-	-	-	-	-	0	8	28	59	93	118	137	151	163	168	170	170
Parks	-	-	-	-	-	49	49	1,431	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480	1,480
Recreation	-	-	-	-	-	0	7	27	57	89	114	131	145	156	161	163	163
Planning	-	-	-	-	-	0	10	37	78	122	155	180	199	214	221	223	223
General Admin	-	-	-	-	-	10	58	312	513	707	840	964	1,036	1,090	1,117	1,127	1,127
Total Expenditures	**-**	**-**	**-**	**-**	**-**	**107**	**639**	**3,430**	**5,645**	**7,780**	**9,238**	**10,602**	**11,395**	**11,995**	**12,291**	**12,397**	**12,397**
NET SURPLUS (IN $ 000's)	**-**	**-**	**-**	**-**	**-**	**(81)**	**134**	**1,176**	**3,824**	**5,585**	**6,950**	**7,421**	**8,041**	**8,516**	**8,727**	**8,810**	**8,777**

Note: All Dollar Amounts are in Un-Inflated 2006 Dollars.

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A-3.4
County Annual Revenues' & Expenditures' Schedule – by Community: MISSION VILLAGE

MISSION VILLAGE	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
COSTS & REVENUES' INPUTS /1																	
Absorption - Units	72	780	1,775	3,601	4,819	5,199	5,275	5,331	5,331	5,331	5,331	5,331	5,331	5,331	5,331	5,331	5,331
Absorption - SF	-	-	-	113,650	247,900	511,680	708,510	905,340	1,102,170	1,299,000	1,299,000	1,299,000	1,299,000	1,299,000	1,299,000	1,299,000	1,299,000
Population	190	1,979	4,435	8,920	11,852	12,729	12,881	12,993	12,993	12,993	12,993	12,993	12,993	12,993	12,993	12,993	12,993
Employees	-	-	-	284	620	1,574	2,362	3,149	3,936	4,724	4,724	4,724	4,724	4,724	4,724	4,724	4,724
Assessed Value (In Mn $'s)	34.3	384.0	984.0	1,821.7	2,384.5	2,663.1	2,768.5	2,865.2	2,934.3	3,002.7	3,002.7	3,002.7	3,002.7	3,002.7	3,002.7	3,002.7	3,002.7
Residents' Retail Expenditure (Mn $'s)	2.14	23.22	55.18	106.55	141.69	155.90	160.56	164.60	166.96	169.33	169.33	169.33	169.33	169.33	169.33	169.33	169.33
New Retailers' Sales (Mn $'s)	-	-	-	18.2	39.7	50.4	50.4	50.4	50.4	50.4	50.4	50.4	50.4	50.4	50.4	50.4	50.4
Total Property Tax (Mn $'s)	0.3	3.8	9.8	18.2	23.8	26.6	27.7	28.7	29.3	30.0	30.0	30.0	30.0	30.0	30.0	30.0	30.0
REVENUES (IN $ 000's)																	
Taxes																	
General Levy																	
Adj. County Unrestricted	45	504	1,290	2,389	3,127	3,492	3,631	3,757	3,848	3,938	3,938	3,938	3,938	3,938	3,938	3,938	3,938
Library	9	103	264	489	640	715	743	769	788	806	806	806	806	806	806	806	806
Fire	65	725	1,856	3,437	4,498	5,024	5,223	5,405	5,536	5,665	5,665	5,665	5,665	5,665	5,665	5,665	5,665
Total General Levy	119	1,331	3,411	6,315	8,265	9,231	9,597	9,931	10,171	10,408	10,408	10,408	10,408	10,408	10,408	10,408	10,408
Special Taxes																	
Library	2	20	46	93	124	134	136	137	137	137	137	137	137	137	137	137	137
Fire	4	32	81	151	206	236	248	259	267	275	275	275	275	275	275	275	275
Total Special Taxes	5	52	127	244	330	370	384	396	404	412	412	412	412	412	412	412	412
Sales Tax																	
Project Area Retailers	-	-	-	182	397	504	504	504	504	504	504	504	504	504	504	504	504
Other Retailers	6	66	159	304	403	442	454	464	469	474	474	474	474	474	474	474	474
Net Sales Tax	6	66	159	486	800	946	957	967	973	978	978	978	978	978	978	978	978
Utility User Tax																	
Residential Units	8	84	192	389	520	561	570	576	576	576	576	576	576	576	576	576	576
Commercial Uses	-	-	-	22	49	111	160	208	257	306	306	306	306	306	306	306	306
Total Utility User Taxes	8	84	192	411	569	672	729	784	833	882	882	882	882	882	882	882	882
Transient Occupancy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Docmentary Transfer	19	196	357	521	413	285	202	200	188	190	154	154	154	154	154	154	154
Franchise Fee	1	14	31	62	83	89	90	91	91	91	91	91	91	91	91	91	91
Total Revenues	**159**	**1,743**	**4,277**	**8,039**	**10,460**	**11,593**	**11,959**	**12,370**	**12,660**	**12,961**	**12,925**	**12,925**	**12,925**	**12,925**	**12,925**	**12,925**	**12,925**
EXPENDITURES (IN $ 000's)																	
Sheriff	34	352	788	1,586	2,107	2,263	2,290	2,310	2,310	2,310	2,310	2,310	2,310	2,310	2,310	2,310	2,310
Fire	-	1,111	1,397	3,077	2,878	2,319	3,349	2,887	3,171	2,840	2,658	2,552	2,479	2,428	2,401	2,392	2,392
Library	-	544	699	882	821	654	525	449	395	356	334	549	533	522	516	514	514
Public Works	77	178	199	199	215	215	215	215	215	215	215	215	215	215	215	215	215
Animal care	1	14	32	65	86	93	94	95	95	95	95	95	95	95	95	95	95
Parks	49	49	250	299	348	348	348	348	348	348	348	348	348	348	348	348	348
Recreation	1	14	31	62	83	89	90	91	91	91	91	91	91	91	91	91	91
Planning	2	19	42	85	113	122	123	124	124	124	124	124	124	124	124	124	124
General Admin	16	228	344	626	665	610	703	652	675	638	618	628	620	613	610	609	609
Total Expenditures	**180**	**2,510**	**3,783**	**6,882**	**7,317**	**6,713**	**7,738**	**7,172**	**7,424**	**7,017**	**6,793**	**6,913**	**6,815**	**6,746**	**6,711**	**6,698**	**6,698**
NET SURPLUS (IN $ 000's)	**(22)**	**(767)**	**494**	**1,157**	**3,143**	**4,879**	**4,221**	**5,198**	**5,236**	**5,944**	**6,131**	**6,012**	**6,110**	**6,179**	**6,214**	**6,227**	**6,227**

Note: All Dollar Amounts are in Un-Inflated 2006 Dollars.

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A-3.5
County Annual Revenues' & Expenditures' Schedule – by Community: LEGACY

LEGACY	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
COSTS & REVENUES' INPUTS /1																	
Absorption - Units	-	-	-	48	438	1,589	2,716	3,141	3,399	3,480	3,480	3,480	3,480	3,480	3,480	3,480	3,480
Absorption - SF	-	-	-	-	-	328,000	486,000	486,000	486,000	486,000	486,000	486,000	486,000	486,000	486,000	486,000	486,000
Population	-	-	-	152	1,267	4,673	8,046	9,240	9,928	10,144	10,144	10,144	10,144	10,144	10,144	10,144	10,144
Employees	-	-	-	-	-	1,057	1,689	1,689	1,689	1,689	1,689	1,689	1,689	1,689	1,689	1,689	1,689
Assessed Value (In Mn $'s)	-	-	-	26.3	227.5	918.3	1,537.6	1,726.7	1,818.0	1,842.1	1,842.1	1,842.1	1,842.1	1,842.1	1,842.1	1,842.1	1,842.1
Residents' Retail Expenditure (Mn $'s)	-	-	-	1.50	13.44	50.97	87.35	100.15	107.46	109.78	109.78	109.78	109.78	109.78	109.78	109.78	109.78
New Retailers' Sales (Mn $'s)	-	-	-	-	-	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2	27.2
Total Property Tax (Mn $'s)	-	-	-	0.3	2.3	9.2	15.4	17.3	18.2	18.4	18.4	18.4	18.4	18.4	18.4	18.4	18.4
REVENUES (IN $ 000's)																	
Taxes																	
General Levy																	
Adj. County Unrestricted	-	-	-	35	299	1,205	2,017	2,266	2,385	2,417	2,417	2,417	2,417	2,417	2,417	2,417	2,417
Library	-	-	-	8	67	272	455	511	538	545	545	545	545	545	545	545	545
Fire	-	-	-	53	462	1,866	3,124	3,508	3,694	3,743	3,743	3,743	3,743	3,743	3,743	3,743	3,743
Total General Levy	-	-	-	96	828	3,342	5,596	6,284	6,617	6,704	6,704	6,704	6,704	6,704	6,704	6,704	6,704
Special Taxes																	
Library	-	-	-	1	11	41	70	81	87	90	90	90	90	90	90	90	90
Fire	-	-	-	2	21	85	139	154	161	162	162	162	162	162	162	162	162
Total Special Taxes	-	-	-	4	32	126	209	235	248	252	252	252	252	252	252	252	252
Sales Tax																	
Project Area Retailers	-	-	-	-	-	272	272	272	272	272	272	272	272	272	272	272	272
Other Retailers	-	-	-	4	38	144	246	282	302	308	308	308	308	308	308	308	308
Net Sales Tax	-	-	-	4	38	416	518	554	574	580	580	580	580	580	580	580	580
Utility User Tax																	
Residential Units	-	-	-	5	47	172	293	339	367	376	376	376	376	376	376	376	376
Commercial Uses	-	-	-	-	-	72	111	111	111	111	111	111	111	111	111	111	111
Total Utility User Taxes	-	-	-	5	47	244	404	450	478	486	486	486	486	486	486	486	486
Transient Occupancy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Docmentary Transfer	-	-	-	15	114	395	394	189	144	112	98	98	98	98	98	98	98
Franchise Fee	-	-	-	1	9	33	56	65	69	71	71	71	71	71	71	71	71
Total Revenues	**-**	**-**	**-**	**125**	**1,068**	**4,555**	**7,178**	**7,777**	**8,130**	**8,205**	**8,192**	**8,192**	**8,192**	**8,192**	**8,192**	**8,192**	**8,192**
EXPENDITURES (IN $ 000's)																	
Sheriff	-	-	-	27	225	831	1,430	1,642	1,765	1,803	1,803	1,803	1,803	1,803	1,803	1,803	1,803
Fire	-	-	-	41	262	709	1,724	1,701	2,022	1,854	1,735	1,666	1,618	1,585	1,567	1,561	1,561
Library	-	-	-	15	88	240	328	320	301	278	261	429	416	407	403	402	402
Public Works	-	-	72	188	230	273	273	273	273	273	273	273	273	273	273	273	273
Animal care	-	-	-	1	9	34	59	67	72	74	74	74	74	74	74	74	74
Parks	-	-	-	200	200	200	200	200	200	200	200	200	200	200	200	200	200
Recreation	-	-	-	1	9	33	56	65	69	71	71	71	71	71	71	71	71
Planning	-	-	-	1	12	45	77	88	95	97	97	97	97	97	97	97	97
General Admin	-	-	7	47	104	236	415	436	480	465	451	461	455	451	449	448	448
Total Expenditures	**-**	**-**	**80**	**522**	**1,139**	**2,600**	**4,562**	**4,792**	**5,278**	**5,115**	**4,966**	**5,074**	**5,008**	**4,961**	**4,938**	**4,929**	**4,929**
NET SURPLUS (IN $ 000's)	**-**	**-**	**(80)**	**(397)**	**(71)**	**1,955**	**2,615**	**2,985**	**2,852**	**3,091**	**3,226**	**3,118**	**3,184**	**3,231**	**3,255**	**3,263**	**3,263**

Note: All Dollar Amounts are in Un-Inflated 2006 Dollars.

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A-3.6
County Annual Revenues' & Expenditures' Schedule – by Community: LANDMARK

LANDMARK	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
COSTS & REVENUES' INPUTS /1																	
Absorption - Units	456	1,316	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444
Absorption - SF	-	188,398	188,398	188,398	188,398	188,398	373,701	373,701	373,701	373,701	373,701	373,701	373,701	373,701	373,701	373,701	373,701
Population	1,446	3,870	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275	4,275
Employees	-	612	612	612	612	612	1,354	1,354	1,354	1,354	1,354	1,354	1,354	1,354	1,354	1,354	1,354
Assessed Value (In Mn $'s)	266.1	680.2	758.0	758.0	758.0	758.0	814.6	814.6	814.6	814.6	814.6	814.6	814.6	814.6	814.6	814.6	814.6
Residents' Retail Expenditure (Mn $'s)	14.40	40.25	44.47	44.47	44.47	44.47	46.70	46.70	46.70	46.70	46.70	46.70	46.70	46.70	46.70	46.70	46.70
New Retailers' Sales (Mn $'s)	-	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1	14.1
Total Property Tax (Mn $'s)	2.7	6.8	7.6	7.6	7.6	7.6	8.1	8.1	8.1	8.1	8.1	8.1	8.1	8.1	8.1	8.1	8.1
REVENUES (IN $ 000's)																	
Taxes																	
General Levy																	
Adj. County Unrestricted	440	1,124	1,252	1,252	1,252	1,252	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346	1,346
Library	60	154	171	171	171	171	184	184	184	184	184	184	184	184	184	184	184
Fire	472	1,206	1,343	1,343	1,343	1,343	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444	1,444
Total General Levy	972	2,483	2,767	2,767	2,767	2,767	2,974	2,974	2,974	2,974	2,974	2,974	2,974	2,974	2,974	2,974	2,974
Special Taxes																	
Library	12	34	37	37	37	37	37	37	37	37	37	37	37	37	37	37	37
Fire	23	54	61	61	61	61	68	68	68	68	68	68	68	68	68	68	68
Total Special Taxes	34	88	98	98	98	98	105	105	105	105	105	105	105	105	105	105	105
Sales Tax																	
Project Area Retailers	-	141	141	141	141	141	141	141	141	141	141	141	141	141	141	141	141
Other Retailers	42	113	125	125	125	125	130	130	130	130	130	130	130	130	130	130	130
Net Sales Tax	42	254	266	266	266	266	271	271	271	271	271	271	271	271	271	271	271
Utility User Tax																	
Residential Units	49	142	156	156	156	156	156	156	156	156	156	156	156	156	156	156	156
Commercial Uses	-	42	42	42	42	42	88	88	88	88	88	88	88	88	88	88	88
Total Utility User Taxes	49	184	198	198	198	198	244	244	244	244	244	244	244	244	244	244	244
Transient Occupancy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Docmentary Transfer	146	238	78	40	40	40	64	41	41	41	41	41	41	41	41	41	41
Franchise Fee	10	27	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Total Revenues	**1,253**	**3,274**	**3,437**	**3,398**	**3,398**	**3,398**	**3,688**	**3,665**	**3,665**	**3,665**	**3,665**	**3,665**	**3,665**	**3,665**	**3,665**	**3,665**	**3,665**
EXPENDITURES (IN $ 000's)																	
Sheriff	257	688	760	760	760	760	760	760	760	760	760	760	760	760	760	760	760
Fire	-	1,875	1,136	1,234	862	644	917	782	859	769	720	691	672	658	650	648	648
Library	-	1,063	673	423	296	220	174	148	130	117	110	181	175	172	170	169	169
Public Works	165	165	165	165	165	165	165	165	165	165	165	165	165	165	165	165	165
Animal care	11	28	31	31	31	31	31	31	31	31	31	31	31	31	31	31	31
Parks	-	68	264	264	264	264	264	264	264	264	264	264	264	264	264	264	264
Recreation	10	27	30	30	30	30	30	30	30	30	30	30	30	30	30	30	30
Planning	14	37	41	41	41	41	41	41	41	41	41	41	41	41	41	41	41
General Admin	46	395	310	295	245	215	238	222	228	218	212	216	214	212	211	211	211
Total Expenditures	**502**	**4,346**	**3,410**	**3,242**	**2,694**	**2,370**	**2,620**	**2,442**	**2,507**	**2,395**	**2,332**	**2,379**	**2,351**	**2,332**	**2,322**	**2,318**	**2,318**
NET SURPLUS (IN $ 000's)	**752**	**(1,072)**	**27**	**156**	**704**	**1,029**	**1,068**	**1,222**	**1,158**	**1,270**	**1,332**	**1,286**	**1,314**	**1,333**	**1,343**	**1,346**	**1,346**

Note: All Dollar Amounts are in Un-Inflated 2006 Dollars.

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A-3.7
County Annual Revenues' & Expenditures' Schedule – by Community: COMMERCE CENTER

COMMERCE CENTER	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
COSTS & REVENUES' INPUTS [1]																	
Absorption - Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Absorption - SF	-	228,572	982,858	1,737,144	2,880,002	3,200,002	3,200,002	3,200,002	3,200,002	3,200,002	3,200,002	3,200,002	3,200,002	3,200,002	3,200,002	3,200,002	3,200,002
Population	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Employees	-	640	2,791	4,774	7,974	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870	8,870
Assessed Value (In Mn $'s)	-	61.2	307.7	549.1	853.9	938.1	938.1	938.1	938.1	938.1	938.1	938.1	938.1	938.1	938.1	938.1	938.1
Residents' Retail Expenditure (Mn $'s)	-	0.4	1.8	3.1	5.2	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8
New Retailers' Sales (Mn $'s)	-	-	25.9	54.1	54.1	54.1	54.1	54.1	54.1	54.1	54.1	54.1	54.1	54.1	54.1	54.1	54.1
Total Property Tax (Mn $'s)	-	0.6	3.1	5.5	8.5	9.4	9.4	9.4	9.4	9.4	9.4	9.4	9.4	9.4	9.4	9.4	9.4
REVENUES (IN $ 000's)																	
Taxes																	
General Levy																	
Adj. County Unrestricted	-	85.8	431.2	769.6	1,196.8	1,314.7	1,314.7	1,314.7	1,314.7	1,314.7	1,314.7	1,314.7	1,314.7	1,314.7	1,314.7	1,314.7	1,314.7
Library	-	16.0	80.5	143.6	223.4	245.4	245.4	245.4	245.4	245.4	245.4	245.4	245.4	245.4	245.4	245.4	245.4
Fire	-	114.8	576.8	1,029.5	1,600.9	1,758.7	1,758.7	1,758.7	1,758.7	1,758.7	1,758.7	1,758.7	1,758.7	1,758.7	1,758.7	1,758.7	1,758.7
Total General Levy	-	217	1,088	1,943	3,021	3,319	3,319	3,319	3,319	3,319	3,319	3,319	3,319	3,319	3,319	3,319	3,319
Special Taxes																	
Library																	
Fire	-	9.4	40.3	71.2	118.1	131.2	131.2	131.2	131.2	131.2	131.2	131.2	131.2	131.2	131.2	131.2	131.2
Total Special Taxes	-	9	40	71	118	131	131	131	131	131	131	131	131	131	131	131	131
Retail Sales Tax																	
Project Area Retailers	-	-	259	541	541	541	541	541	541	541	541	541	541	541	541	541	541
Other Retailers	-	4	18	31	52	58	58	58	58	58	58	58	58	58	58	58	58
Total Sales Tax	-	4	277	573	594	600	600	600	600	600	600	600	600	600	600	600	600
Utility User Tax																	
Residential Units	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial Uses	-	47	202	351	584	650	650	650	650	650	650	650	650	650	650	650	650
Total Utility User Taxes	-	47	202	351	584	650	650	650	650	650	650	650	650	650	650	650	650
Transient Occupancy	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Docmentary Transfer	-	33	133	137	178	69	25	25	25	25	25	25	25	25	25	25	25
Franchise Fee	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Revenues	**-**	**309**	**1,741**	**3,075**	**4,495**	**4,768**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**
EXPENDITURES (IN $ 000's)																	
Sheriff	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Fire	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Library	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Public Works	-	-	-	60	60	102	102	102	102	102	102	102	102	102	102	102	102
Animal care	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parks	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Recreation	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Planning	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Admin	-	-	-	6	6	10	10	10	10	10	10	10	10	10	10	10	10
Total Expenditures	**-**	**-**	**-**	**66**	**66**	**113**	**113**	**113**	**113**	**113**	**113**	**113**	**113**	**113**	**113**	**113**	**113**
NET SURPLUS (IN $ 000's)	**-**	**309**	**1,741**	**3,009**	**4,429**	**4,655**	**4,612**	**4,612**	**4,612**	**4,612**	**4,612**	**4,612**	**4,612**	**4,612**	**4,612**	**4,612**	**4,612**

Note: All Dollar Amounts are in Un-Inflated 2006 Dollars.

A-4.0
County Annual Revenue and Expenditure Inputs: by Consolidated Product – ALL PROJECT
(All Dollar amounts in un-inflated 2006 dollars)

Use - Product	By 2025	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION /1																		
Residential for Sale	**24,242**	**528**	**1,097**	**1,820**	**1,947**	**2,559**	**2,868**	**2,802**	**2,442**	**2,160**	**1,945**	**1,317**	**1,006**	**766**	**570**	**304**	**111**	**-**
Category 1 - SFD	7,851	240	273	227	136	412	654	920	954	1,092	1,022	678	473	368	266	96	40	-
Category 2 - SFD-C	1,653	240	258	81	144	144	39	59	114	144	116	72	72	72	72	26	-	-
Category 3 - SFD-E	1,927	-	56	180	253	311	252	238	122	84	144	132	91	48	16	-	-	-
Category 4 - SFA-F	5,271	24	176	455	668	940	859	713	648	371	208	75	72	62	-	-	-	-
Category 5 - SFA-T	3,503	24	240	402	333	462	794	642	356	181	69	-	-	-	-	-	-	-
Category 6 - SFA-M	1,512	-	30	283	221	144	150	154	186	144	98	72	30	-	-	-	-	-
Category 7 - SNR	2,525	-	64	192	192	146	120	76	62	144	288	288	268	216	216	182	71	-
Apartment Uses	**3,651**	-	621	-	610	296	343	342	288	313	505	291	42	**-**	**-**	**-**	**-**	**-**
Commercial - Retail	**3,065,152**	-	94,199	143,751	270,615	134,250	375,763	97,075	974,750	974,750	-	-	-	-	-	-	-	-
Commercial - Office	**4,673,597**	-	185,628	285,378	197,846	457,144	615,330	540,133	895,988	895,988	270,163	73,333	73,333	73,333	73,333	36,667	-	-
Commercial - Other	**170,024**	-	-	-	-	-	-	-	170,024	-	-	-	-	-	-	-	-	-
Industrial R&D	**2,944,706**	-	137,143	325,159	399,476	685,715	1,282,000	-	115,214	-	-	-	-	-	-	-	-	-
POPULATION /1	**74,256**	**1,636**	**6,239**	**10,883**	**17,333**	**24,745**	**33,365**	**42,064**	**49,560**	**56,459**	**62,629**	**66,661**	**69,556**	**71,682**	**73,237**	**73,987**	**74,256**	**74,256**
Residential for Sale	**66,318**	**1,636**	**4,686**	**9,330**	**14,255**	**20,928**	**28,713**	**36,573**	**43,367**	**49,552**	**55,101**	**58,822**	**61,617**	**63,744**	**65,298**	**66,049**	**66,318**	**66,318**
Category 1 - SFD	24,888	761	1,626	2,346	2,777	4,083	6,156	9,073	12,097	15,558	18,798	20,947	22,447	23,613	24,457	24,761	24,888	24,888
Category 2 - SFD-C	5,119	761	1,579	1,835	2,235	2,635	2,751	2,938	3,300	3,756	4,124	4,352	4,580	4,808	5,037	5,119	5,119	5,119
Category 3 - SFD-E	6,109	-	178	748	1,550	2,536	3,335	4,089	4,476	4,742	5,199	5,617	5,906	6,058	6,109	6,109	6,109	6,109
Category 4 - SFA-F	12,545	57	476	1,559	3,149	5,386	7,430	9,127	10,670	11,553	12,048	12,226	12,397	12,545	12,545	12,545	12,545	12,545
Category 5 - SFA-T	9,009	57	628	1,585	2,378	3,487	5,642	7,429	8,341	8,829	9,009	9,009	9,009	9,009	9,009	9,009	9,009	9,009
Category 6 - SFA-M	3,599	-	71	745	1,271	1,614	1,971	2,337	2,780	3,123	3,356	3,527	3,599	3,599	3,599	3,599	3,599	3,599
Category 7 - SNR	5,050	-	128	512	896	1,188	1,428	1,580	1,704	1,992	2,568	3,144	3,680	4,112	4,544	4,908	5,050	5,050
Apartment Uses	**7,939**	-	1,553	1,553	3,078	3,818	4,652	5,491	6,194	6,907	7,528	7,839	7,939	7,939	7,939	7,939	7,939	7,939
EMPLOYEES /1	**32,399**	**-**	**1,252**	**3,403**	**5,670**	**9,206**	**15,171**	**17,574**	**23,977**	**29,998**	**31,079**	**31,372**	**31,666**	**31,959**	**32,252**	**32,399**	**32,399**	**32,399**
Commercial - Retail	**7,663**	-	235	595	1,271	1,607	2,546	2,789	5,226	7,663	7,663	7,663	7,663	7,663	7,663	7,663	7,663	7,663
Commercial - Office	**18,694**	-	743	1,884	2,675	4,504	6,965	9,126	12,710	16,294	17,374	17,668	17,961	18,254	18,548	18,694	18,694	18,694
Commercial - Other	**152**	-	-	-	-	-	-	-	152	152	152	152	152	152	152	152	152	152
Industrial R&D	**5,889**	-	274	925	1,724	3,095	5,659	5,659	5,889	5,889	5,889	5,889	5,889	5,889	5,889	5,889	5,889	5,889
ASSESSED VALUE /1	**17,806**	**300**	**1,198**	**2,473**	**3,977**	**5,876**	**8,063**	**9,939**	**12,164**	**14,138**	**15,461**	**16,314**	**16,882**	**17,297**	**17,595**	**17,747**	**17,806**	**17,806**
(in Million $'s)																		
Residential for Sale	**13,380**	**300**	**918**	**1,947**	**3,023**	**4,489**	**6,069**	**7,637**	**8,964**	**10,102**	**11,212**	**11,974**	**12,511**	**12,904**	**13,180**	**13,322**	**13,380**	**13,380**
Category 1 - SFD	4,296	165	343	470	543	785	1,166	1,669	2,170	2,751	3,294	3,652	3,904	4,094	4,224	4,272	4,296	4,296
Category 2 - SFD-C	833	114	233	267	338	406	420	454	522	606	671	709	746	784	821	833	833	833
Category 3 - SFD-E	2,351	-	67	290	563	932	1,243	1,570	1,760	1,851	2,051	2,218	2,300	2,341	2,351	2,351	2,351	2,351
Category 4 - SFA-F	2,413	12	105	331	637	1,070	1,463	1,785	2,073	2,240	2,330	2,359	2,388	2,413	2,413	2,413	2,413	2,413
Category 5 - SFA-T	1,568	10	121	307	457	666	1,019	1,300	1,459	1,538	1,568	1,568	1,568	1,568	1,568	1,568	1,568	1,568
Category 6 - SFA-M	715	-	13	139	239	305	373	440	531	604	656	697	715	715	715	715	715	715
Category 7 - SNR	1,204	-	36	142	247	323	385	419	449	512	642	770	889	989	1,087	1,169	1,204	1,204
Apartment Uses	**867**	-	155	155	285	353	437	523	594	671	792	859	867	867	867	867	867	867
Commercial - Retail	**1,370**	-	35	115	258	317	491	534	957	1,370	1,370	1,370	1,370	1,370	1,370	1,370	1,370	1,370
Commercial - Office	**1,646**	-	59	154	220	372	576	755	1,106	1,452	1,545	1,568	1,591	1,614	1,636	1,646	1,646	1,646
Commercial - Other	**40**	-	-	-	-	-	-	-	40	40	40	40	40	40	40	40	40	40
Industrial R&D	**502**	-	31	103	192	345	490	490	502	502	502	502	502	502	502	502	502	502
RETAIL EXPENDITURE /1 /2	**264.9**	**4.8**	**19.6**	**37.4**	**59.8**	**87.2**	**119.2**	**148.8**	**177.2**	**202.7**	**224.8**	**239.3**	**248.8**	**255.8**	**261.1**	**263.9**	**264.9**	**264.9**
(in Million $'s)																		
Residential for Sale	**220.0**	**4.8**	**14.7**	**31.1**	**48.5**	**71.8**	**97.6**	**123.2**	**145.5**	**164.9**	**183.0**	**195.3**	**204.3**	**211.1**	**216.2**	**218.9**	**220.0**	**220.0**
Category 1 - SFD	71.9	2.3	4.9	7.0	8.2	12.0	18.1	26.5	35.1	44.9	54.2	60.5	64.8	68.1	70.6	71.5	71.9	71.9
Category 2 - SFD-C	14.7	2.0	4.2	4.9	6.2	7.4	7.8	8.3	9.4	10.8	11.8	12.5	13.2	13.8	14.5	14.7	14.7	14.7
Category 3 - SFD-E	24.9	-	0.7	3.0	5.8	9.7	13.0	16.4	18.5	19.5	21.6	23.3	24.3	24.8	24.9	24.9	24.9	24.9
Category 4 - SFA-F	44.6	0.2	1.8	5.8	11.4	19.3	26.5	32.5	37.9	41.1	42.8	43.5	44.0	44.6	44.6	44.6	44.6	44.6
Category 5 - SFA-T	29.4	0.2	2.2	5.6	8.4	12.3	19.0	24.3	27.3	28.8	29.4	29.4	29.4	29.4	29.4	29.4	29.4	29.4
Category 6 - SFA-M	12.9	-	0.2	2.5	4.3	5.6	6.8	8.1	9.8	11.0	11.9	12.6	12.9	12.9	12.9	12.9	12.9	12.9
Category 7 - SNR	21.6	-	0.6	2.3	4.1	5.4	6.5	7.1	7.6	8.8	11.2	13.6	15.8	17.6	19.4	20.9	21.6	21.6
Apartment Uses	**23.7**	-	4.1	4.1	7.6	9.4	11.6	14.0	15.9	18.1	21.5	23.4	23.7	23.7	23.7	23.7	23.7	23.7
Commercial - Retail	**5.0**	-	0.2	0.4	0.8	1.1	1.7	1.8	3.4	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0	5.0
Commercial - Office	**12.3**	-	0.5	1.2	1.8	3.0	4.6	6.0	8.3	10.7	11.4	11.6	11.8	12.0	12.2	12.3	12.3	12.3
Commercial - Other	**0.1**	-	-	-	-	-	-	-	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Industrial R&D	**3.9**	-	0.2	0.6	1.1	2.0	3.7	3.7	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9

/1 Derived by combining data from individual community outputs - Refer Appendix A-4.1 through A-4.6

/2 The portion of Project Area residents & employees' retail expenditure (excludeing Auto Sales), which is spent in Unincorporated area outside the Project Area.

ADK&A
Allan D. Kotin & Associates

CBRE
CB RICHARD ELLIS

A-4.1
County Annual Revenue and Expenditure Inputs: by Consolidated Product – Community: ENTRADA
(All Dollar amounts in un-inflated 2006 dollars)

Use - Product	By 2025	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION /1																		
Residential for Sale	**2,827**	-	-	-	**88**	**514**	**569**	**455**	**472**	**238**	**183**	**144**	**102**	**62**	-	-	-	-
Category 1 - SFD	419	-	-	-	16	136	144	93	30	-	-	-	-	-	-	-	-	-
Category 2 - SFD-C	153	-	-	-	72	72	9	-	-	-	-	-	-	-	-	-	-	-
Category 4 - SFA-F	1,151	-	-	-	-	120	144	186	240	144	111	72	72	62	-	-	-	-
Category 5 - SFA-T	780	-	-	-	-	186	272	170	130	22	-	-	-	-	-	-	-	-
Category 6 - SFA-M	324	-	-	-	-	-	-	6	72	72	72	72	30	-	-	-	-	-
Apartments A-F	**708**	-	-	-	-	-	6	132	144	144	144	96	42	-	-	-	-	-
Commercial - Retail	**1,529,388**	-	-	-	-	-	111,313	97,075	660,500	660,500	-	-	-	-	-	-	-	-
Commercial - Office	**1,173,150**	-	-	-	-	-	-	-	384,908	384,908	73,333	73,333	73,333	73,333	73,333	36,667	-	-
Commercial - Other	**170,024**	-	-	-	-	-	-	-	170,024	-	-	-	-	-	-	-	-	-
Industrial R&D	**115,214**	-	-	-	-	-	-	-	115,214	-	-	-	-	-	-	-	-	-
POPULATION /1	**8,744**	-	-	-	**222**	**1,553**	**3,035**	**4,506**	**5,995**	**6,905**	**7,683**	**8,254**	**8,597**	**8,744**	**8,744**	**8,744**	**8,744**	**8,744**
Residential for Sale	**7,059**	-	-	-	**222**	**1,553**	**3,021**	**4,177**	**5,324**	**5,891**	**6,326**	**6,669**	**6,912**	**7,059**	**7,059**	**7,059**	**7,059**	**7,059**
Category 1 - SFD	1,328	-	-	-	51	482	938	1,233	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328	1,328
Category 2 - SFD-C	364	-	-	-	171	343	364	364	364	364	364	364	364	364	364	364	364	364
Category 4 - SFA-F	2,739	-	-	-	-	286	628	1,071	1,642	1,985	2,249	2,420	2,592	2,739	2,739	2,739	2,739	2,739
Category 5 - SFA-T	1,856	-	-	-	-	443	1,090	1,495	1,804	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856	1,856
Category 6 - SFA-M	771	-	-	-	-	-	-	14	186	357	528	700	771	771	771	771	771	771
Apartments A-F	**1,685**	-	-	-	-	-	14	328	671	1,014	1,357	1,585	1,685	1,685	1,685	1,685	1,685	1,685
EMPLOYEES /1	**9,051**	-	-	-	-	-	**278**	**521**	**4,247**	**7,437**	**7,731**	**8,024**	**8,317**	**8,611**	**8,904**	**9,051**	**9,051**	**9,051**
Commercial - Retail	**3,823**	-	-	-	-	-	278	521	2,172	3,823	3,823	3,823	3,823	3,823	3,823	3,823	3,823	3,823
Commercial - Office	**4,693**	-	-	-	-	-	-	-	1,540	3,079	3,373	3,666	3,959	4,253	4,546	4,693	4,693	4,693
Commercial - Other	**152**	-	-	-	-	-	-	-	152	152	152	152	152	152	152	152	152	152
Industrial R&D	**230**	-	-	-	-	-	-	-	230	230	230	230	230	230	230	230	230	230
ASSESSED VALUE /1	**2,646**	-	-	-	**51**	**313**	**640**	**917**	**1,655**	**2,231**	**2,375**	**2,490**	**2,567**	**2,614**	**2,637**	**2,646**	**2,646**	**2,646**
(in Million $'s)																		
Residential for Sale	**1,338**	-	-	-	**51**	**313**	**584**	**786**	**997**	**1,108**	**1,196**	**1,267**	**1,313**	**1,338**	**1,338**	**1,338**	**1,338**	**1,338**
Category 1 - SFD	248	-	-	-	11	97	184	235	248	248	248	248	248	248	248	248	248	248
Category 2 - SFD-C	82	-	-	-	41	80	82	82	82	82	82	82	82	82	82	82	82	82
Category 4 - SFA-F	472	-	-	-	-	49	107	182	281	343	390	419	448	472	472	472	472	472
Category 5 - SFA-T	348	-	-	-	-	88	211	284	340	348	348	348	348	348	348	348	348	348
Category 6 - SFA-M	188	-	-	-	-	-	-	3	45	87	129	171	188	188	188	188	188	188
Apartments A-F	**162**	-	-	-	-	-	1	33	67	101	134	154	162	162	162	162	162	162
Commercial - Retail	**703**	-	-	-	-	-	54	98	405	703	703	703	703	703	703	703	703	703
Commercial - Office	**390**	-	-	-	-	-	-	-	134	266	289	313	336	358	381	390	390	390
Commercial - Other	**40**	-	-	-	-	-	-	-	40	40	40	40	40	40	40	40	40	40
Industrial R&D	**12**	-	-	-	-	-	-	-	12	12	12	12	12	12	12	12	12	12
RETAIL EXPENDITURE /1 /2	**35.0**	-	-	-	**0.8**	**5.3**	**10.5**	**15.4**	**22.7**	**27.8**	**30.6**	**32.7**	**34.0**	**34.7**	**34.9**	**35.0**	**35.0**	**35.0**
(in Million $'s)																		
Residential for Sale	**24.5**	-	-	-	**0.8**	**5.3**	**10.3**	**14.1**	**18.2**	**20.2**	**21.8**	**23.1**	**24.0**	**24.5**	**24.5**	**24.5**	**24.5**	**24.5**
Category 1 - SFD	3.9	-	-	-	0.2	1.4	2.7	3.6	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9
Category 2 - SFD-C	1.4	-	-	-	0.7	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4
Category 4 - SFA-F	9.5	-	-	-	-	1.0	2.1	3.7	5.6	6.8	7.8	8.4	9.0	9.5	9.5	9.5	9.5	9.5
Category 5 - SFA-T	6.6	-	-	-	-	1.6	3.9	5.4	6.5	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6	6.6
Category 6 - SFA-M	3.1	-	-	-	-	-	-	0.1	0.7	1.4	2.1	2.8	3.1	3.1	3.1	3.1	3.1	3.1
Apartments A-F	**4.7**	-	-	-	-	-	0.0	0.9	1.9	2.8	3.8	4.4	4.7	4.7	4.7	4.7	4.7	4.7
Commercial - Retail	**2.5**	-	-	-	-	-	0.2	0.3	1.4	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5
Commercial - Office	**3.1**	-	-	-	-	-	-	-	1.0	2.0	2.2	2.4	2.6	2.8	3.0	3.1	3.1	3.1
Commercial - Other	**0.1**	-	-	-	-	-	-	-	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1
Industrial R&D	**0.2**	-	-	-	-	-	-	-	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2

/1 Derived by combining data from individual product level community outputs - Refer Appendix A-6.1
/2 The portion of Project Area residents & employees' retail expenditure (excludeing Auto Sales), which is spent in Unincorporated area outside the Project Area.

A-4.2
County Annual Revenue and Expenditure Inputs: by Consolidated Product –Community: HOMESTEAD
(All Dollar amounts in un-inflated 2006 dollars)

Use - Product	By 2025	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION /1																		
Residential for Sale	**5,488**	-	**150**	**697**	**595**	**733**	**906**	**1,034**	**733**	**421**	**216**	**3**	-	-	-	-	-	-
Category 1 - SFD	376	-	42	108	72	56	29	69	-	-	-	-	-	-	-	-	-	-
Category 2 - SFD-C	253	-	-	-	-	-	6	59	72	72	44	-	-	-	-	-	-	-
Category 3 - SFD-E	979	-	-	48	150	311	236	162	67	5	-	-	-	-	-	-	-	-
Category 4 - SFA-F	1,878	-	54	186	80	144	341	452	336	185	97	3	-	-	-	-	-	-
Category 5 - SFA-T	814	-	24	72	72	78	144	144	144	87	49	-	-	-	-	-	-	-
Category 6 - SFA-M	1,188	-	30	283	221	144	150	148	114	72	26	-	-	-	-	-	-	-
Apartment Uses	**187**	-	-	-	-	-	187	-	-	-	-	-	-	-	-	-	-	-
Commercial - Retail	**27,500**	-	-	-	-	-	27,500	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**132,500**	-	-	-	-	-	132,500	-	-	-	-	-	-	-	-	-	-	-
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**1,090,000**	-	-	-	-	-	1,090,000	-	-	-	-	-	-	-	-	-	-	-
POPULATION /1	**14,777**	**-**	**390**	**2,172**	**3,764**	**5,798**	**8,614**	**11,304**	**13,158**	**14,221**	**14,770**	**14,777**	**14,777**	**14,777**	**14,777**	**14,777**	**14,777**	**14,777**
Residential for Sale	**14,332**	**-**	**390**	**2,172**	**3,764**	**5,798**	**8,169**	**10,859**	**12,713**	**13,776**	**14,325**	**14,332**	**14,332**	**14,332**	**14,332**	**14,332**	**14,332**	**14,332**
Category 1 - SFD	1,192	-	133	476	704	881	973	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192	1,192
Category 2 - SFD-C	802	-	-	-	-	-	19	206	434	663	802	802	802	802	802	802	802	802
Category 3 - SFD-E	3,103	-	-	152	628	1,614	2,362	2,875	3,088	3,103	3,103	3,103	3,103	3,103	3,103	3,103	3,103	3,103
Category 4 - SFA-F	4,470	-	129	571	762	1,104	1,916	2,992	3,791	4,232	4,463	4,470	4,470	4,470	4,470	4,470	4,470	4,470
Category 5 - SFA-T	1,937	-	57	228	400	585	928	1,271	1,614	1,821	1,937	1,937	1,937	1,937	1,937	1,937	1,937	1,937
Category 6 - SFA-M	2,827	-	71	745	1,271	1,614	1,971	2,323	2,594	2,766	2,827	2,827	2,827	2,827	2,827	2,827	2,827	2,827
Apartment Uses	**445**	-	-	-	-	-	445	445	445	445	445	445	445	445	445	445	445	445
EMPLOYEES /1	**2,779**	**-**	**-**	**-**	**-**	**-**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**
Commercial - Retail	**69**	-	-	-	-	-	69	69	69	69	69	69	69	69	69	69	69	69
Commercial - Office	**530**	-	-	-	-	-	530	530	530	530	530	530	530	530	530	530	530	530
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**2,180**	-	-	-	-	-	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180
ASSESSED VALUE /1	**3,547**	**-**	**72**	**424**	**771**	**1,339**	**2,140**	**2,792**	**3,248**	**3,446**	**3,547**	**3,547**	**3,547**	**3,547**	**3,547**	**3,547**	**3,547**	**3,547**
(in Million $'s)																		
Residential for Sale	**3,348**	**-**	**72**	**424**	**771**	**1,339**	**1,941**	**2,593**	**3,048**	**3,246**	**3,348**	**3,348**	**3,348**	**3,348**	**3,348**	**3,348**	**3,348**	**3,348**
Category 1 - SFD	187	-	21	75	110	138	153	187	187	187	187	187	187	187	187	187	187	187
Category 2 - SFD-C	153	-	-	-	-	-	3	37	82	127	153	153	153	153	153	153	153	153
Category 3 - SFD-E	1,234	-	-	45	186	556	847	1,092	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234	1,234
Category 4 - SFA-F	875	-	27	120	157	225	384	594	748	832	875	875	875	875	875	875	875	875
Category 5 - SFA-T	372	-	11	45	79	115	181	246	311	350	372	372	372	372	372	372	372	372
Category 6 - SFA-M	527	-	13	139	239	305	373	437	486	517	527	527	527	527	527	527	527	527
Apartment Uses	**45**	-	-	-	-	-	45	45	45	45	45	45	45	45	45	45	45	45
Commercial - Retail	**12**	-	-	-	-	-	12	12	12	12	12	12	12	12	12	12	12	12
Commercial - Office	**39**	-	-	-	-	-	39	39	39	39	39	39	39	39	39	39	39	39
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**104**	-	-	-	-	-	104	104	104	104	104	104	104	104	104	104	104	104
RETAIL EXPENDITURE /1 /2	**54.6**	**-**	**1.3**	**7.2**	**12.5**	**20.0**	**31.8**	**41.7**	**48.9**	**52.6**	**54.5**	**54.6**	**54.6**	**54.6**	**54.6**	**54.6**	**54.6**	**54.6**
(in Million $'s)																		
Residential for Sale	**51.5**	**-**	**1.3**	**7.2**	**12.5**	**20.0**	**28.7**	**38.7**	**45.9**	**49.6**	**51.5**	**51.5**	**51.5**	**51.5**	**51.5**	**51.5**	**51.5**	**51.5**
Category 1 - SFD	3.2	-	0.4	1.3	1.9	2.4	2.7	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2
Category 2 - SFD-C	2.4	-	-	-	-	-	0.0	0.6	1.3	2.0	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4
Category 3 - SFD-E	13.2	-	-	0.5	2.0	5.9	9.0	11.5	13.0	13.2	13.2	13.2	13.2	13.2	13.2	13.2	13.2	13.2
Category 4 - SFA-F	16.0	-	0.5	2.1	2.8	4.1	6.9	10.8	13.6	15.2	16.0	16.0	16.0	16.0	16.0	16.0	16.0	16.0
Category 5 - SFA-T	6.8	-	0.2	0.8	1.4	2.1	3.3	4.5	5.7	6.4	6.8	6.8	6.8	6.8	6.8	6.8	6.8	6.8
Category 6 - SFA-M	9.8	-	0.2	2.5	4.3	5.6	6.8	8.1	9.0	9.6	9.8	9.8	9.8	9.8	9.8	9.8	9.8	9.8
Apartment Uses	**1.2**	-	-	-	-	-	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2
Commercial - Retail	**0.0**	-	-	-	-	-	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Commercial - Office	**0.3**	-	-	-	-	-	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**1.4**	-	-	-	-	-	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4

/1 Derived by combining data from individual product level community outputs - Refer Appendix A-6.2
/2 The portion of Project Area residents & employees' retail expenditure (excludeing Auto Sales), which is spent in Unincorporated area outside the Project Area.

A-4.3
County Annual Revenue and Expenditure Inputs: by Consolidated Product – Community: POTRERO
(All Dollar amounts in un-inflated 2006 dollars)

Use - Product	By 2025	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION /1																		
Residential for Sale	**7,908**	-	-	-	-	-	**12**	**320**	**900**	**1,387**	**1,526**	**1,170**	**904**	**704**	**570**	**304**	**111**	-
Category 1 - SFD	5,143	-	-	-	-	-	12	292	804	1,092	1,022	678	473	368	266	96	40	-
Category 2 - SFD-C	500	-	-	-	-	-	-	-	42	72	72	72	72	72	72	26	-	-
Category 3 - SFD-E	586	-	-	-	-	-	-	28	48	79	144	132	91	48	16	-	-	-
Category 7 - SNR	1,679	-	-	-	-	-	-	-	6	144	288	288	268	216	216	182	71	-
Apartment Uses	**520**	-	-	-	-	-	-	-	-	25	300	195	-	-	-	-	-	-
Commercial - Retail	**628,500**	-	-	-	-	-	-	-	314,250	314,250	-	-	-	-	-	-	-	-
Commercial - Office	**628,500**	-	-	-	-	-	-	-	314,250	314,250	-	-	-	-	-	-	-	-
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POPULATION /1	**23,322**	-	-	-	-	-	**38**	**1,052**	**3,898**	**8,137**	**12,764**	**16,218**	**18,770**	**20,749**	**22,303**	**23,054**	**23,322**	**23,322**
Residential for Sale	**23,104**	-	-	-	-	-	**38**	**1,052**	**3,898**	**8,127**	**12,627**	**15,999**	**18,551**	**20,530**	**22,084**	**22,835**	**23,104**	**23,104**
Category 1 - SFD	16,303	-	-	-	-	-	38	964	3,512	6,974	10,214	12,363	13,862	15,029	15,872	16,177	16,303	16,303
Category 2 - SFD-C	1,585	-	-	-	-	-	-	-	133	361	590	818	1,046	1,274	1,503	1,585	1,585	1,585
Category 3 - SFD-E	1,858	-	-	-	-	-	-	89	241	491	948	1,366	1,655	1,807	1,858	1,858	1,858	1,858
Category 7 - SNR	3,358	-	-	-	-	-	-	-	12	300	876	1,452	1,988	2,420	2,852	3,216	3,358	3,358
Apartment Uses	**218**	-	-	-	-	-	-	-	-	11	137	218	218	218	218	218	218	218
EMPLOYEES /1	**4,085**	-	-	-	-	-	-	-	**2,043**	**4,085**	**4,085**	**4,085**	**4,085**	**4,085**	**4,085**	**4,085**	**4,085**	**4,085**
Commercial - Retail	**1,571**	-	-	-	-	-	-	-	786	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
Commercial - Office	**2,514**	-	-	-	-	-	-	-	1,257	2,514	2,514	2,514	2,514	2,514	2,514	2,514	2,514	2,514
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ASSESSED VALUE /1 **(in Million $'s)**	**5,014**	-	-	-	-	-	**6**	**172**	**917**	**1,957**	**2,941**	**3,679**	**4,170**	**4,538**	**4,814**	**4,956**	**5,014**	**5,014**
Residential for Sale	**4,366**	-	-	-	-	-	**6**	**172**	**654**	**1,428**	**2,339**	**3,031**	**3,522**	**3,890**	**4,166**	**4,308**	**4,366**	**4,366**
Category 1 - SFD	2,690	-	-	-	-	-	6	148	565	1,145	1,689	2,046	2,298	2,489	2,619	2,667	2,690	2,690
Category 2 - SFD-C	262	-	-	-	-	-	-	-	23	61	100	138	175	213	250	262	262	262
Category 3 - SFD-E	656	-	-	-	-	-	-	24	64	155	355	523	605	645	656	656	656	656
Category 7 - SNR	758	-	-	-	-	-	-	-	3	66	196	324	443	543	641	723	758	758
Apartment Uses	**125**	-	-	-	-	-	-	-	-	6	79	125	125	125	125	125	125	125
Commercial - Retail	**230**	-	-	-	-	-	-	-	116	230	230	230	230	230	230	230	230	230
Commercial - Office	**293**	-	-	-	-	-	-	-	147	293	293	293	293	293	293	293	293	293
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RETAIL EXPENDITURE /1 /2 **(in Million $'s)**	**78.4**	-	-	-	-	-	**0.1**	**2.9**	**12.3**	**26.4**	**42.7**	**55.0**	**63.2**	**69.5**	**74.6**	**77.3**	**78.4**	**78.4**
Residential for Sale	**72.2**	-	-	-	-	-	**0.1**	**2.9**	**10.9**	**23.5**	**37.9**	**48.9**	**57.1**	**63.4**	**68.5**	**71.2**	**72.2**	**72.2**
Category 1 - SFD	46.7	-	-	-	-	-	0.1	2.6	9.8	19.6	29.0	35.2	39.5	42.9	45.3	46.3	46.7	46.7
Category 2 - SFD-C	4.6	-	-	-	-	-	-	-	0.4	1.0	1.7	2.4	3.0	3.7	4.3	4.6	4.6	4.6
Category 3 - SFD-E	7.0	-	-	-	-	-	-	0.3	0.7	1.7	3.7	5.4	6.4	6.9	7.0	7.0	7.0	7.0
Category 7 - SNR	14.0	-	-	-	-	-	-	-	0.0	1.2	3.6	6.0	8.2	10.0	11.8	13.3	14.0	14.0
Apartment Uses	**3.4**	-	-	-	-	-	-	-	-	0.2	2.1	3.4	3.4	3.4	3.4	3.4	3.4	3.4
Commercial - Retail	**1.0**	-	-	-	-	-	-	-	0.5	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0
Commercial - Office	**1.7**	-	-	-	-	-	-	-	0.8	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7	1.7
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

/1 Derived by combining data from individual product level community outputs - Refer Appendix A-6.3
/2 The portion of Project Area residents & employees' retail expenditure (excludeing Auto Sales), which is spent in Unincorporated area outside the Project Area.

A-4.4

County Annual Revenue and Expenditure Inputs: by Consolidated Product – Community: MISSION VILLAGE

(All Dollar amounts in un-inflated 2006 dollars)

Use - Product	By 2025	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION /1																		
Residential for Sale	**4,285**	**72**	**538**	**995**	**1,216**	**952**	**380**	**76**	**56**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Category 2 - SFD-C	344	24	80	72	72	72	24	-	-	-	-	-	-	-	-	-	-	-
Category 3 - SFD-E	291	-	56	132	103	-	-	-	-	-	-	-	-	-	-	-	-	-
Category 4 - SFA-F	1,745	24	122	269	588	548	194	-	-	-	-	-	-	-	-	-	-	-
Category 5 - SFA-T	1,059	24	216	330	261	186	42	-	-	-	-	-	-	-	-	-	-	-
Category 7 - SNR	846	-	64	192	192	146	120	76	56	-	-	-	-	-	-	-	-	-
Apartment Uses	**1,046**	-	170	-	610	266	-	-	-	-	-	-	-	-	-	-	-	-
Commercial - Retail	**314,850**	-	-	-	113,650	134,250	66,950	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**984,150**	-	-	-	-	-	196,830	196,830	196,830	196,830	196,830	-	-	-	-	-	-	-
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POPULATION /1	**12,993**	**190**	**1,979**	**4,435**	**8,920**	**11,852**	**12,729**	**12,881**	**12,993**	**12,993**	**12,993**	**12,993**	**12,993**	**12,993**	**12,993**	**12,993**	**12,993**	**12,993**
Residential for Sale	**10,378**	**190**	**1,554**	**4,010**	**6,970**	**9,237**	**10,114**	**10,266**	**10,378**	**10,378**	**10,378**	**10,378**	**10,378**	**10,378**	**10,378**	**10,378**	**10,378**	**10,378**
Category 2 - SFD-C	1,090	76	330	558	786	1,014	1,090	1,090	1,090	1,090	1,090	1,090	1,090	1,090	1,090	1,090	1,090	1,090
Category 3 - SFD-E	922	-	178	596	922	922	922	922	922	922	922	922	922	922	922	922	922	922
Category 4 - SFA-F	4,153	57	347	988	2,387	3,691	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153	4,153
Category 5 - SFA-T	2,520	57	571	1,357	1,978	2,420	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520	2,520
Category 7 - SNR	1,692	-	128	512	896	1,188	1,428	1,580	1,692	1,692	1,692	1,692	1,692	1,692	1,692	1,692	1,692	1,692
Apartment Uses	**2,615**	-	425	425	1,950	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615	2,615
EMPLOYEES /1	**4,724**	**-**	**-**	**-**	**284**	**620**	**1,574**	**2,362**	**3,149**	**3,936**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**
Commercial - Retail	**787**	-	-	-	284	620	787	787	787	787	787	787	787	787	787	787	787	787
Commercial - Office	**3,937**	-	-	-	-	-	787	1,575	2,362	3,149	3,937	3,937	3,937	3,937	3,937	3,937	3,937	3,937
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ASSESSED VALUE /1 **(in Million $'s)**	**3,003**	**34**	**384**	**984**	**1,822**	**2,384**	**2,663**	**2,769**	**2,865**	**2,934**	**3,003**	**3,003**	**3,003**	**3,003**	**3,003**	**3,003**	**3,003**	**3,003**
Residential for Sale	**2,275**	**34**	**340**	**940**	**1,592**	**2,034**	**2,213**	**2,248**	**2,275**	**2,275**	**2,275**	**2,275**	**2,275**	**2,275**	**2,275**	**2,275**	**2,275**	**2,275**
Category 2 - SFD-C	149	12	50	80	110	139	149	149	149	149	149	149	149	149	149	149	149	149
Category 3 - SFD-E	376	-	67	245	376	376	376	376	376	376	376	376	376	376	376	376	376	376
Category 4 - SFA-F	827	12	78	211	480	736	827	827	827	827	827	827	827	827	827	827	827	827
Category 5 - SFA-T	477	10	110	262	378	459	477	477	477	477	477	477	477	477	477	477	477	477
Category 7 - SNR	446	-	36	142	247	323	385	419	446	446	446	446	446	446	446	446	446	446
Apartment Uses	**235**	-	44	44	174	235	235	235	235	235	235	235	235	235	235	235	235	235
Commercial - Retail	**143**	-	-	-	57	116	143	143	143	143	143	143	143	143	143	143	143	143
Commercial - Office	**350**	-	-	-	-	-	72	142	212	281	350	350	350	350	350	350	350	350
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RETAIL EXPENDITURE /1 /2 **(in Million $'s)**	**47.4**	**0.6**	**6.6**	**15.9**	**30.4**	**40.3**	**44.2**	**45.4**	**46.4**	**46.9**	**47.4**	**47.4**	**47.4**	**47.4**	**47.4**	**47.4**	**47.4**	**47.4**
Residential for Sale	**38.1**	**0.6**	**5.5**	**14.8**	**25.6**	**33.7**	**37.0**	**37.6**	**38.1**	**38.1**	**38.1**	**38.1**	**38.1**	**38.1**	**38.1**	**38.1**	**38.1**	**38.1**
Category 2 - SFD-C	2.9	0.2	0.9	1.5	2.1	2.7	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9
Category 3 - SFD-E	3.8	-	0.7	2.5	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8
Category 4 - SFA-F	14.9	0.2	1.3	3.7	8.6	13.2	14.9	14.9	14.9	14.9	14.9	14.9	14.9	14.9	14.9	14.9	14.9	14.9
Category 5 - SFA-T	8.9	0.2	2.0	4.8	7.0	8.5	8.9	8.9	8.9	8.9	8.9	8.9	8.9	8.9	8.9	8.9	8.9	8.9
Category 7 - SNR	7.6	-	0.6	2.3	4.1	5.4	6.5	7.1	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6	7.6
Apartment Uses	**6.2**	-	1.1	1.1	4.6	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2	6.2
Commercial - Retail	**0.5**	-	-	-	0.2	0.4	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Commercial - Office	**2.6**	-	-	-	-	-	0.5	1.0	1.6	2.1	2.6	2.6	2.6	2.6	2.6	2.6	2.6	2.6
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

/1 Derived by combining data from individual product level community outputs - Refer Appendix A-6.4

/2 The portion of Project Area residents & employees' retail expenditure (excludeing Auto Sales), which is spent in Unincorporated area outside the Project Area.

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A-4.5
County Annual Revenue and Expenditure Inputs: by Consolidated Product – by Community: LEGACY
(All Dollar amounts in un-inflated 2006 dollars)

Use - Product	By 2025	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION /1																		
Residential for Sale	**2,741**	-	-	-	**48**	**360**	**1,001**	**917**	**281**	**114**	**20**	-	-	-	-	-	-	-
Category 1 - SFD	1,323	-	-	-	48	220	469	466	120	-	-	-	-	-	-	-	-	-
Category 3 - SFD-E	71	-	-	-	-	-	16	48	7	-	-	-	-	-	-	-	-	-
Category 4 - SFA-F	497	-	-	-	-	128	180	75	72	42	-	-	-	-	-	-	-	-
Category 5 - SFA-T	850	-	-	-	-	12	336	328	82	72	20	-	-	-	-	-	-	-
Apartment Uses	**739**	-	-	-	-	30	150	210	144	144	61	-	-	-	-	-	-	-
Commercial - Retail	**170,000**	-	-	-	-	-	170,000	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**316,000**	-	-	-	-	-	158,000	158,000	-	-	-	-	-	-	-	-	-	-
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POPULATION /1	**10,144**	-	-	-	**152**	**1,267**	**4,673**	**8,046**	**9,240**	**9,928**	**10,144**	**10,144**	**10,144**	**10,144**	**10,144**	**10,144**	**10,144**	**10,144**
Residential for Sale	**8,296**	-	-	-	**152**	**1,192**	**4,223**	**7,071**	**7,905**	**8,233**	**8,296**	**8,296**	**8,296**	**8,296**	**8,296**	**8,296**	**8,296**	**8,296**
Category 1 - SFD	4,194	-	-	-	152	850	2,336	3,814	4,194	4,194	4,194	4,194	4,194	4,194	4,194	4,194	4,194	4,194
Category 3 - SFD-E	225	-	-	-	-	-	51	203	225	225	225	225	225	225	225	225	225	225
Category 4 - SFA-F	1,183	-	-	-	-	305	733	912	1,083	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183
Category 5 - SFA-T	2,695	-	-	-	-	38	1,103	2,143	2,403	2,631	2,695	2,695	2,695	2,695	2,695	2,695	2,695	2,695
Apartment Uses	**1,848**	-	-	-	-	75	450	975	1,335	1,695	1,848	1,848	1,848	1,848	1,848	1,848	1,848	1,848
EMPLOYEES /1	**1,689**	-	-	-	-	-	**1,057**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**
Commercial - Retail	**425**	-	-	-	-	-	425	425	425	425	425	425	425	425	425	425	425	425
Commercial - Office	**1,264**	-	-	-	-	-	632	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264	1,264
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ASSESSED VALUE /1 **(in Million $'s)**	**1,842**	-	-	-	**26**	**228**	**918**	**1,538**	**1,727**	**1,818**	**1,842**	**1,842**	**1,842**	**1,842**	**1,842**	**1,842**	**1,842**	**1,842**
Residential for Sale	**1,471**	-	-	-	**26**	**220**	**742**	**1,256**	**1,408**	**1,462**	**1,471**	**1,471**	**1,471**	**1,471**	**1,471**	**1,471**	**1,471**	**1,471**
Category 1 - SFD	775	-	-	-	26	155	428	704	775	775	775	775	775	775	775	775	775	775
Category 3 - SFD-E	85	-	-	-	-	-	20	78	85	85	85	85	85	85	85	85	85	85
Category 4 - SFA-F	238	-	-	-	-	60	145	182	218	238	238	238	238	238	238	238	238	238
Category 5 - SFA-T	372	-	-	-	-	5	150	293	330	364	372	372	372	372	372	372	372	372
Apartment Uses	**188**	-	-	-	-	7	44	98	135	172	188	188	188	188	188	188	188	188
Commercial - Retail	**80**	-	-	-	-	-	80	80	80	80	80	80	80	80	80	80	80	80
Commercial - Office	**103**	-	-	-	-	-	52	103	103	103	103	103	103	103	103	103	103	103
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RETAIL EXPENDITURE /1 /2 **(in Million $'s)**	**30.8**	-	-	-	**0.4**	**3.8**	**14.4**	**24.6**	**28.2**	**30.2**	**30.8**	**30.8**	**30.8**	**30.8**	**30.8**	**30.8**	**30.8**	**30.8**
Residential for Sale	**24.5**	-	-	-	**0.4**	**3.6**	**12.5**	**20.8**	**23.4**	**24.4**	**24.5**	**24.5**	**24.5**	**24.5**	**24.5**	**24.5**	**24.5**	**24.5**
Category 1 - SFD	12.4	-	-	-	0.4	2.5	6.8	11.3	12.4	12.4	12.4	12.4	12.4	12.4	12.4	12.4	12.4	12.4
Category 3 - SFD-E	0.9	-	-	-	-	-	0.2	0.8	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9
Category 4 - SFA-F	4.2	-	-	-	-	1.1	2.6	3.2	3.8	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2
Category 5 - SFA-T	7.0	-	-	-	-	0.1	2.9	5.5	6.2	6.9	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0
Apartment Uses	**5.2**	-	-	-	-	0.2	1.2	2.7	3.7	4.7	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2
Commercial - Retail	**0.3**	-	-	-	-	-	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3
Commercial - Office	**0.8**	-	-	-	-	-	0.4	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

/1 Derived by combining data from individual product level community outputs - Refer Appendix A-6.5
/2 The portion of Project Area residents & employees' retail expenditure (excludeing Auto Sales), which is spent in Unincorporated area outside the Project Area.

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A-4.6
County Annual Revenue and Expenditure Inputs: by Consolidated Product – by Community: LANDMARK
(All Dollar amounts in un-inflated 2006 dollars)

Use - Product	By 2025	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION /1																		
Residential for Sale	**993**	**456**	**409**	**128**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Category 1 - SFD	590	240	231	119	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Category 2 - SFD-C	403	216	178	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apartment Uses	**451**	**-**	**451**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Commercial - Retail	**94,199**	-	94,199	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**279,502**	-	94,199	-	-	-	-	185,303	-	-	-	-	-	-	-	-	-	-
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
POPULATION /1	**4,275**	**1,446**	**3,870**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**
Residential for Sale	**3,148**	**1,446**	**2,742**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**
Category 1 - SFD	1,870	761	1,493	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,870	1,870
Category 2 - SFD-C	1,278	685	1,249	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278	1,278
Apartment Uses	**1,128**	-	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128	1,128
EMPLOYEES /1	**1,354**	**-**	**612**	**612**	**612**	**612**	**612**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**
Commercial - Retail	**235**	-	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235	235
Commercial - Office	**1,118**	-	377	377	377	377	377	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ASSESSED VALUE /1 **(in Million $'s)**	**815**	**266**	**680**	**758**	**758**	**758**	**758**	**815**	**815**	**815**	**815**	**815**	**815**	**815**	**815**	**815**	**815**	**815**
Residential for Sale	**583**	**266**	**505**	**583**	**583**	**583**	**583**	**583**	**583**	**583**	**583**	**583**	**583**	**583**	**583**	**583**	**583**	**583**
Category 1 - SFD	395	165	322	395	395	395	395	395	395	395	395	395	395	395	395	395	395	395
Category 2 - SFD-C	187	102	183	187	187	187	187	187	187	187	187	187	187	187	187	187	187	187
Apartment Uses	**111**	-	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111	111
Commercial - Retail	**35**	-	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35	35
Commercial - Office	**85**	-	29	29	29	29	29	85	85	85	85	85	85	85	85	85	85	85
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
RETAIL EXPENDITURE /1 /2 **(in Million $'s)**	**13.0**	**4.2**	**11.3**	**12.5**	**12.5**	**12.5**	**12.5**	**13.0**	**13.0**	**13.0**	**13.0**	**13.0**	**13.0**	**13.0**	**13.0**	**13.0**	**13.0**	**13.0**
Residential for Sale	**9.1**	**4.2**	**7.9**	**9.1**	**9.1**	**9.1**	**9.1**	**9.1**	**9.1**	**9.1**	**9.1**	**9.1**	**9.1**	**9.1**	**9.1**	**9.1**	**9.1**	**9.1**
Category 1 - SFD	5.7	2.3	4.6	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7
Category 2 - SFD-C	3.4	1.8	3.3	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4
Apartment Uses	**3.0**	-	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Commercial - Retail	**0.2**	-	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2
Commercial - Office	**0.7**	-	0.2	0.2	0.2	0.2	0.2	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7
Commercial - Other	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**-**	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

/1 Derived by combining data from individual product level community outputs - Refer Appendix A-6.6
/2 The portion of Project Area residents & employees' retail expenditure (excludeing Auto Sales), which is spent in Unincorporated area outside the Project Area.

A-4.7

County Annual Revenue and Expenditure Inputs: by Consolidated Product – by Community: COMMERCE CENTER

(All Dollar amounts in un-inflated 2006 dollars)

Use - Product	By 2025	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION /1	**3,200,002**	**-**	**228,572**	**754,287**	**754,286**	**1,142,858**	**320,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Commercial - Retail	**300,715**	-	-	143,751	156,965	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**1,159,795**	-	91,429	285,378	197,846	457,144	128,000	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**1,739,492**	-	137,143	325,159	399,476	685,715	192,000	-	-	-	-	-	-	-	-	-	-	-
EMPLOYEES /1	**8,870**	**-**	**640**	**2,791**	**4,774**	**7,974**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**
Commercial - Retail	**752**	-	-	359	752	752	752	752	752	752	752	752	752	752	752	752	752	752
Commercial - Office	**4,639**	-	366	1,507	2,299	4,127	4,639	4,639	4,639	4,639	4,639	4,639	4,639	4,639	4,639	4,639	4,639	4,639
Industrial R&D	**3,479**	-	274	925	1,724	3,095	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479	3,479
ASSESSED VALUE /1 **(in Million $'s)**	**938**	**-**	**61**	**308**	**549**	**854**	**938**	**938**	**938**	**938**	**938**	**938**	**938**	**938**	**938**	**938**	**938**	**938**
Commercial - Retail	**166**	-	-	80	166	166	166	166	166	166	166	166	166	166	166	166	166	166
Commercial - Office	**385**	-	30	125	191	343	385	385	385	385	385	385	385	385	385	385	385	385
Industrial R&D	**387**	-	31	103	192	345	387	387	387	387	387	387	387	387	387	387	387	387
RETAIL EXPENDITURE /1 /2 **(in Million $'s)**	**5.8**	**-**	**0.4**	**1.8**	**3.1**	**5.2**	**5.8**	**5.8**	**5.8**	**5.8**	**5.8**	**5.8**	**5.8**	**5.8**	**5.8**	**5.8**	**5.8**	**5.8**
Commercial - Retail	**0.5**	-	-	0.2	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5
Commercial - Office	**3.0**	-	0.2	1.0	1.5	2.7	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0
Industrial R&D	**2.3**	-	0.2	0.6	1.1	2.0	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3

/1 Derived by combining data from individual product level community outputs - Refer Appendix A-6.7

/2 The portion of Project Area residents & employees' retail expenditure (excludeing Auto Sales), which is spent in Unincorporated area outside the Project Area.

A-5.0
Standards & Methodology Assumptions for deriving County Expenditure – ALL PROJECT

FACILITIES MAINTAINANCE EXPENDITURE FINANCED BY COUNTY GENERAL FUND - PARKS

(Not Financed Privately by HOA or by New Special District)

	Total (acres)	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 <--	--> 2031
Acres Added	**253.8**														
Entrada	-														
Homestead	20.0		5.0		5.0	5.0		5.0							
Potrero	151.0						5.0		141.0	5.0					
Mission Village	35.5	5.0		20.5	5.0	5.0									
Legacy	20.4				20.4										
Landmark	26.9		6.9	20.0											
Cumulative Acres															
Entrada		0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Homestead		0.0	5.0	5.0	10.0	15.0	15.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0
Potrero		0.0	0.0	0.0	0.0	0.0	5.0	5.0	146.0	151.0	151.0	151.0	151.0	151.0	151.0
Mission Village		5.0	5.0	25.5	30.5	35.5	35.5	35.5	35.5	35.5	35.5	35.5	35.5	35.5	35.5
Legacy		0.0	0.0	0.0	20.4	20.4	20.4	20.4	20.4	20.4	20.4	20.4	20.4	20.4	20.4
Landmark		0.0	6.9	26.9	26.9	26.9	26.9	26.9	26.9	26.9	26.9	26.9	26.9	26.9	26.9
Annual Cost	**$/Ac**														
Entrada	9,800	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Homestead	9,800	0	49,000	49,000	98,000	147,000	147,000	196,000	196,000	196,000	196,000	196,000	196,000	196,000	196,000
Potrero	9,800	0	0	0	0	0	49,000	49,000	1,430,800	1,479,800	1,479,800	1,479,800	1,479,800	1,479,800	1,479,800
Mission Village	9,800	49,000	49,000	249,900	298,900	347,900	347,900	347,900	347,900	347,900	347,900	347,900	347,900	347,900	347,900
Legacy	9,800	0	0	0	199,920	199,920	199,920	199,920	199,920	199,920	199,920	199,920	199,920	199,920	199,920
Landmark	9,800	0	67,620	263,620	263,620	263,620	263,620	263,620	263,620	263,620	263,620	263,620	263,620	263,620	263,620

FACILITIES MAINTAINANCE EXPENDITURE FINANCED BY COUNTY GENERAL FUND - ROADS

(Not Financed Privately by HOA or by New Special District)

Cumulative Lane Miles		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 <--	--> 2031
Entrada (5.1 Lane Miles)															
Local	2	0	0	0	2	3	5	5	5	5	5	5	5	5	5
Collector	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Homestead (51.7 Lane Miles)															
Local	2	0	4	8	11	15	19	23	27	27	27	27	27	27	27
Collector	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major	6	0	11	23	23	23	24	24	24	24	24	24	24	24	24
Potrero (40.3 Lane Miles)															
Local	2	0	0	0	0	0	3	6	9	12	15	18	21	24	24
Collector	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major	6	0	0	0	0	0	0	0	0	8	16	16	16	16	16
Mission Village (26.3 Lane Miles)															
Local	2	0	2	4	4	5	5	5	5	5	5	5	5	5	5
Collector	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major	6	10	21	21	21	21	21	21	21	21	21	21	21	21	21
Legacy (31.1 Lane Miles)															
Local	2	0	0	0	4	8	12	12	12	12	12	12	12	12	12
Collector	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major	6	0	0	10	19	19	19	19	19	19	19	19	19	19	19
Landmark (17.4 Lane Miles)															
Local	2	10	10	10	10	10	10	10	10	10	10	10	10	10	10
Collector	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major	6	7	7	7	7	7	7	7	7	7	7	7	7	7	7
VCC (10.1 Lane Miles)															
Collector	4	0.0	0.0	0.0	6.0	6.0	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1	10.1

A-5.0 .....Continued

		2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021 <--	--> 2031
Costs on Cum. Lane Miles															
Entrada															
Local	10,900	0	0	0	18,509	37,019	55,528	55,528	55,528	55,528	55,528	55,528	55,528	55,528	55,528
Collector	10,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major	7,500	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total		0	0	0	18,509	37,019	55,528	55,528	55,528	55,528	55,528	55,528	55,528	55,528	55,528
Homestead															
Local	10,900	0	41,288	82,576	123,864	165,152	206,439	247,727	289,015	297,273	297,273	297,273	297,273	297,273	297,273
Collector	10,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major	7,500	0	85,227	170,455	170,455	170,455	183,239	183,239	183,239	183,239	183,239	183,239	183,239	183,239	183,239
Total		0	126,515	253,030	294,318	335,606	389,678	430,966	472,254	480,511	480,511	480,511	480,511	480,511	480,511
Potrero															
Local	10,900	0	0	0	0	0	33,030	66,061	99,091	132,121	165,152	198,182	231,212	260,114	260,114
Collector	10,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major	7,500	0	0	0	0	0	0	0	0	59,659	123,580	123,580	123,580	123,580	123,580
Total		0	0	0	0	0	33,030	66,061	99,091	191,780	288,731	321,761	354,792	383,693	383,693
Mission Village															
Local	10,900	0	20,644	41,288	41,288	57,803	57,803	57,803	57,803	57,803	57,803	57,803	57,803	57,803	57,803
Collector	10,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major	7,500	76,705	157,670	157,670	157,670	157,670	157,670	157,670	157,670	157,670	157,670	157,670	157,670	157,670	157,670
Total		76,705	178,314	198,958	198,958	215,473	215,473	215,473	215,473	215,473	215,473	215,473	215,473	215,473	215,473
Legacy															
Local	10,900	0	0	0	42,712	85,425	128,137	128,137	128,137	128,137	128,137	128,137	128,137	128,137	128,137
Collector	10,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major	7,500	0	0	72,409	144,818	144,818	144,818	144,818	144,818	144,818	144,818	144,818	144,818	144,818	144,818
Total		0	0	72,409	187,530	230,243	272,955	272,955	272,955	272,955	272,955	272,955	272,955	272,955	272,955
Landmark															
Local	10,900	109,413	109,413	109,413	109,413	109,413	109,413	109,413	109,413	109,413	109,413	109,413	109,413	109,413	109,413
Collector	10,100	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Major	7,500	55,398	55,398	55,398	55,398	55,398	55,398	55,398	55,398	55,398	55,398	55,398	55,398	55,398	55,398
TOTAL		164,811	164,811	164,811	164,811	164,811	164,811	164,811	164,811	164,811	164,811	164,811	164,811	164,811	164,811
VCC															
Collector	10,100	0	0	0	60,398	60,398	102,414	102,414	102,414	102,414	102,414	102,414	102,414	102,414	102,414
Total		0	0	0	60,398	60,398	102,414	102,414	102,414	102,414	102,414	102,414	102,414	102,414	102,414

LIBRARY EXPENDITURE

Library Size - SF	60,000		
Costs		**phase 1**	**phase 2**
Absorption Start at Built Out %		0%	60%
Absorption Start Year		2010	2020
Cost Categories			
Personnel		984,000	1,480,000
Maintenance		200,000	400,000
Operations		1,500,000	2,723,000
Total		2,684,000	4,603,000

	2,006	2020-31	Ann. Growth
Popln. In Service Area excl. NR	25,000	42,000	3.78%
Share of Built-Out Project Popln to Service Area			**63.87%**

A-5.0 .....Continued

SHERIFF'S DEPARTMENT'S EXPENDITURE - COST OF DEPUTIES

	Low	High	
Deputies	74	74	
Annual Cost	13,200,000	13,200,000	
Resident Population	74,256	90.2%	
	Low	**High**	**Average**
Residents Per Deputy			
Resident Population	1,000	1,000	1,000
Cost Per			
Resident Population	178	178	**178**

FIRE DEPARTMENT EXPENDITURE

Station	1	2	3	4	Total
Type	A	A	B	A	
Start Year (At Built Out %):	0%	25%	50%	75%	100%
Equipment					
Engine	1	1	1	1	4
Quint	0	0	1	0	1
Batt HQ	No	No	Yes	No	
Annual Cost	3,200,000	2,460,000	4,393,000	2,460,000	12,513,000

ANIMAL CARE EXPENDITURE

Per Capita Expenses	$	7.29	(Per 2005-06 County of Los Angeles Budget's Animal Care expenditure per capita as benchmark)

PLANNING NET EXPENDITURE

Per Capita Expenses	$	9.57	(Per 2005-06 County of Los Angeles Budget's Planning expenditure per capita as benchmark)

GENERAL ADMINISTRATION EXPENDITURE

As % of Total Expenditure	10.0%

RECREATION EXPENDITURE

Per Capita Expenses	$	7.00	(Per 2005-06 County of Los Angeles Budget's Recreation expenditure per capita as benchmark)

ADK&A
Allan D. Kotin & Associates

CBRE
CB RICHARD ELLIS

A-6.1
Assumptions for Product Absorption; Population & Employee Estimates; & Assessed Value – by Community: ENTRADA

Community / Use / Product	Type	DATA PER NEWHALL LAND: Acres	Units	Avg. Unit Size - SF	Unit Price	Absorption: Start Date	Absorption: Units / Mo.	INFERRED DATA: Acres per Unit	Absorption Term (Yrs.)	ASSUMPTIONS: Household Size	Real Home Price Inflation	Turnover Rate
ENTRADA		**355.3**										
Residential for Sale		**171.9**	**2,827**									
PA5 - SFD	SFD	18.3	132	2,500	662,667	9/1/2012	4.0	0.14	4.0	3.17	0.0%	10.0%
PA6 - SFD	SFD	18.5	121	2,900	739,000	12/1/2012	4.0	0.15	4.0	3.17	0.0%	10.0%
PA7 - SFD	SFD	18.5	166	1,900	548,000	3/1/2013	4.0	0.11	4.0	3.17	0.0%	10.0%
PA4 - SFA	SFD-C	22.0	153	2,088	583,750	9/1/2012	6.0	0.14	3.0	2.38	0.0%	10.0%
PA8 - SFA	SFA-T	12.3	116	1,788	533,667	3/1/2013	6.0	0.11	2.0	2.38	0.0%	10.0%
PA13 - SFA	SFA-T	14.6	176	1,636	497,750	6/1/2013	6.0	0.08	3.0	2.38	0.0%	10.0%
PA12 - SFA	SFA-T	10.4	144	1,400	454,000	6/1/2013	6.0	0.07	3.0	2.38	0.0%	10.0%
PA11 - SFA	SFA-T	13.0	280	1,207	421,000	6/1/2013	6.0	0.05	5.0	2.38	0.0%	10.0%
PA9 - Apt/Condo	SFA-F	11.5	261	1,125	407,000	3/1/2013	6.0	0.04	4.0	2.38	0.0%	10.0%
PA10 - Apt/Condo	SFA-F	6.7	273	1,200	420,000	3/1/2013	6.0	0.02	4.0	2.38	0.0%	10.0%
PA15a - Loft Over Retail	SFA-F	10.9	153	1,350	471,000	6/1/2016	6.0	0.07	3.0	2.38	0.0%	10.0%
PA15b - Condo on Podium	SFA-F	9.9	464	1,066	420,000	6/1/2015	6.0	0.02	7.0	2.38	0.0%	10.0%
PA15c - Townhomes	SFA-T	3.6	64	1,350	491,000	12/1/2015	6.0	0.06	2.0	2.38	0.0%	10.0%
PA15d - Tower Condos	SFA-M	1.7	324	1,400	583,000	12/1/2015	6.0	0.01	6.0	2.38	0.0%	10.0%
Apartment Use		**23.0**	**708**									
PA1a - Apt		17.8	408	1,100	1,700	12/1/2014	6.0	0.04	7.0	2.38		
PA15e - Apt		5.2	300	1,100	1,700	3/1/2015	6.0	0.02	5.0	2.38		

Non-Residential Uses	Acres	GLA	FAR	Rent $/SF/Mo.	Absorption: Start Date	Absorption: Term (Mos.)	ASSUMPTIONS: Cap. Rate	Op. Exps.	SF/Empl.	Real Inflation	Turnover
Apartment Use											
PA1a - Apt							5.8%	30%		0.0%	10.0%
PA15e - Apt							5.8%	30%		0.0%	10.0%
Commercial - Retail	**88.5**	**1,543,625**									
PA14	3.0	28,475	0.22	4.00	4/1/2014	6.0	7.1%	10%	400	0.0%	5.0%
PA3	18.8	194,150	0.24	3.00	4/1/2014	24.0	7.1%	10%	400	0.0%	5.0%
PA1b	66.7	750,000	0.22	3.00	1/1/2016	24.0	7.1%	10%	400	0.0%	5.0%
PA15f	0.0	571,000	-	3.00	1/1/2016	24.0	7.1%	10%	400	0.0%	5.0%
Commercial - Office	**55.5**	**1,173,150**									
PA1b - Lots 2-7	16.4	550,000	0.66	2.75	1/1/2016	90.0	7.2%	30%	250	0.0%	5.0%
PA15g	39.1	623,150	0.22	2.90	4/1/2016	24.0	7.2%	30%	250	0.0%	5.0%
Commercial - Other	**6.7**	**170,024**									
PA1b - Lot 1 Hospitality	4.4	165,000	0.49	-	1/1/2016	-	8.9%	10%	1110	0.0%	5.0%
PA1b - Lot 24 Service Stn.	2.4	5,024	0.05	1.75	1/1/2016	-	8.9%	10%	1430	0.0%	5.0%
Industrial R&D	**9.7**	**115,214**									
PA2	9.7	115,214	-	0.75	1/1/2016	12.0	7.4%	10%	500	0.0%	5.0%

A-6.2

Assumptions for Product Absorption; Population & Employee Estimates; & Assessed Value – by Community: HOMESTEAD

Community / Use / Product	Type	DATA PER NEWHALL LAND: Acres	Units	Avg. Unit Size - SF	Unit Price	Absorption: Start Date	Absorption: Units / Mo.	INFERRED DATA: Acres per Unit	Absorption Term (Yrs.)	ASSUMPTIONS: Household Size	Real Home Price Inflation	Turnover Rate
HOMESTEAD		**983.5**										
Residential for Sale		**902.7**	**5,488**									
Chiquito Det. Condos	SFD-C	4.0	23	1,347	458,000	11/30/2014	6.0	0.17	2.0	3.17	0.0%	10.0%
Chiquito Customs	SFD-E	19.0	29	5,000	2,500,000	8/30/2014	3.0	0.66	2.0	3.17	0.0%	10.0%
HS Central SFD	SFD-E	18.0	78	3,800	880,000	5/31/2014	4.0	0.23	3.0	3.17	0.0%	10.0%
HS Central Customs	SFD-E	105.5	86	5,000	2,500,000	5/31/2014	3.0	1.23	3.0	3.17	0.0%	10.0%
HS West HW-2	SFD-C	16.6	230	2,400	637,000	5/31/2015	6.0	0.07	4.0	3.17	0.0%	10.0%
HS West Custom	SFD-E	171.0	62	5,000	2,500,000	5/31/2015	3.0	2.76	3.0	3.17	0.0%	10.0%
HS West Green Court HW-1	SFD	10.0	75	1,650	510,000	11/30/2014	6.0	0.13	2.0	3.17	0.0%	10.0%
Long Canyon SFD 75	SFD-E	30.8	106	4,200	947,000	8/30/2011	4.0	0.29	3.0	3.17	0.0%	10.0%
Long Canyon SFD 80	SFD-E	44.1	115	4,800	1,049,000	8/30/2011	4.0	0.38	4.0	3.17	0.0%	10.0%
Long Canyon SFD 50	SFD-E	8.8	38	4,000	913,000	8/30/2011	4.0	0.23	2.0	3.17	0.0%	10.0%
LCS - 3 SFD5500	SFD-E	28.3	117	4,000	913,000	8/30/2012	4.0	0.24	4.0	3.17	0.0%	10.0%
LCS -4 SFD6500	SFD-E	27.6	127	4,100	925,000	8/30/2012	4.0	0.22	4.0	3.17	0.0%	10.0%
Onion Fields SFD 55	SFD-E	15.0	96	3,800	880,000	5/31/2013	4.0	0.16	3.0	3.17	0.0%	10.0%
Onion Fields SFD 50x90	SFD-E	6.0	37	3,600	846,000	2/28/2013	4.0	0.16	1.0	3.17	0.0%	10.0%
Onion Field SFD 35	SFD	4.8	47	1,750	527,000	8/30/2013	6.0	0.10	2.0	3.17	0.0%	10.0%
Potrero Ridge Customs	SFD-E	106.1	88	5,000	2,500,000	2/28/2013	6.0	1.21	2.0	3.17	0.0%	10.0%
Mesas West 4 SFD Cluster	SFD	14.0	108	1,650	510,000	5/30/2010	6.0	0.13	2.0	3.17	0.0%	10.0%
Mesas West 11 SFD Cluster	SFD	15.7	146	1,650	510,000	5/31/2011	6.0	0.11	3.0	3.17	0.0%	10.0%
HS Central 4 Plex HC-2	SFA-F	11.6	120	1,600	498,000	2/28/2014	6.0	0.10	2.0	2.38	0.0%	10.0%
HS Central 2 Story HC-3	SFA-F	18.5	351	1,440	471,000	2/28/2014	6.0	0.05	6.0	2.38	0.0%	10.0%
HS Central 3 Story HC-4	SFA-F	9.5	144	1,450	473,000	8/30/2014	6.0	0.07	3.0	2.38	0.0%	10.0%
HS Central E1 16 Plex	SFA-M	6.4	120	1,150	422,000	11/30/2014	6.0	0.05	3.0	2.38	0.0%	10.0%
HS West 3-4 Plex	SFA-F	17.0	229	1,345	498,000	2/28/2015	6.0	0.07	4.0	2.38	0.0%	10.0%
HS West Triplex HW-5	SFA-F	4.0	44	1,450	473,000	2/28/2015	6.0	0.09	1.0	2.38	0.0%	10.0%
Long Canyon 3 Story	SFA-F	8.4	326	1,359	458,000	11/30/2012	6.0	0.03	6.0	2.38	0.0%	10.0%
LCS 1 & 2	SFA-F	22.4	161	2,085	500,000	8/30/2012	6.0	0.14	3.0	2.38	0.0%	10.0%
Onion Fields Triplex	SFA-F	21.7	213	1,345	455,000	2/28/2014	6.0	0.10	4.0	2.38	0.0%	10.0%
Onion Fields 3 Story	SFA-T	10.6	237	1,359	458,000	11/30/2013	6.0	0.04	5.0	2.38	0.0%	10.0%
Mesas West 1A 3/4 Plex	SFA-F	7.6	97	1,550	490,000	11/30/2010	6.0	0.08	3.0	2.38	0.0%	10.0%
Mesas West 3A 3/4 Plex	SFA-F	11.0	145	1,550	490,000	5/31/2010	6.0	0.08	3.0	2.38	0.0%	10.0%
Mesas West 1B-10 Plex	SFA-M	7.0	85	1,317	450,000	2/28/2011	6.0	0.08	2.0	2.38	0.0%	10.0%
Mesas West 3B 10 Plex	SFA-M	6.7	85	1,317	450,000	8/30/2010	6.0	0.08	2.0	2.38	0.0%	10.0%
Mesas West 7A 10 Plex	SFA-M	6.0	60	1,317	450,000	11/1/3010	6.0	0.10	2.0	2.38	0.0%	10.0%
Mesas West 12A 10 Plex	SFA-M	6.9	70	1,317	450,000	5/31/2011	6.0	0.10	2.0	2.38	0.0%	10.0%
Mesas West 6 2/3 Duplex	SFA-F	5.0	48	2,050	575,000	11/30/2010	6.0	0.10	2.0	2.38	0.0%	10.0%
Mesas West 7B 10 Plex	SFA-M	7.7	96	1,317	450,000	2/28/2011	6.0	0.08	2.0	2.38	0.0%	10.0%
Mesas West 8B 2 Story	SFA-T	19.6	577	1,450	473,000	8/30/2010	6.0	0.03	9.0	2.38	0.0%	10.0%
Mesas West 10 16 Plex	SFA-M	35.7	464	1,450	473,000	11/30/2011	6.0	0.08	8.0	2.38	0.0%	10.0%
Mesas West 12B 16 Plex	SFA-M	14.1	208	1,450	473,000	2/28/2012	6.0	0.07	4.0	2.38	0.0%	10.0%
Apartment Use		7.4	187	1,100	1,700	2/28/2014	25.0	0.04	1.0	2.38		

Non-Residential Uses	Acres	GLA	FAR	Rent $/SF/Mo.	Absorption: Start Date	Absorption: Term (Mos.)	ASSUMPTIONS: Cap. Rate	Op. Exps.	SF/Empl.	Real Inflation	Turnover
Apartment Use							5.8%	30.0%		0.0%	10.0%
Commercial - Retail	3.3	27,500	-	2.75	5/31/2014	9.0	7.1%	10.0%	400	0.0%	5.0%
Commercial - Office	11.7	132,500	44% mult story	2.45	5/31/2014	12.0	7.2%	30.0%	250	0.0%	5.0%
Commercial - Other											
Industrial R&D	61.7	1,090,000	37% Single Story	0.65	5/31/2014	12.0	7.4%	10.0%	500	0.0%	5.0%

A-6.3
Assumptions for Product Absorption; Population & Employee Estimates; & Assessed Value – by Community: POTRERO

Community / Use / Product	Type	DATA PER NEWHALL LAND: Acres	Units	Avg. Unit Size - SF	Unit Price	Absorption: Start Date	Absorption: Units / Mo.	INFERRED DATA: Acres per Unit	Absorption Term (Yrs.)	ASSUMPTIONS: Household Size	Real Home Price Inflation	Turnover Rate
POTRERO		**862.5**										
Residential for Sale		**810.0**	**7,908**									
PE1 140 x 100 estates	SFD-E	45.0	90	5,000	2,500,000	8/30/2017	3.0	0.50	4.0	3.17	0.0%	10.0%
PE 2 140 x 100 estates	SFD-E	8.0	15	5,000	2,500,000	11/30/2017	3.0	0.53	2.0	3.17	0.0%	10.0%
P 6500	SFD-E	55.0	224	4,200	935,000	8/30/2017	4.0	0.25	6.0	3.17	0.0%	10.0%
P6000	SFD-E	42.0	257	3,800	861,000	5/31/2015	4.0	0.16	6.0	3.17	0.0%	10.0%
P5500	SFD	41.0	250	2,400	796,000	5/31/2016	4.0	0.16	6.0	3.17	0.0%	10.0%
P5000	SFD	38.0	225	3,200	759,000	11/30/2015	4.0	0.17	6.0	3.17	0.0%	10.0%
P4500	SFD	56.0	392	2,800	691,000	8/30/2016	4.0	0.14	9.0	3.17	0.0%	10.0%
P3500	SFD	35.0	276	2,500	625,000	8/30/2016	4.0	0.13	7.0	3.17	0.0%	10.0%
A1	SFD	76.0	180	2,713	676,000	2/28/2017	6.0	0.42	3.0	3.17	0.0%	10.0%
A2	SFD	31.0	248	2,495	693,000	8/30/2015	6.0	0.13	5.0	3.17	0.0%	10.0%
B1	SFD	50.0	498	1,975	551,000	11/30/2015	6.0	0.10	8.0	3.17	0.0%	10.0%
B2	SFD	60.0	540	1,650	496,000	2/28/2016	6.0	0.11	8.0	3.17	0.0%	10.0%
C1	SFD	11.0	150	2,100	572,000	2/28/2017	6.0	0.07	3.0	3.17	0.0%	10.0%
D	SFD	22.0	286	1,622	491,000	2/28/2015	6.0	0.08	5.0	3.17	0.0%	10.0%
E	SFD	18.0	270	1,200	420,000	8/30/2015	6.0	0.07	5.0	3.17	0.0%	10.0%
F	SFD	13.0	234	1,050	394,000	11/30/2015	6.0	0.06	5.0	3.17	0.0%	10.0%
G1	SFD	18.0	324	1,675	500,000	8/30/2015	6.0	0.06	6.0	3.17	0.0%	10.0%
G2	SFD	23.0	414	1,600	487,000	2/28/2017	6.0	0.06	6.0	3.17	0.0%	10.0%
H1	SFD	17.0	374	1,440	460,000	2/28/2016	6.0	0.05	6.0	3.17	0.0%	10.0%
H2	SFD	12.0	240	1,525	475,000	11/30/2014	6.0	0.05	5.0	3.17	0.0%	10.0%
I	SFD	11.0	242	1,413	456,000	11/30/2014	6.0	0.05	5.0	3.17	0.0%	10.0%
Lofts	SFD-C	25.0	500	1,925	543,000	5/31/2016	6.0	0.05	8.0	3.17	0.0%	10.0%
Senoirs 1	SNR	20.0	500	1,300	437,000	11/30/2016	6.0	0.04	8.0	2.00	0.0%	10.0%
Senoirs 2	SNR	30.0	450	1,500	470,000	5/31/2017	6.0	0.07	7.0	2.00	0.0%	10.0%
Senoirs 3	SNR	23.0	220	1,075	398,000	8/30/2017	6.0	0.10	4.0	2.00	0.0%	10.0%
Senoirs 4	SNR	30.0	509	1,981	532,000	11/30/2017	6.0	0.06	8.0	2.00	0.0%	10.0%
Apartment Use		20.0	520	1,100	1,700	11/30/2017	25.0	0.04	3.0	2.38		

Non-Residential Uses	Acres	GLA	FAR	Rent $/SF/Mo.	Absorption: Start Date	Absorption: Term (Mos.)	ASSUMPTIONS: Cap. Rate	Op. Exps.	SF/Empl.	Real Inflation	Turnover
Apartment Use							5.8%	30%		0.0%	10.0%
Commercial - Retail	32.5	628,500	44% mult story	3.00	2/28/2016	24	7.1%	30%	400	0.0%	5.0%
Commercial - Office	32.5	628,500	44% mult story	3.00	2/28/2016	24	7.2%	10%	250	0.0%	5.0%
Commercial - Other											
Industrial R&D											

A-6.4

Assumptions for Product Absorption; Population & Employee Estimates; & Assessed Value – by Community: MISSION VILLAGE

Community / Use / Product	Type	DATA PER NEWHALL LAND: Acres	Units	Avg. Unit Size - SF	Unit Price	Absorption: Start Date	Absorption: Units / Mo.	INFERRED DATA: Acres per Unit	Absorption Term (Yrs.)	ASSUMPTIONS: Household Size	Real Home Price Inflation	Turnover Rate
MISSION VALLEY		**413.8**										
Residential for Sale		**317.4**	**4,285**									
A2 SFD	SFD-E	28.7	123	3,633	843,500	2/28/2010	4.0	0.23	3.0	3.17	0.0%	10.0%
A7 SFD	SFD-E	25.1	95	4,025	1,080,000	11/30/2010	4.0	0.26	3.0	3.17	0.0%	10.0%
A8 Custom	SFD-E	42.5	73	5,000	2,509,000	8/30/2010	3.0	0.58	3.0	3.17	0.0%	10.0%
SeniorsArea C (SFD)	SNR	37.0	212	2,160	616,000	8/30/2010	4.0	0.17	6.0	2.00	0.0%	10.0%
A3a Duplex	SFD-C	7.0	80	1,667	507,500	8/30/2009	6.0	0.09	2.0	3.17	0.0%	10.0%
A3b Towns-Flats	SFA-T	10.4	168	1,467	473,500	2/28/2010	6.0	0.06	3.0	2.38	0.0%	10.0%
A4 Condo	SFD-C	12.6	264	1,167	422,500	8/30/2010	6.0	0.05	5.0	3.17	0.0%	10.0%
A5 3/4 Plex Towns	SFA-T	10.9	153	1,650	504,500	2/28/2010	6.0	0.07	3.0	2.38	0.0%	10.0%
A6 3 Story Towns	SFA-T	12.4	216	1,680	509,500	8/30/2010	6.0	0.06	4.0	2.38	0.0%	10.0%
A9 Duplex	SFA-F	6.4	60	1,975	559,500	11/30/2010	6.0	0.11	2.0	2.38	0.0%	10.0%
A10 Duplex	SFA-F	7.9	80	2,100	580,500	4/30/2010	6.0	0.10	2.0	2.38	0.0%	10.0%
B1 Duplex	SFA-F	8.7	92	1,750	521,500	8/30/2009	6.0	0.09	2.0	2.38	0.0%	10.0%
B2 3 Story Town	SFA-T	11.1	186	1,150	419,500	8/30/2009	6.0	0.06	4.0	2.38	0.0%	10.0%
B6 Towns/Flats	SFA-T	6.4	180	1,125	415,500	5/31/2011	6.0	0.04	3.0	2.38	0.0%	10.0%
B7	SFA-F	4.8	230	1,667	507,500	5/31/2011	6.0	0.02	4.0	2.38	0.0%	10.0%
Senior C6 Flats	SNR	21.3	440	1,650	504,500	8/30/2010	6.0	0.05	7.0	2.00	0.0%	10.0%
Senior Area C Duplex	SNR	34.4	194	2,202	597,500	8/30/2010	6.0	0.18	4.0	2.00	0.0%	10.0%
D2 Towns 2/3 Story	SFA-T	7.6	156	1,200	428,500	5/31/2012	6.0	0.05	3.0	2.38	0.0%	10.0%
F2a Live/Work 3 Story	SFA-F	0.4	15	2,450	671,500	8/30/2011	6.0	0.03	1.0	2.38	0.0%	10.0%
F2b Condo 4/5 Story	SFA-F	3.2	242	1,500	478,500	2/28/2012	8.0	0.01	3.0	2.38	0.0%	10.0%
F3a Live/Work 3 Story	SFA-F	0.4	15	2,450	671,500	11/30/2011	6.0	0.03	2.0	2.38	0.0%	10.0%
F3b Condo 4/5 Story	SFA-F	3.6	217	1,600	495,500	2/28/2012	8.0	0.02	3.0	2.38	0.0%	10.0%
F5a Condo 4/5 Story	SFA-F	2.0	140	1,350	453,500	5/31/2012	8.0	0.01	2.0	2.38	0.0%	10.0%
F5b Condo 4/5 Story	SFA-F	2.1	171	1,100	411,500	8/30/2012	8.0	0.01	3.0	2.38	0.0%	10.0%
F6a Condo 4 Story	SFA-F	2.0	76	1,450	470,500	8/30/2012	8.0	0.03	2.0	2.38	0.0%	10.0%
F6b Condo 4 Story	SFA-F	2.1	81	1,400	478,500	8/30/2012	8.0	0.03	2.0	2.38	0.0%	10.0%
F7 Condo 3 Story	SFA-F	2.1	138	1,200	428,500	5/31/2011	8.0	0.02	2.0	2.38	0.0%	10.0%
F8a Condo 3/4 Story	SFA-F	2.0	74	1,150	419,500	8/30/2011	8.0	0.03	2.0	2.38	0.0%	10.0%
F8b Condo 3/4 Story	SFA-F	2.1	114	1,050	402,500	8/30/2011	8.0	0.02	2.0	2.38	0.0%	10.0%
Apartment Use		**27.6**	**1,046**									
B3 -Market Rate		5.4	170	1,100	1,700	4/30/2010	25.0	0.03	1.0	2.50		
D1 Low & Mod		10.9	314	1,100	1,500	5/31/2012	25.0	0.03	2.0	2.50		
F9 -Low		3.6	188	900	900	5/31/2012	25.0	0.02	2.0	2.50		
F4 -Market Rate		4.1	214	1,100	1,700	8/30/2012	25.0	0.02	2.0	2.50		
F1a -Market Rate		0.4	15	1,100	1,700	2/28/2012	25.0	0.03	1.0	2.50		
F1b -Market Rate		3.2	145	1,100	1,700	2/28/2012	25.0	0.02	1.0	2.50		

Non-Residential Uses	Acres	GLA	FAR	Rent $/SF/Mo.	Absorption: Start Date	Absorption: Term (Mos.)	ASSUMPTIONS: Cap. Rate	Op. Exps.	SF/Empl.	Real Inflation	Turnover
Apartment Use											
B3 -Market Rate							5.8%	30%		0.0%	10.0%
D1 Low & Mod							5.8%	30%		0.0%	10.0%
F9 -Low							5.8%	30%		0.0%	10.0%
F4 -Market Rate							5.8%	30%		0.0%	10.0%
F1a -Market Rate							5.8%	30%		0.0%	10.0%
F1b -Market Rate							5.8%	30%		0.0%	10.0%
Commercial - Retail	**17.8**	**314,850**									
F10	5.0	97,650	44% mult story	3.00	5/31/2012	12.0	7.1%	10%	400	0.0%	5.0%
F11	3.4	73,500	44% mult story	3.00	2/28/2013	12.0	7.1%	10%	400	0.0%	5.0%
F5B/F6B	0.4	16,000	single story	4.00	8/31/2012	6.0	7.1%	10%	400	0.0%	5.0%
F14	6.2	121,500	33.6 muti s-story	2.50	5/31/2013	24.0	7.1%	10%	400	0.0%	5.0%
E2	2.9	6,200	single story	4.00	5/31/2014	6.0	7.1%	10%	400	0.0%	5.0%
Commercial - Office	**51.0**	**984,150**	-	3.00	5/31/2014	60.0	7.2%	30%	250	0.0%	5.0%

A-6.5
Assumptions for Product Absorption; Population & Employee Estimates; & Assessed Value – by Community: LEGACY

Community / Use / Product	Type	DATA PER NEWHALL LAND: Acres	Units	Avg. Unit Size - SF	Unit Price	Absorption: Start Date	Absorption: Units / Mo.	INFERRED DATA: Acres per Unit	Absorption Term (Yrs.)	ASSUMPTIONS: Household Size	Real Home Price Inflation	Turnover Rate
LEGACY		**293.5**										
Residential for Sale		**225.4**	**2,741**									
A1 - Triplex	SFA-F	11.8	108	1,400	453,000	6/1/2013	6.0	0.11	2.0	2.38	0.0%	10.0%
A2 - 45x100	SFD	9.2	98	1,700	510,000	6/1/2012	4.0	0.09	3.0	3.17	0.0%	10.0%
A3 - Triplex	SFA-F	5.0	45	1,400	453,000	6/1/2014	6.0	0.11	2.0	2.38	0.0%	10.0%
A4 - 55x110	SFD	7.2	108	2,300	624,000	3/1/2014	4.0	0.07	3.0	3.17	0.0%	10.0%
A5 Luxury Flats	SFA-F	11.2	300	1,700	510,000	6/1/2013	6.0	0.04	5.0	2.38	0.0%	10.0%
A6 - 45x100	SFD	9.7	38	1,700	510,000	9/1/2013	4.0	0.25	2.0	3.17	0.0%	10.0%
A7 - 60x110	SFD	6.6	92	2,600	682,000	9/1/2013	4.0	0.07	3.0	3.17	0.0%	10.0%
A8 - 50x105	SFD	8.3	116	2,000	615,000	3/1/2013	4.0	0.07	3.0	3.17	0.0%	10.0%
A9 - 50x105	SFD	8.3	138	2,000	615,000	9/1/2012	4.0	0.06	4.0	3.17	0.0%	10.0%
A10 - 55x110	SFD	7.2	109	2,300	624,000	12/1/2012	4.0	0.07	4.0	3.17	0.0%	10.0%
A11 - 60x110	SFD	6.6	98	2,600	682,000	12/1/2013	4.0	0.07	3.0	3.17	0.0%	10.0%
A12 - 45x100	SFD	9.7	65	1,250	428,000	3/1/2014	6.0	0.15	2.0	3.17	0.0%	10.0%
A13 - Duplex	SFA-F	4.4	44	1,250	472,000	3/1/2013	6.0	0.10	1.0	2.38	0.0%	10.0%
B3 - Condos	SFA-T	4.6	72	1,279	433,000	3/1/2014	6.0	0.06	2.0	3.17	0.0%	10.0%
B4 - Condos	SFA-T	4.7	88	1,560	483,000	3/1/2014	6.0	0.05	2.0	3.17	0.0%	10.0%
B6 - Condos	SFA-T	15.5	278	1,560	483,000	6/1/2014	6.0	0.06	5.0	3.17	0.0%	10.0%
B8 Temp School	SFD	2.2	13	3,800	910,000	3/1/2014	4.0	0.17	1.0	3.17	0.0%	10.0%
B9 - Condos	SFA-T	4.9	74	1,450	462,000	9/1/2014	6.0	0.07	2.0	3.17	0.0%	10.0%
B10 - Condos	SFA-T	4.6	74	1,325	438,000	12/1/2014	6.0	0.06	2.0	3.17	0.0%	10.0%
B11 - Condos	SFA-T	6.0	104	1,200	420,000	12/1/2013	6.0	0.06	3.0	3.17	0.0%	10.0%
B12 - Condos	SFA-T	7.0	160	1,006	387,000	12/1/2013	6.0	0.04	4.0	3.17	0.0%	10.0%
C1a - 45x100	SFD	9.7	82	1,700	510,000	6/1/2014	4.0	0.12	3.0	3.17	0.0%	10.0%
C1b - 45x100	SFD	9.7	82	1,700	510,000	9/1/2014	4.0	0.12	3.0	3.17	0.0%	10.0%
C2a - 50x100	SFD	8.7	87	2,200	649,000	12/1/2014	4.0	0.10	3.0	3.17	0.0%	10.0%
C2b - 45x100	SFD	9.7	52	1,700	510,000	9/1/2014	4.0	0.19	2.0	3.17	0.0%	10.0%
C3 - 60x100	SFD	7.3	77	2,500	663,000	12/1/2014	4.0	0.09	3.0	3.17	0.0%	10.0%
C4 - 60x100	SFD	9.4	68	2,500	663,000	12/1/2014	4.0	0.14	3.0	3.17	0.0%	10.0%
D - SFR	SFD-E	16.3	71	5,000	1,237,500	9/1/2014	4.0	0.23	3.0	3.17	0.0%	10.0%
Apartment Use		**40.1**	**739**									
B5 - Apts		4.4	144	1,200	1,700	12/1/2013	6.0	0.03	3.0	2.50		
B7 - Apts		10.9	323	1,100	1,700	9/1/2013	6.0	0.03	6.0	2.50		
C5 - Apts		11.8	272	1,500	2,000	12/1/2014	6.0	0.04	5.0	2.50		

Non-Residential Uses	Acres	GLA	FAR	Rent $/SF/Mo.	Absorption: Start Date	Absorption: Term (Mos.)	ASSUMPTIONS: Cap. Rate	Op. Exps.	SF/Empl.	Real Inflation	Turnover
Apartment Use											
B5 - Apts							5.8%	30.0%		0.0%	10.0%
B7 - Apts							5.8%	30.0%		0.0%	10.0%
C5 - Apts							5.8%	30.0%		0.0%	10.0%
Commercial - Retail	15.0	170,000	-	3.00	10/1/2014	12.0	7.1%	10.0%	400	0.0%	5.0%
Commercial - Office	13.0	316,000	-	2.70	10/1/2014	24.0	7.2%	30.0%	250	0.0%	5.0%
Commercial - Other											
Industrial R&D											

A-6.6
Assumptions for Product Absorption; Population & Employee Estimates; & Assessed Value – by Community: LANDMARK

Community / Use / Product	Type	DATA PER NEWHALL LAND: Acres	Units	Avg. Unit Size - SF	Unit Price	Absorption: Start Date	Absorption: Units / Mo.	INFERRED DATA: Acres per Unit	Absorption Term (Yrs.)	ASSUMPTIONS: Household Size	Real Home Price Inflation	Turnover Rate
LANDMARK		**174.7**										
Residential for Sale		**110.6**	**993**									
Area D Alley	SFD	14.6	141	2,050	564,000	6/1/2009	4.0	0.10	3.0	3.17	0.0%	10.0%
Area E Alley	SFD	15.9	141	2,400	623,000	6/1/2009	4.0	0.11	3.0	3.17	0.0%	10.0%
Area F Alley / Traditional	SFD	15.2	114	2,700	674,000	6/1/2009	4.0	0.13	3.0	3.17	0.0%	10.0%
Area G SFD	SFD	17.3	107	3,175	755,000	6/1/2009	4.0	0.16	3.0	3.17	0.0%	10.0%
Area H SFD	SFD	17.4	87	3,525	816,000	6/1/2009	4.0	0.20	2.0	3.17	0.0%	10.0%
Area A Condo	SFD-C	8.6	144	1,200	420,000	12/1/2009	6.0	0.06	2.0	3.17	0.0%	10.0%
Area B Condo	SFD-C	10.9	153	1,500	470,000	10/1/2009	6.0	0.07	3.0	3.17	0.0%	10.0%
Area C Condo	SFD-C	10.7	106	1,800	521,000	10/1/2009	6.0	0.10	2.0	3.17	0.0%	10.0%
Other Land Uses/Apartments		**21.0**	**451**									
Market Rate		14.0	299	1,100	1,700	1/1/2010	25.0	0.05	1.0	2.50		
Affordable - 50%		7.0	152	1,100	1,700	1/1/2010	25.0	0.05	1.0	2.50		

Non-Residential Uses	Acres	GLA	FAR	Rent $/SF/Mo.	Absorption: Start Date	Absorption: Term (Mos.)	ASSUMPTIONS: Cap. Rate	Op. Exps.	SF/Empl.	Real Inflation	Turnover
Other Land Uses/Apartments											
Market Rate							5.8%	30.0%		0.0%	10.0%
Affordable - 50%							5.8%	30.0%		0.0%	10.0%
Commercial - Retail	**8.7**	**94,199**									
Lot 10	0.6	6,534	25% single story	3.00	1/1/2010	6.0	7.1%	10%	400	0.0%	5.0%
Lot 10	0.7	7,079	25% single story	3.00	1/1/2010	6.0	7.1%	10%	400	0.0%	5.0%
Lot 29	7.4	80,586	25% single story	2.25	1/1/2010	12.0	7.1%	10%	400	0.0%	5.0%
Commercial - Office	**34.5**	**279,502**									
Lot 15	8.7	94,199	N/A	2.50	1/1/2010	12.0	7.2%	30%	250	0.0%	5.0%
Lot 30	25.8	185,303	N/A	2.50	1/1/2015	12.0	7.2%	30%	250	0.0%	5.0%
Commercial - Other											
Industrial R&D											

Notes on Assumptions:

Cap Rate: Per Real Estate Research Corporation, "RERC Real Estate Report - Winter 2006"
Household Size: Per Newhall Ranch Specific Plan Revised Draft EIR
Square Feet per Employee: Per Newhall Ranch Specific Plan Revised Draft EIR
Real Home Price Inflation: Calculated based on historic differential of Housing Price Appreciation data (California Association of Realtors), and Consumer Price Index (Bureau of Labor Statistics) for Los Angeles County.

ASSESSED VALUE ASSUMPTIONS

Total Project Area:	3,258	Acres
Base Year Assessed Value	252,388,205	(In 2006 $'s)
Per Acre:	77,462	$/Acre

	Acreage	Base AV	Base AV/Acre
Entrada	355.3	**52,006,842**	146,385
Homestead	983.5	**76,532,255**	77,820
Potrero	862.5	**69,593,580**	80,688
Mission Village	413.8	**30,731,580**	74,269
Legacy	293.5	**1,101,288**	3,752
Landmark	174.7	**7,436,820**	42,574
VCC	175.0	**14,985,840**	85,621

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A-6.7
Assumptions for Product Absorption; Population & Employee Estimates; & Assessed Value – by Community: COMMERCE CENTER

Community / Use / Product	DATA PER NEWHALL LAND						ASSUMPTIONS				
	Acres	GLA	FAR	Rent $/SF/Mo.	Absorption Start Date	Absorption Term (Mos.)	Cap. Rate	Op. Exps.	SF/Empl.	Real Inflation	Turnover
VALENCIA COMMERCE CENTER	**175.0**										
Commercial - Retail	**19.7**	**300,715**									
Phase 1	-		0.35	3.50	7/1/2010	12.0	7.1%	10%	400	0.0%	5.0%
Phase 2	6.0	91,429	0.35	3.50	1/1/2011	12.0	7.1%	10%	400	0.0%	5.0%
Phase 3	13.7	209,286	0.35	3.50	10/1/2011	12.0	7.1%	10%	400	0.0%	5.0%
Phase 4	-		0.35	3.50	7/1/2012	12.0	7.1%	10%	400	0.0%	5.0%
Phase 5	-		0.35	3.50	1/1/2013	12.0	7.1%	10%	400	0.0%	5.0%
Phase 6	-		0.35	3.50	7/1/2013	12.0	7.1%	10%	400	0.0%	5.0%
Commercial - Office	**44.4**	**1,159,795**									
Phase 1	7.0	182,857	0.60	2.75	7/1/2010	12.0	7.2%	30%	250	0.0%	5.0%
Phase 2	6.3	164,572	0.60	2.75	1/1/2011	12.0	7.2%	30%	250	0.0%	5.0%
Phase 3	4.5	117,508	0.60	2.75	10/1/2011	12.0	7.2%	30%	250	0.0%	5.0%
Phase 4	8.4	219,429	0.60	2.75	7/1/2012	12.0	7.2%	30%	250	0.0%	5.0%
Phase 5	8.4	219,429	0.60	2.75	1/1/2013	12.0	7.2%	30%	250	0.0%	5.0%
Phase 6	9.8	256,000	0.60	2.75	7/1/2013	12.0	7.2%	30%	250	0.0%	5.0%
Industrial R&D	**110.9**	**1,739,492**									
Phase 1	17.5	274,286	0.36	1.50	7/1/2010	12.0	7.4%	10%	500	0.0%	5.0%
Phase 2	7.0	109,714	0.36	1.50	1/1/2011	12.0	7.4%	10%	500	0.0%	5.0%
Phase 3	20.0	313,206	0.36	1.50	10/1/2011	12.0	7.4%	10%	500	0.0%	5.0%
Phase 4	21.0	329,143	0.36	1.50	7/1/2012	12.0	7.4%	10%	500	0.0%	5.0%
Phase 5	21.0	329,143	0.36	1.50	1/1/2013	12.0	7.4%	10%	500	0.0%	5.0%
Phase 6	24.5	384,000	0.36	1.50	7/1/2013	12.0	7.4%	10%	500	0.0%	5.0%

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CBRE
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A-7.1
Product Level Absorption Schedule – by Community: ENTRADA

Use - Product	Total	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION - UNITS	**3,535**	**88**	**514**	**575**	**587**	**616**	**382**	**327**	**240**	**144**	**62**	**-**	**-**	**-**	**-**
Residential for Sale	**2,827**	**88**	**514**	**569**	**455**	**472**	**238**	**183**	**144**	**102**	**62**	**-**	**-**	**-**	**-**
PA5 - SFD	132	12	48	48	24	-	-	-	-	-	-	-	-	-	-
PA6 - SFD	121	4	48	48	21	-	-	-	-	-	-	-	-	-	-
PA7 - SFD	166	-	40	48	48	30	-	-	-	-	-	-	-	-	-
PA4 - SFA	153	72	72	9	-	-	-	-	-	-	-	-	-	-	-
PA8 - SFA	116	-	60	56	-	-	-	-	-	-	-	-	-	-	-
PA13 - SFA	176	-	42	72	62	-	-	-	-	-	-	-	-	-	-
PA12 - SFA	144	-	42	72	30	-	-	-	-	-	-	-	-	-	-
PA11 - SFA	280	-	42	72	72	72	22	-	-	-	-	-	-	-	-
PA9 - Apt/Condo	261	-	60	72	72	57	-	-	-	-	-	-	-	-	-
PA10 - Apt/Condo	273	-	60	72	72	69	-	-	-	-	-	-	-	-	-
PA15a - Loft Over Retail	153	-	-	-	-	42	72	39	-	-	-	-	-	-	-
PA15b - Condo on Podium	464	-	-	-	42	72	72	72	72	72	62	-	-	-	-
PA15c - Townhomes	64	-	-	-	6	58	-	-	-	-	-	-	-	-	-
PA15d - Tower Condos	324	-	-	-	6	72	72	72	72	30	-	-	-	-	-
Apartments	**708**	**-**	**-**	**6**	**132**	**144**	**144**	**144**	**96**	**42**	**-**	**-**	**-**	**-**	**-**
PA1a - Apt	408	-	-	6	72	72	72	72	72	42	-	-	-	-	-
PA15e - Apt	300	-	-	-	60	72	72	72	24	-	-	-	-	-	-
ABSORPTION - SF	**2,987,776**	**-**	**-**	**111,313**	**97,075**	**1,330,646**	**1,045,408**	**73,333**	**73,333**	**73,333**	**73,333**	**73,333**	**36,667**	**-**	**-**
Commercial - Retail	**1,529,388**	**-**	**-**	**111,313**	**97,075**	**660,500**	**660,500**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
PA14	14,238	-	-	14,238	-	-	-	-	-	-	-	-	-	-	-
PA3	194,150	-	-	97,075	97,075	-	-	-	-	-	-	-	-	-	-
PA1b	750,000	-	-	-	-	375,000	375,000	-	-	-	-	-	-	-	-
PA15f	571,000	-	-	-	-	285,500	285,500	-	-	-	-	-	-	-	-
Commercial - Office	**1,173,150**	**-**	**-**	**-**	**-**	**384,908**	**384,908**	**73,333**	**73,333**	**73,333**	**73,333**	**73,333**	**36,667**	**-**	**-**
PA1b - Lots 2-7	550,000	-	-	-	-	73,333	73,333	73,333	73,333	73,333	73,333	73,333	36,667	-	-
PA15g	623,150	-	-	-	-	311,575	311,575	-	-	-	-	-	-	-	-
Commercial - Other	**170,024**	**-**	**-**	**-**	**-**	**170,024**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
PA1b - Lot 1 Hospitality	165,000	-	-	-	-	165,000	-	-	-	-	-	-	-	-	-
PA1b - Lot 24 Service Stn	5,024	-	-	-	-	5,024	-	-	-	-	-	-	-	-	-
Industrial R&D	**115,214**	**-**	**-**	**-**	**-**	**115,214**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
PA1b	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PA2	115,214	-	-	-	-	115,214	-	-	-	-	-	-	-	-	-

Product Level Cumulative Population & Employee Estimates – by Community: ENTRADA

Use - Product	By 2031	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
CUM. POPULATION	**8,744**	**222**	**1,553**	**3,035**	**4,506**	**5,995**	**6,905**	**7,683**	**8,254**	**8,597**	**8,744**	**8,744**	**8,744**	**8,744**	**8,744**
Residential for Sale	**7,059**	**222**	**1,553**	**3,021**	**4,177**	**5,324**	**5,891**	**6,326**	**6,669**	**6,912**	**7,059**	**7,059**	**7,059**	**7,059**	**7,059**
PA5 - SFD	418	38	190	342	418	418	418	418	418	418	418	418	418	418	418
PA6 - SFD	384	13	165	317	384	384	384	384	384	384	384	384	384	384	384
PA7 - SFD	526	-	127	279	431	526	526	526	526	526	526	526	526	526	526
PA4 - SFA	364	171	343	364	364	364	364	364	364	364	364	364	364	364	364
PA8 - SFA	276	-	143	276	276	276	276	276	276	276	276	276	276	276	276
PA13 - SFA	419	-	100	271	419	419	419	419	419	419	419	419	419	419	419
PA12 - SFA	343	-	100	271	343	343	343	343	343	343	343	343	343	343	343
PA11 - SFA	666	-	100	271	443	614	666	666	666	666	666	666	666	666	666
PA9 - Apt/Condo	621	-	143	314	486	621	621	621	621	621	621	621	621	621	621
PA10 - Apt/Condo	650	-	143	314	486	650	650	650	650	650	650	650	650	650	650
PA15a - Loft Over Retail	364	-	-	-	-	100	271	364	364	364	364	364	364	364	364
PA15b - Condo on Podium	1,104	-	-	-	100	271	443	614	785	957	1,104	1,104	1,104	1,104	1,104
PA15c - Townhomes	152	-	-	-	14	152	152	152	152	152	152	152	152	152	152
PA15d - Tower Condos	771	-	-	-	14	186	357	528	700	771	771	771	771	771	771
Apartments	**1,685**	**-**	**-**	**14**	**328**	**671**	**1,014**	**1,357**	**1,585**	**1,685**	**1,685**	**1,685**	**1,685**	**1,685**	**1,685**
PA1a - Apt	971	-	-	14	186	357	528	700	871	971	971	971	971	971	971
PA15e - Apt	714	-	-	-	143	314	486	657	714	714	714	714	714	714	714
CUM. EMPLOYEES	**8,899**	**-**	**-**	**278**	**521**	**4,094**	**7,285**	**7,579**	**7,872**	**8,165**	**8,459**	**8,752**	**8,899**	**8,899**	**8,899**
Commercial - Retail	**3,823**	**-**	**-**	**278**	**521**	**2,172**	**3,823**	**3,823**	**3,823**	**3,823**	**3,823**	**3,823**	**3,823**	**3,823**	**3,823**
PA14	36	-	-	36	36	36	36	36	36	36	36	36	36	36	36
PA3	485	-	-	243	485	485	485	485	485	485	485	485	485	485	485
PA1b	1,875	-	-	-	-	938	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875	1,875
PA15f	1,428	-	-	-	-	714	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428	1,428
Commercial - Office	**4,693**	**-**	**-**	**-**	**-**	**1,540**	**3,079**	**3,373**	**3,666**	**3,959**	**4,253**	**4,546**	**4,693**	**4,693**	**4,693**
PA1b - Lots 2-7	2,200	-	-	-	-	293	587	880	1,173	1,467	1,760	2,053	2,200	2,200	2,200
PA15g	2,493	-	-	-	-	1,246	2,493	2,493	2,493	2,493	2,493	2,493	2,493	2,493	2,493
Commercial - Other	**152**	**-**	**-**	**-**	**-**	**152**	**152**	**152**	**152**	**152**	**152**	**152**	**152**	**152**	**152**
PA1b - Lot 1 Hospitality	149	-	-	-	-	149	149	149	149	149	149	149	149	149	149
PA1b - Lot 24 Service Stn	4	-	-	-	-	4	4	4	4	4	4	4	4	4	4
Industrial R&D	**230**	**-**	**-**	**-**	**-**	**230**	**230**	**230**	**230**	**230**	**230**	**230**	**230**	**230**	**230**
PA1b	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PA2	230	-	-	-	-	230	230	230	230	230	230	230	230	230	230

A-7.1 ...Continued

Product Level Cumulative Assessed Values – by Community: ENTRADA

Use - Product	By 2031	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASSESSED VALUE	**2,591,870**	**51,089,387**	**312,775,522**	**637,107,621**	**911,886,916**	**1,626,974,916**	**2,181,893,401**	**2,325,353,341**	**2,439,104,916**	**2,514,997,135**	**2,561,205,383**	**2,582,499,330**	**2,591,869,828**	**2,591,869,828**	**2,591,869,828**
Residential for Sale	**1,337,977,187**	**51,089,387**	**312,775,522**	**584,302,164**	**785,684,669**	**996,589,254**	**1,108,188,781**	**1,196,198,371**	**1,267,157,010**	**1,313,382,004**	**1,337,977,187**	**1,337,977,187**	**1,337,977,187**	**1,337,977,187**	**1,337,977,187**
PA5 - SFD	81,140,238	7,708,473	38,298,834	67,915,071	81,140,238	81,140,238	81,140,238	81,140,238	81,140,238	81,140,238	81,140,238	81,140,238	81,140,238	81,140,238	81,140,238
PA6 - SFD	83,216,073	2,866,427	37,173,979	70,406,655	83,216,073	83,216,073	83,216,073	83,216,073	83,216,073	83,216,073	83,216,073	83,216,073	83,216,073	83,216,073	83,216,073
PA7 - SFD	83,949,204	-	21,267,089	46,134,684	70,218,786	83,949,204	83,949,204	83,949,204	83,949,204	83,949,204	83,949,204	83,949,204	83,949,204	83,949,204	83,949,204
PA4 - SFA	81,546,747	40,514,487	79,513,462	81,546,747	81,546,747	81,546,747	81,546,747	81,546,747	81,546,747	81,546,747	81,546,747	81,546,747	81,546,747	81,546,747	81,546,747
PA8 - SFA	59,173,530	-	31,088,710	59,173,530	59,173,530	59,173,530	59,173,530	59,173,530	59,173,530	59,173,530	59,173,530	59,173,530	59,173,530	59,173,530	59,173,530
PA13 - SFA	83,572,431	-	20,395,482	54,849,148	83,572,431	83,572,431	83,572,431	83,572,431	83,572,431	83,572,431	83,572,431	83,572,431	83,572,431	83,572,431	83,572,431
PA12 - SFA	62,204,330	-	18,623,966	50,106,732	62,204,330	62,204,330	62,204,330	62,204,330	62,204,330	62,204,330	62,204,330	62,204,330	62,204,330	62,204,330	62,204,330
PA11 - SFA	111,899,137	-	17,396,550	46,933,756	75,981,619	104,540,139	111,899,137	111,899,137	111,899,137	111,899,137	111,899,137	111,899,137	111,899,137	111,899,137	111,899,137
PA9 - Apt/Condo	101,989,414	-	24,033,006	52,485,619	80,473,839	101,989,414	101,989,414	101,989,414	101,989,414	101,989,414	101,989,414	101,989,414	101,989,414	101,989,414	101,989,414
PA10 - Apt/Condo	112,256,555	-	24,984,444	54,750,222	84,257,333	112,256,555	112,256,555	112,256,555	112,256,555	112,256,555	112,256,555	112,256,555	112,256,555	112,256,555	112,256,555
PA15a - Loft Over Retail	68,834,614	-	-	-	-	19,343,190	52,064,135	68,834,614	68,834,614	68,834,614	68,834,614	68,834,614	68,834,614	68,834,614	68,834,614
PA15b - Condo on Podium	189,287,560	-	-	-	17,509,219	47,394,242	77,055,070	106,491,702	135,704,137	164,692,377	189,287,560	189,287,560	189,287,560	189,287,560	189,287,560
PA15c - Townhomes	30,854,815	-	-	-	2,897,213	30,854,815	30,854,815	30,854,815	30,854,815	30,854,815	30,854,815	30,854,815	30,854,815	30,854,815	30,854,815
PA15d - Tower Condos	188,052,538	-	-	-	3,493,310	45,408,344	87,267,100	129,069,580	170,815,783	188,052,538	188,052,538	188,052,538	188,052,538	188,052,538	188,052,538
Apartments	**162,129,557**	**-**	**-**	**1,438,923**	**33,288,733**	**67,451,571**	**100,972,954**	**133,852,883**	**154,394,516**	**162,129,557**	**162,129,557**	**162,129,557**	**162,129,557**	**162,129,557**	**162,129,557**
PA1a - Apt	90,719,550	-	-	1,438,923	18,667,681	35,436,618	51,745,736	67,595,032	82,984,509	90,719,550	90,719,550	90,719,550	90,719,550	90,719,550	90,719,550
PA15e - Apt	71,410,007	-	-	-	14,621,052	32,014,952	49,227,219	66,257,851	71,410,007	71,410,007	71,410,007	71,410,007	71,410,007	71,410,007	71,410,007
Commercial - Retail	**669,924,454**	**-**	**-**	**51,366,534**	**92,913,515**	**385,720,917**	**669,924,454**	**669,924,454**	**669,924,454**	**669,924,454**	**669,924,454**	**669,924,454**	**669,924,454**	**669,924,454**	**669,924,454**
PA14	8,443,536	-	-	8,443,536	8,443,536	8,443,536	8,443,536	8,443,536	8,443,536	8,443,536	8,443,536	8,443,536	8,443,536	8,443,536	8,443,536
PA3	84,469,978	-	-	42,922,997	84,469,978	84,469,978	84,469,978	84,469,978	84,469,978	84,469,978	84,469,978	84,469,978	84,469,978	84,469,978	84,469,978
PA1b	327,598,944	-	-	-	-	166,241,901	327,598,944	327,598,944	327,598,944	327,598,944	327,598,944	327,598,944	327,598,944	327,598,944	327,598,944
PA15f	249,411,996	-	-	-	-	126,565,501	249,411,996	249,411,996	249,411,996	249,411,996	249,411,996	249,411,996	249,411,996	249,411,996	249,411,996
Commercial - Office	**371,894,467**	**-**	**-**	**0**	**0**	**127,269,012**	**252,863,049**	**275,433,470**	**297,684,773**	**319,616,957**	**341,230,022**	**362,523,969**	**371,894,467**	**371,894,467**	**371,894,467**
PA1b - Lots 2-7	165,129,618	-	-	-	-	23,208,659	46,098,199	68,668,621	90,919,924	112,852,108	134,465,173	155,759,119	165,129,618	165,129,618	165,129,618
PA15g	206,764,849	-	-	0	0	104,060,353	206,764,849	206,764,849	206,764,849	206,764,849	206,764,849	206,764,849	206,764,849	206,764,849	206,764,849
Commercial - Other	**38,219,963**	**-**	**-**	**-**	**-**	**38,219,963**	**38,219,963**	**38,219,963**	**38,219,963**	**38,219,963**	**38,219,963**	**38,219,963**	**38,219,963**	**38,219,963**	**38,219,963**
PA1b - Lot 1 Hospitality	37,500,000	-	-	-	-	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000	37,500,000
PA1b - Lot 24 Service Stn	719,963	-	-	-	-	719,963	719,963	719,963	719,963	719,963	719,963	719,963	719,963	719,963	719,963
Industrial R&D	**11,724,200**	**-**	**-**	**-**	**-**	**11,724,200**	**11,724,200**	**11,724,200**	**11,724,200**	**11,724,200**	**11,724,200**	**11,724,200**	**11,724,200**	**11,724,200**	**11,724,200**
PA1b	-	-	-	-	-	0	0	0	0	0	0	0	0	0	0
PA2	11,724,200	-	-	-	-	11,724,200	11,724,200	11,724,200	11,724,200	11,724,200	11,724,200	11,724,200	11,724,200	11,724,200	11,724,200

Product Level Cumulative Retail Expenditure Estimates – by Community: ENTRADA

Use - Product	By 2031	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RETAIL EXPENDITURE	**35,000**	**834**	**5,349**	**10,483**	**15,391**	**22,718**	**27,822**	**30,563**	**32,660**	**34,006**	**34,711**	**34,904**	**35,000**	**35,000**	**35,000**
Residential for Sale	**24,497**	**834**	**5,349**	**10,261**	**14,141**	**18,174**	**20,234**	**21,835**	**23,107**	**23,985**	**24,497**	**24,497**	**24,497**	**24,497**	**24,497**
PA5 - SFD	1,330	121	605	1,089	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330	1,330
PA6 - SFD	1,027	34	441	849	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027
PA7 - SFD	1,530	-	369	811	1,254	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530	1,530
PA4 - SFA	1,442	679	1,357	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442	1,442
PA8 - SFA	1,042	-	539	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042	1,042
PA13 - SFA	1,561	-	373	1,011	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561	1,561
PA12 - SFA	1,167	-	341	924	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167	1,167
PA11 - SFA	2,319	-	348	944	1,541	2,137	2,319	2,319	2,319	2,319	2,319	2,319	2,319	2,319	2,319
PA9 - Apt/Condo	2,092	-	481	1,058	1,635	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092	2,092
PA10 - Apt/Condo	2,256	-	496	1,091	1,686	2,256	2,256	2,256	2,256	2,256	2,256	2,256	2,256	2,256	2,256
PA15a - Loft Over Retail	1,286	-	-	-	-	353	958	1,286	1,286	1,286	1,286	1,286	1,286	1,286	1,286
PA15b - Condo on Podium	3,834	-	-	-	347	942	1,537	2,132	2,727	3,322	3,834	3,834	3,834	3,834	3,834
PA15c - Townhomes	560	-	-	-	53	560	560	560	560	560	560	560	560	560	560
PA15d - Tower Condos	3,050	-	-	-	56	734	1,412	2,090	2,768	3,050	3,050	3,050	3,050	3,050	3,050
Apartments	**4,660**	**-**	**-**	**39**	**908**	**1,856**	**2,804**	**3,752**	**4,384**	**4,660**	**4,660**	**4,660**	**4,660**	**4,660**	**4,660**
PA1a - Apt	2,685	-	-	39	513	987	1,461	1,935	2,409	2,685	2,685	2,685	2,685	2,685	2,685
PA15e - Apt	1,975	-	-	-	395	869	1,343	1,817	1,975	1,975	1,975	1,975	1,975	1,975	1,975
Commercial - Retail	**2,511**	**-**	**-**	**183**	**342**	**1,426**	**2,511**	**2,511**	**2,511**	**2,511**	**2,511**	**2,511**	**2,511**	**2,511**	**2,511**
PA14	23	-	-	23	23	23	23	23	23	23	23	23	23	23	23
PA3	319	-	-	159	319	319	319	319	319	319	319	319	319	319	319
PA1b	1,231	-	-	-	-	616	1,231	1,231	1,231	1,231	1,231	1,231	1,231	1,231	1,231
PA15f	937	-	-	-	-	469	937	937	937	937	937	937	937	937	937
Commercial - Office	**3,081**	**-**	**-**	**-**	**-**	**1,011**	**2,022**	**2,214**	**2,407**	**2,600**	**2,792**	**2,985**	**3,081**	**3,081**	**3,081**
PA1b - Lots 2-7	1,445	-	-	-	-	193	385	578	770	963	1,156	1,348	1,445	1,445	1,445
PA15g	1,637	-	-	-	-	818	1,637	1,637	1,637	1,637	1,637	1,637	1,637	1,637	1,637
Commercial - Other	**100**	**-**	**-**	**-**	**-**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**	**100**
PA1b - Lot 1 Hospitality	98	-	-	-	-	98	98	98	98	98	98	98	98	98	98
PA1b - Lot 24 Service Stn	2	-	-	-	-	2	2	2	2	2	2	2	2	2	2
Industrial R&D	**151**	**-**	**-**	**-**	**-**	**151**	**151**	**151**	**151**	**151**	**151**	**151**	**151**	**151**	**151**
PA1b	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
PA2	151	-	-	-	-	151	151	151	151	151	151	151	151	151	151

ADK&A
Allan D. Kotin & Associates

CBRE
CB RICHARD ELLIS

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Product Level Absorption Schedule, and Cumulative Population & Employee Estimates – by Community: HOMESTEAD

Use - Product	Total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION - UNITS	**5,675**	-	**150**	**697**	**595**	**733**	**1,093**	**1,034**	**733**	**421**	**216**	**3**	-	-	-	-	-	-
Residential for Sale	**5,488**	-	**150**	**697**	**595**	**733**	**906**	**1,034**	**733**	**421**	**216**	**3**	-	-	-	-	-	-
Chiquito Det. Condos	23	-	-	-	-	-	6	17	-	-	-	-	-	-	-	-	-	-
Chiquito Customs	29	-	-	-	-	-	12	17	-	-	-	-	-	-	-	-	-	-
HS Central SFD	78	-	-	-	-	-	28	48	2	-	-	-	-	-	-	-	-	-
HS Central Customs	86	-	-	-	-	-	21	36	29	-	-	-	-	-	-	-	-	-
HS West HW-2	230	-	-	-	-	-	-	42	72	72	44	-	-	-	-	-	-	-
HS West Custom	62	-	-	-	-	-	-	21	36	5	-	-	-	-	-	-	-	-
HS West Green Court HW-1	75	-	-	-	-	-	6	69	-	-	-	-	-	-	-	-	-	-
Long Canyon SFD 75	106	-	-	16	48	42	-	-	-	-	-	-	-	-	-	-	-	-
Long Canyon SFD 80	115	-	-	16	48	48	3	-	-	-	-	-	-	-	-	-	-	-
Long Canyon SFD 50	38	-	-	16	22	-	-	-	-	-	-	-	-	-	-	-	-	-
LCS - 3 SFD5500	117	-	-	-	16	48	48	5	-	-	-	-	-	-	-	-	-	-
LCS -4 SFD6500	127	-	-	-	16	48	48	15	-	-	-	-	-	-	-	-	-	-
Onion Fields SFD 55	96	-	-	-	-	28	48	20	-	-	-	-	-	-	-	-	-	-
Onion Fields SFD 50x90	37	-	-	-	-	37	-	-	-	-	-	-	-	-	-	-	-	-
Onion Field SFD 35	47	-	-	-	-	24	23	-	-	-	-	-	-	-	-	-	-	-
Potrero Ridge Customs	88	-	-	-	-	60	28	-	-	-	-	-	-	-	-	-	-	-
Mesas West 4 SFD Cluster MW 9-15	108	-	42	66	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mesas West 11 SFD Cluster MW 32	146	-	-	42	72	32	-	-	-	-	-	-	-	-	-	-	-	-
HS Central 4 Plex HC-2	120	-	-	-	-	-	60	60	-	-	-	-	-	-	-	-	-	-
HS Central 2 Story TF HC-3	351	-	-	-	-	-	60	72	72	72	72	3	-	-	-	-	-	-
HS Central 3 Story TF HC-4	144	-	-	-	-	-	24	72	48	-	-	-	-	-	-	-	-	-
HS Central E1 16 Plex	120	-	-	-	-	-	6	72	42	-	-	-	-	-	-	-	-	-
HS West 3-4 Plex	229	-	-	-	-	-	-	60	72	72	25	-	-	-	-	-	-	-
HS West Triplex HW-5	44	-	-	-	-	-	-	44	-	-	-	-	-	-	-	-	-	-
Long Canyon 3 Story	326	-	-	-	6	72	72	72	72	32	-	-	-	-	-	-	-	-
LCS 1 & 2	161	-	-	-	24	72	65	-	-	-	-	-	-	-	-	-	-	-
Onion Fields Triplex	213	-	-	-	-	-	60	72	72	9	-	-	-	-	-	-	-	-
Onion Fields 3 Story Towns	237	-	-	-	-	6	72	72	72	15	-	-	-	-	-	-	-	-
Mesas West 1A 3/4 Plex MW 1	97	-	6	72	19	-	-	-	-	-	-	-	-	-	-	-	-	-
Mesas West 3A 3/4 Plex MW7	145	-	42	72	31	-	-	-	-	-	-	-	-	-	-	-	-	-
Mesas West 1B-10 Plex MW 2	85	-	-	60	25	-	-	-	-	-	-	-	-	-	-	-	-	-
Mesas West 3B 10 Plex MW 8 & 16	85	-	24	61	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mesas West 7A 10 Plex MW 17	60	-	6	54	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mesas West 12A 10 Plex	70	-	-	42	28	-	-	-	-	-	-	-	-	-	-	-	-	-
Mesas West 6 2/3 Duplex MW 18-21	48	-	6	42	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Mesas West 7B 10 Plex MW 22	96	-	-	60	36	-	-	-	-	-	-	-	-	-	-	-	-	-
Mesas West 8B 2 Story TF MW 23 24	577	-	24	72	72	72	72	72	72	72	49	-	-	-	-	-	-	-
Mesas West 10 16 Plex MW 26-30	464	-	-	6	72	72	72	72	72	72	26	-	-	-	-	-	-	-
Mesas West 12B 16 Plex	208	-	-	-	60	72	72	4	-	-	-	-	-	-	-	-	-	-
Apartments	**187**	-	-	-	-	-	187	-	-	-	-	-	-	-	-	-	-	-
ABSORPTION - SF	**1,250,000**	-	-	-	-	-	**1,250,000**	-	-	-	-	-	-	-	-	-	-	-
Commercial - Retail	**27,500**	-	-	-	-	-	27,500	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**132,500**	-	-	-	-	-	132,500	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**1,090,000**	-	-	-	-	-	1,090,000	-	-	-	-	-	-	-	-	-	-	-

HOMESTEAD	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
CUM. POPULATION	**14,777**	-	**390**	**2,172**	**3,764**	**5,798**	**8,614**	**11,304**	**13,158**	**14,221**	**14,770**	**14,777**	**14,777**	**14,777**	**14,777**	**14,777**	**14,777**	**14,777**
Residential for Sale	**14,332**	-	**390**	**2,172**	**3,764**	**5,798**	**8,169**	**10,859**	**12,713**	**13,776**	**14,325**	**14,332**	**14,332**	**14,332**	**14,332**	**14,332**	**14,332**	**14,332**
Chiquito Det. Condos	73	-	-	-	-	-	19	73	73	73	73	73	73	73	73	73	73	73
Chiquito Customs	92	-	-	-	-	-	38	92	92	92	92	92	92	92	92	92	92	92
HS Central SFD	247	-	-	-	-	-	89	241	247	247	247	247	247	247	247	247	247	247
HS Central Customs	273	-	-	-	-	-	67	181	273	273	273	273	273	273	273	273	273	273
HS West HW-2	729	-	-	-	-	-	-	133	361	590	729	729	729	729	729	729	729	729
HS West Custom	197	-	-	-	-	-	-	67	181	197	197	197	197	197	197	197	197	197
HS West Green Court HW-1	238	-	-	-	-	-	19	238	238	238	238	238	238	238	238	238	238	238
Long Canyon SFD 75	336	-	-	51	203	336	336	336	336	336	336	336	336	336	336	336	336	336
Long Canyon SFD 80	365	-	-	51	203	355	365	365	365	365	365	365	365	365	365	365	365	365
Long Canyon SFD 50	120	-	-	51	120	120	120	120	120	120	120	120	120	120	120	120	120	120
LCS - 3 SFD5500	371	-	-	-	51	203	355	371	371	371	371	371	371	371	371	371	371	371
LCS -4 SFD6500	403	-	-	-	51	203	355	403	403	403	403	403	403	403	403	403	403	403
Onion Fields SFD 55	304	-	-	-	-	89	241	304	304	304	304	304	304	304	304	304	304	304
Onion Fields SFD 50x90	117	-	-	-	-	117	117	117	117	117	117	117	117	117	117	117	117	117
Onion Field SFD 35	149	-	-	-	-	76	149	149	149	149	149	149	149	149	149	149	149	149
Potrero Ridge Customs	279	-	-	-	-	190	279	279	279	279	279	279	279	279	279	279	279	279
Mesas West 4 SFD Cluster MW 9-15	342	-	133	342	342	342	342	342	342	342	342	342	342	342	342	342	342	342
Mesas West 11 SFD Cluster MW 32	463	-	-	133	361	463	463	463	463	463	463	463	463	463	463	463	463	463
HS Central 4 Plex HC-2	286	-	-	-	-	-	143	286	286	286	286	286	286	286	286	286	286	286
HS Central 2 Story TF HC-3	835	-	-	-	-	-	143	314	486	657	828	835	835	835	835	835	835	835
HS Central 3 Story TF HC-4	343	-	-	-	-	-	57	228	343	343	343	343	343	343	343	343	343	343
HS Central E1 16 Plex	286	-	-	-	-	-	14	186	286	286	286	286	286	286	286	286	286	286
HS West 3-4 Plex	545	-	-	-	-	-	-	143	314	486	545	545	545	545	545	545	545	545
HS West Triplex HW-5	105	-	-	-	-	-	-	105	105	105	105	105	105	105	105	105	105	105
Long Canyon 3 Story	776	-	-	-	14	186	357	528	700	776	776	776	776	776	776	776	776	776
LCS 1 & 2	383	-	-	-	57	228	383	383	383	383	383	383	383	383	383	383	383	383
Onion Fields Triplex	507	-	-	-	-	-	143	314	486	507	507	507	507	507	507	507	507	507
Onion Fields 3 Story Towns	564	-	-	-	-	14	186	357	528	564	564	564	564	564	564	564	564	564
Mesas West 1A 3/4 Plex MW 1	231	-	14	186	231	231	231	231	231	231	231	231	231	231	231	231	231	231
Mesas West 3A 3/4 Plex MW7	345	-	100	271	345	345	345	345	345	345	345	345	345	345	345	345	345	345
Mesas West 1B-10 Plex MW 2	202	-	-	143	202	202	202	202	202	202	202	202	202	202	202	202	202	202
Mesas West 3B 10 Plex MW 8 & 16	202	-	57	202	202	202	202	202	202	202	202	202	202	202	202	202	202	202
Mesas West 7A 10 Plex MW 17	143	-	14	143	143	143	143	143	143	143	143	143	143	143	143	143	143	143
Mesas West 12A 10 Plex	167	-	-	100	167	167	167	167	167	167	167	167	167	167	167	167	167	167
Mesas West 6 2/3 Duplex MW 18-21	114	-	14	114	114	114	114	114	114	114	114	114	114	114	114	114	114	114
Mesas West 7B 10 Plex MW 22	228	-	-	143	228	228	228	228	228	228	228	228	228	228	228	228	228	228
Mesas West 8B 2 Story TF MW 23 24	1,373	-	57	228	400	571	743	914	1,085	1,257	1,373	1,373	1,373	1,373	1,373	1,373	1,373	1,373
Mesas West 10 16 Plex MW 26-30	1,104	-	-	14	186	357	528	700	871	1,042	1,104	1,104	1,104	1,104	1,104	1,104	1,104	1,104
Mesas West 12B 16 Plex	495	-	-	-	143	314	486	495	495	495	495	495	495	495	495	495	495	495
Apartments	**445**	-	-	-	-	-	-	445	445	445	445	445	445	445	445	445	445	445
CUM. EMPLOYEES	**2,779**	-	-	-	-	-	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**	**2,779**
Commercial - Retail	**69**	-	-	-	-	-	69	69	69	69	69	69	69	69	69	69	69	69
Commercial - Office	**530**	-	-	-	-	-	530	530	530	530	530	530	530	530	530	530	530	530
Industrial R&D	**2,180**	-	-	-	-	-	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180	2,180

A-7.2 ...Continued

Product Level Cumulative Assessed Values, and Cumulative Retail Expenditure Estimates – by Community: HOMESTEAD

HOMESTEAD	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
CUM. ASSESSED VALUE	**63,763,861,320**	**-**	**72,227,787**	**423,640,304**	**771,256,765**	**1,339,087,433**	**2,132,876,042**	**2,785,085,913**	**3,240,531,721**	**3,438,548,684**	**3,540,068,102**	**3,540,041,428**	**3,540,041,428**	**3,540,041,428**	**3,540,041,428**	**3,540,041,428**	**3,540,041,428**	**3,540,041,428**
Residential for Sale	**3,347,758,493**	**-**	**72,227,787**	**423,640,304**	**771,256,765**	**1,339,087,433**	**1,940,593,107**	**2,592,802,978**	**3,048,248,786**	**3,246,265,749**	**3,347,785,166**	**3,347,758,493**	**3,347,758,493**	**3,347,758,493**	**3,347,758,493**	**3,347,758,493**	**3,347,758,493**	**3,347,758,493**
Chiquito Det. Condos	10,141,516	-	-	-	-	-	2,666,796	10,141,516	10,141,516	10,141,516	10,141,516	10,141,516	10,141,516	10,141,516	10,141,516	10,141,516	10,141,516	10,141,516
Chiquito Customs	70,409,589	-	-	-	-	-	29,388,172	70,409,589	70,409,589	70,409,589	70,409,589	70,409,589	70,409,589	70,409,589	70,409,589	70,409,589	70,409,589	70,409,589
HS Central SFD	65,371,552	-	-	-	-	-	24,137,162	65,012,316	65,371,552	65,371,552	65,371,552	65,371,552	65,371,552	65,371,552	65,371,552	65,371,552	65,371,552	65,371,552
HS Central Customs	199,343,666	-	-	-	-	-	50,495,226	135,053,695	199,343,666	199,343,666	199,343,666	199,343,666	199,343,666	199,343,666	199,343,666	199,343,666	199,343,666	199,343,666
HS West HW-2	143,297,312	-	-	-	-	-	-	26,518,103	71,741,812	116,561,127	143,297,312	143,297,312	143,297,312	143,297,312	143,297,312	143,297,312	143,297,312	143,297,312
HS West Custom	124,951,370	-	-	-	-	-	-	47,992,705	125,758,620	124,951,370	124,951,370	124,951,370	124,951,370	124,951,370	124,951,370	124,951,370	124,951,370	124,951,370
HS West Green Court HW-1	37,409,542	-	-	-	-	-	2,997,744	37,409,542	37,409,542	37,409,542	37,409,542	37,409,542	37,409,542	37,409,542	37,409,542	37,409,542	37,409,542	37,409,542
Long Canyon SFD 75	96,176,186	-	-	14,790,210	58,799,048	96,176,186	96,176,186	96,176,186	96,176,186	96,176,186	96,176,186	96,176,186	96,176,186	96,176,186	96,176,186	96,176,186	96,176,186	96,176,186
Long Canyon SFD 80	111,473,400	-	-	16,306,522	64,748,612	111,758,269	111,473,400	111,473,400	111,473,400	111,473,400	111,473,400	111,473,400	111,473,400	111,473,400	111,473,400	111,473,400	111,473,400	111,473,400
Long Canyon SFD 50	33,720,838	-	-	14,319,656	33,720,838	33,720,838	33,720,838	33,720,838	33,720,838	33,720,838	33,720,838	33,720,838	33,720,838	33,720,838	33,720,838	33,720,838	33,720,838	33,720,838
LCS - 3 SFD5500	101,004,640	-	-	-	14,306,829	56,926,146	98,641,951	101,004,640	101,004,640	101,004,640	101,004,640	101,004,640	101,004,640	101,004,640	101,004,640	101,004,640	101,004,640	101,004,640
LCS -4 SFD6500	112,080,039	-	-	-	14,529,406	57,847,032	100,352,876	112,080,039	112,080,039	112,080,039	112,080,039	112,080,039	112,080,039	112,080,039	112,080,039	112,080,039	112,080,039	112,080,039
Onion Fields SFD 55	82,048,119	-	-	-	-	24,299,537	65,615,422	82,048,119	82,048,119	82,048,119	82,048,119	82,048,119	82,048,119	82,048,119	82,048,119	82,048,119	82,048,119	82,048,119
Onion Fields SFD 50x90	30,835,079	-	-	-	-	30,835,079	30,835,079	30,835,079	30,835,079	30,835,079	30,835,079	30,835,079	30,835,079	30,835,079	30,835,079	30,835,079	30,835,079	30,835,079
Onion Field SFD 35	24,204,721	-	-	-	-	12,457,258	24,204,721	24,204,721	24,204,721	24,204,721	24,204,721	24,204,721	24,204,721	24,204,721	24,204,721	24,204,721	24,204,721	24,204,721
Potrero Ridge Customs	206,113,697	-	-	-	-	144,370,418	206,113,697	206,113,697	206,113,697	206,113,697	206,113,697	206,113,697	206,113,697	206,113,697	206,113,697	206,113,697	206,113,697	206,113,697
Mesas West 4 SFD Cluster MW 9-15	53,566,830	-	20,996,312	53,566,830	53,566,830	53,566,830	53,566,830	53,566,830	53,566,830	53,566,830	53,566,830	53,566,830	53,566,830	53,566,830	53,566,830	53,566,830	53,566,830	53,566,830
Mesas West 11 SFD Cluster MW 32	71,932,763	-	-	21,068,530	56,834,540	71,932,763	71,932,763	71,932,763	71,932,763	71,932,763	71,932,763	71,932,763	71,932,763	71,932,763	71,932,763	71,932,763	71,932,763	71,932,763
HS Central 4 Plex HC-2	58,405,929	-	-	-	-	-	29,428,643	58,405,929	58,405,929	58,405,929	58,405,929	58,405,929	58,405,929	58,405,929	58,405,929	58,405,929	58,405,929	58,405,929
HS Central 2 Story TF HC-3	159,697,661	-	-	-	-	-	28,013,902	61,384,486	94,459,753	127,239,702	159,724,334	159,697,661	159,697,661	159,697,661	159,697,661	159,697,661	159,697,661	159,697,661
HS Central 3 Story TF HC-4	66,756,632	-	-	-	-	-	11,228,785	44,791,924	66,756,632	66,756,632	66,756,632	66,756,632	66,756,632	66,756,632	66,756,632	66,756,632	66,756,632	66,756,632
HS Central E1 16 Plex	49,793,316	-	-	-	-	-	2,507,098	32,567,366	49,793,316	49,793,316	49,793,316	49,793,316	49,793,316	49,793,316	49,793,316	49,793,316	49,793,316	49,793,316
HS West 3-4 Plex	110,431,348	-	-	-	-	-	-	29,533,377	64,626,808	99,304,291	110,431,348	110,431,348	110,431,348	110,431,348	110,431,348	110,431,348	110,431,348	110,431,348
HS West Triplex HW-5	20,500,719	-	-	-	-	-	-	20,500,719	20,500,719	20,500,719	20,500,719	20,500,719	20,500,719	20,500,719	20,500,719	20,500,719	20,500,719	20,500,719
Long Canyon 3 Story	147,150,424	-	-	-	2,735,969	35,555,565	68,230,787	100,761,637	133,148,113	147,150,424	147,150,424	147,150,424	147,150,424	147,150,424	147,150,424	147,150,424	147,150,424	147,150,424
LCS 1 & 2	77,457,569	-	-	-	11,740,148	46,700,741	77,457,569	77,457,569	77,457,569	77,457,569	77,457,569	77,457,569	77,457,569	77,457,569	77,457,569	77,457,569	77,457,569	77,457,569
Onion Fields Triplex	92,086,751	-	-	-	-	-	26,824,310	58,537,793	89,680,449	92,086,751	92,086,751	92,086,751	92,086,751	92,086,751	92,086,751	92,086,751	92,086,751	92,086,751
Onion Fields 3 Story Towns	106,133,968	-	-	-	-	2,727,117	35,431,633	67,885,548	100,088,862	106,133,968	106,133,968	106,133,968	106,133,968	106,133,968	106,133,968	106,133,968	106,133,968	106,133,968
Mesas West 1A 3/4 Plex MW 1	46,426,398	-	2,903,416	37,707,831	46,426,398	46,426,398	46,426,398	46,426,398	46,426,398	46,426,398	46,426,398	46,426,398	46,426,398	46,426,398	46,426,398	46,426,398	46,426,398	46,426,398
Mesas West 3A 3/4 Plex MW7	69,273,016	-	20,332,049	54,939,038	69,273,016	69,273,016	69,273,016	69,273,016	69,273,016	69,273,016	69,273,016	69,273,016	69,273,016	69,273,016	69,273,016	69,273,016	69,273,016	69,273,016
Mesas West 1B-10 Plex MW 2	37,320,736	-	-	26,615,477	37,320,736	37,320,736	37,320,736	37,320,736	37,320,736	37,320,736	37,320,736	37,320,736	37,320,736	37,320,736	37,320,736	37,320,736	37,320,736	37,320,736
Mesas West 3B 10 Plex MW 8 & 16	37,581,387	-	10,652,783	37,581,387	37,581,387	37,581,387	37,581,387	37,581,387	37,581,387	37,581,387	37,581,387	37,581,387	37,581,387	37,581,387	37,581,387	37,581,387	37,581,387	37,581,387
Mesas West 7A 10 Plex MW 17	26,486,387	-	2,653,308	26,486,387	26,486,387	26,486,387	26,486,387	26,486,387	26,486,387	26,486,387	26,486,387	26,486,387	26,486,387	26,486,387	26,486,387	26,486,387	26,486,387	26,486,387
Mesas West 12A 10 Plex	30,640,865	-	-	18,577,824	30,640,865	30,640,865	30,640,865	30,640,865	30,640,865	30,640,865	30,640,865	30,640,865	30,640,865	30,640,865	30,640,865	30,640,865	30,640,865	30,640,865
Mesas West 6 2/3 Duplex MW 18-21	27,162,261	-	3,401,362	27,162,261	27,162,261	27,162,261	27,162,261	27,162,261	27,162,261	27,162,261	27,162,261	27,162,261	27,162,261	27,162,261	27,162,261	27,162,261	27,162,261	27,162,261
Mesas West 7B 10 Plex MW 22	42,226,275	-	-	26,625,490	42,226,275	42,226,275	42,226,275	42,226,275	42,226,275	42,226,275	42,226,275	42,226,275	42,226,275	42,226,275	42,226,275	42,226,275	42,226,275	42,226,275
Mesas West 8B 2 Story TF MW 23 24	265,558,968	-	11,288,557	45,090,785	78,702,684	112,124,254	145,355,495	178,396,407	211,246,990	243,907,244	265,558,968	265,558,968	265,558,968	265,558,968	265,558,968	265,558,968	265,558,968	265,558,968
Mesas West 10 16 Plex MW 26-30	207,389,310	-	-	2,802,075	36,391,054	69,548,935	102,275,719	134,571,407	166,435,997	197,869,491	207,389,310	207,389,310	207,389,310	207,389,310	207,389,310	207,389,310	207,389,310	207,389,310
Mesas West 12B 16 Plex	95,197,713	-	-	-	28,063,481	61,423,140	94,402,977	95,197,713	95,197,713	95,197,713	95,197,713	95,197,713	95,197,713	95,197,713	95,197,713	95,197,713	95,197,713	95,197,713
Apartments	**45,464,820**	**-**	**-**	**-**	**-**	**-**	45,464,820	45,464,820	45,464,820	45,464,820	45,464,820	45,464,820	45,464,820	45,464,820	45,464,820	45,464,820	45,464,820	45,464,820
Commercial - Retail	**11,250,606**	**-**	**-**	**-**	**-**	**-**	11,250,606	11,250,606	11,250,606	11,250,606	11,250,606	11,250,606	11,250,606	11,250,606	11,250,606	11,250,606	11,250,606	11,250,606
Commercial - Office	**36,966,312**	**-**	**-**	**-**	**-**	**-**	36,966,312	36,966,312	36,966,312	36,966,312	36,966,312	36,966,312	36,966,312	36,966,312	36,966,312	36,966,312	36,966,312	36,966,312
Industrial R&D	**98,601,198**	-	-	-	-	-	98,601,198	98,601,198	98,601,198	98,601,198	98,601,198	98,601,198	98,601,198	98,601,198	98,601,198	98,601,198	98,601,198	98,601,198

HOMESTEAD	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RETAIL EXPENDITURE ($ 000's)	**54,553**	**-**	**1,280**	**7,229**	**12,510**	**19,964**	**31,782**	**41,724**	**48,911**	**52,641**	**54,528**	**54,553**	**54,553**	**54,553**	**54,553**	**54,553**	**54,553**	**54,553**
Residential for Sale	**51,498**	**-**	**1,280**	**7,229**	**12,510**	**19,964**	**28,727**	**38,669**	**45,856**	**49,586**	**51,472**	**51,498**	**51,498**	**51,498**	**51,498**	**51,498**	**51,498**	**51,498**
Chiquito Det. Condos	188	-	-	-	-	-	49	188	188	188	188	188	188	188	188	188	188	188
Chiquito Customs	667	-	-	-	-	-	276	667	667	667	667	667	667	667	667	667	667	667
HS Central SFD	739	-	-	-	-	-	265	720	739	739	739	739	739	739	739	739	739	739
HS Central Customs	1,978	-	-	-	-	-	483	1,311	1,978	1,978	1,978	1,978	1,978	1,978	1,978	1,978	1,978	1,978
HS West HW-2	2,231	-	-	-	-	-	-	407	1,106	1,804	2,231	2,231	2,231	2,231	2,231	2,231	2,231	2,231
HS West Custom	1,426	-	-	-	-	-	-	483	1,311	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426	1,426
HS West Green Court HW-1	644	-	-	-	-	-	52	644	644	644	644	644	644	644	644	644	644	644
Long Canyon SFD 75	1,079	-	-	163	651	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079	1,079
Long Canyon SFD 80	1,211	-	-	168	674	1,179	1,211	1,211	1,211	1,211	1,211	1,211	1,211	1,211	1,211	1,211	1,211	1,211
Long Canyon SFD 50	373	-	-	157	373	373	373	373	373	373	373	373	373	373	373	373	373	373
LCS - 3 SFD5500	1,149	-	-	-	157	628	1,100	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149
LCS -4 SFD6500	1,263	-	-	-	159	636	1,114	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263	1,263
Onion Fields SFD 55	909	-	-	-	-	265	720	909	909	909	909	909	909	909	909	909	909	909
Onion Fields SFD 50x90	337	-	-	-	-	337	337	337	337	337	337	337	337	337	337	337	337	337
Onion Field SFD 35	417	-	-	-	-	213	417	417	417	417	417	417	417	417	417	417	417	417
Potrero Ridge Customs	2,024	-	-	-	-	1,380	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024	2,024
Mesas West 4 SFD Cluster MW 9-15	928	-	361	928	928	928	928	928	928	928	928	928	928	928	928	928	928	928
Mesas West 11 SFD Cluster MW 32	1,255	-	-	-	361	980	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255	1,255
HS Central 4 Plex HC-2	1,065	-	-	-	-	-	532	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065	1,065
HS Central 2 Story TF HC-3	2,950	-	-	-	-	-	504	1,109	1,714	2,319	2,924	2,950	2,950	2,950	2,950	2,950	2,950	2,950
HS Central 3 Story TF HC-4	1,215	-	-	-	-	-	203	810	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215	1,215
HS Central E1 16 Plex	996	-	-	-	-	-	50	648	996	996	996	996	996	996	996	996	996	996
HS West 3-4 Plex	2,032	-	-	-	-	-	-	532	1,171	1,810	2,032	2,032	2,032	2,032	2,032	2,032	2,032	2,032
HS West Triplex HW-5	371	-	-	-	-	-	-	371	371	371	371	371	371	371	371	371	371	371
Long Canyon 3 Story	2,666	-	-	-	49	638	1,227	1,815	2,404	2,666	2,666	2,666	2,666	2,666	2,666	2,666	2,666	2,666
LCS 1 & 2	1,434	-	-	-	214	855	1,434	1,434	1,434	1,434	1,434	1,434	1,434	1,434	1,434	1,434	1,434	1,434
Onion Fields Triplex	1,731	-	-	-	-	-	488	1,073	1,658	1,731	1,731	1,731	1,731	1,731	1,731	1,731	1,731	1,731
Onion Fields 3 Story Towns	1,938	-	-	-	-	49	638	1,227	1,815	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938	1,938
Mesas West 1A 3/4 Plex MW 1	847	-	52	681	847	847	847	847	847	847	847	847	847	847	847	847	847	847
Mesas West 3A 3/4 Plex MW7	1,267	-	367	996	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267	1,267
Mesas West 1B-10 Plex MW 2	683	-	-	482	683	683	683	683	683	683	683	683	683	683	683	683	683	683
Mesas West 3B 10 Plex MW 8 & 16	683	-	193	683	683	683	683	683	683	683	683	683	683	683	683	683	683	683
Mesas West 7A 10 Plex MW 17	482	-	48	482	482	482	482	482	482	482	482	482	482	482	482	482	482	482
Mesas West 12A 10 Plex	563	-	-	338	563	563	563	563	563	563	563	563	563	563	563	563	563	563
Mesas West 6 2/3 Duplex MW 18-21	446	-	56	446	446	446	446	446	446	446	446	446	446	446	446	446	446	446
Mesas West 7B 10 Plex MW 22	772	-	-	482	772	772	772	772	772	772	772	772	772	772	772	772	772	772
Mesas West 8B 2 Story TF MW 23 24	4,869	-	203	810	1,418	2,025	2,633	3,240	3,848	4,456	4,869	4,869	4,869	4,869	4,869	4,869	4,869	4,869
Mesas West 10 16 Plex MW 26-30	3,915	-	-	51	658	1,266	1,873	2,481	3,089	3,696	3,915	3,915	3,915	3,915	3,915	3,915	3,915	3,915
Mesas West 12B 16 Plex	1,755	-	-	-	506	1,114	1,721	1,755	1,755	1,755	1,755	1,755	1,755	1,755	1,755	1,755	1,755	1,755
Apartments	**1,231**	**-**	**-**	**-**	**-**	**-**	1,231	1,231	1,231	1,231	1,231	1,231	1,231	1,231	1,231	1,231	1,231	1,231
Commercial - Retail	**45**	**-**	**-**	**-**	**-**	**-**	45	45	45	45	45	45	45	45	45	45	45	45
Commercial - Office	**348**	**-**	**-**	**-**	**-**	**-**	348	348	348	348	348	348	348	348	348	348	348	348
Industrial R&D	**1,431**	-	-	-	-	-	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431	1,431

A-7.3
Product Level Absorption Schedule – by Community: POTRERO

Use - Product	Total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION - UNITS	**8,428**	-	-	-	-	-	12	320	900	1,412	1,826	1,365	904	704	570	304	111	-
Residential for Sale	**7,908**	-	-	-	-	-	12	320	900	1,387	1,526	1,170	904	704	570	304	111	-
PE1 140 x 100 estates	90	-	-	-	-	-	-	-	-	12	36	36	6	-	-	-	-	-
PE 2 140 x 100 estates	15	-	-	-	-	-	-	-	-	3	12	-	-	-	-	-	-	-
P 6500	224	-	-	-	-	-	-	-	-	16	48	48	48	48	16	-	-	-
P6000	257	-	-	-	-	-	-	28	48	48	48	48	37	-	-	-	-	-
P5500	250	-	-	-	-	-	-	-	28	48	48	48	48	30	-	-	-	-
P5000	225	-	-	-	-	-	-	4	48	48	48	48	29	-	-	-	-	-
P4500	392	-	-	-	-	-	-	-	16	48	48	48	48	48	48	48	40	-
P3500	276	-	-	-	-	-	-	-	16	48	48	48	48	48	20	-	-	-
A1	180	-	-	-	-	-	-	-	-	60	72	48	-	-	-	-	-	-
A2	248	-	-	-	-	-	-	24	72	72	72	8	-	-	-	-	-	-
B1	498	-	-	-	-	-	-	6	72	72	72	72	72	72	60	-	-	-
B2	540	-	-	-	-	-	-	-	60	72	72	72	72	72	72	48	-	-
C1	150	-	-	-	-	-	-	-	-	60	72	18	-	-	-	-	-	-
D	286	-	-	-	-	-	-	60	72	72	72	10	-	-	-	-	-	-
E	270	-	-	-	-	-	-	24	72	72	72	30	-	-	-	-	-	-
F	234	-	-	-	-	-	-	6	72	72	72	12	-	-	-	-	-	-
G1	324	-	-	-	-	-	-	24	72	72	72	72	12	-	-	-	-	-
G2	414	-	-	-	-	-	-	-	-	60	72	72	72	72	66	-	-	-
H1	374	-	-	-	-	-	-	-	60	72	72	72	72	26	-	-	-	-
H2	240	-	-	-	-	-	6	72	72	72	18	-	-	-	-	-	-	-
I	242	-	-	-	-	-	6	72	72	72	20	-	-	-	-	-	-	-
Lofts	500	-	-	-	-	-	-	-	42	72	72	72	72	72	72	26	-	-
Senoirs 1	500	-	-	-	-	-	-	-	6	72	72	72	72	72	72	62	-	-
Senoirs 2	450	-	-	-	-	-	-	-	-	42	72	72	72	72	72	48	-	-
Senoirs 3	220	-	-	-	-	-	-	-	-	24	72	72	52	-	-	-	-	-
Senoirs 4	509	-	-	-	-	-	-	-	-	6	72	72	72	72	72	72	71	-
Apartments	**520**	-	-	-	-	-	-	-	-	25	300	195	-	-	-	-	-	-
ABSORPTION - SF	**1,257,000**	-	-	-	-	-	-	-	628,500	628,500	-	-	-	-	-	-	-	-
Commercial - Retail	**628,500**	-	-	-	-	-	-	-	314,250	314,250	-	-	-	-	-	-	-	-
Commercial - Office	**628,500**	-	-	-	-	-	-	-	314,250	314,250	-	-	-	-	-	-	-	-

Product Level Cumulative Population & Employee Estimates – by Community: POTRERO

POTRERO	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
CUM. POPULATION	**23,322**	-	-	-	-	-	38	1,052	3,898	8,137	12,764	16,218	18,770	20,749	22,303	23,054	23,322	23,322
Residential for Sale	**23,104**	-	-	-	-	-	38	1,052	3,898	8,127	12,627	15,999	18,551	20,530	22,084	22,835	23,104	23,104
PE1 140 x 100 estates	285	-	-	-	-	-	-	-	-	38	152	266	285	285	285	285	285	285
PE 2 140 x 100 estates	48	-	-	-	-	-	-	-	-	10	48	48	48	48	48	48	48	48
P 6500	710	-	-	-	-	-	-	-	-	51	203	355	507	659	710	710	710	710
P6000	815	-	-	-	-	-	-	89	241	393	545	697	815	815	815	815	815	815
P5500	793	-	-	-	-	-	-	-	89	241	393	545	697	793	793	793	793	793
P5000	713	-	-	-	-	-	-	13	165	317	469	621	713	713	713	713	713	713
P4500	1,243	-	-	-	-	-	-	-	51	203	355	507	659	812	964	1,116	1,243	1,243
P3500	875	-	-	-	-	-	-	-	51	203	355	507	659	812	875	875	875	875
A1	571	-	-	-	-	-	-	-	-	190	418	571	571	571	571	571	571	571
A2	786	-	-	-	-	-	-	76	304	533	761	786	786	786	786	786	786	786
B1	1,579	-	-	-	-	-	-	19	247	476	704	932	1,160	1,388	1,579	1,579	1,579	1,579
B2	1,712	-	-	-	-	-	-	-	190	418	647	875	1,103	1,331	1,560	1,712	1,712	1,712
C1	476	-	-	-	-	-	-	-	-	190	418	476	476	476	476	476	476	476
D	907	-	-	-	-	-	-	190	418	647	875	907	907	907	907	907	907	907
E	856	-	-	-	-	-	-	76	304	533	761	856	856	856	856	856	856	856
F	742	-	-	-	-	-	-	19	247	476	704	742	742	742	742	742	742	742
G1	1,027	-	-	-	-	-	-	76	304	533	761	989	1,027	1,027	1,027	1,027	1,027	1,027
G2	1,312	-	-	-	-	-	-	-	-	190	418	647	875	1,103	1,312	1,312	1,312	1,312
H1	1,186	-	-	-	-	-	-	-	190	418	647	875	1,103	1,186	1,186	1,186	1,186	1,186
H2	761	-	-	-	-	-	19	247	476	704	761	761	761	761	761	761	761	761
I	767	-	-	-	-	-	19	247	476	704	767	767	767	767	767	767	767	767
Lofts	1,585	-	-	-	-	-	-	-	133	361	590	818	1,046	1,274	1,503	1,585	1,585	1,585
Senoirs 1	1,000	-	-	-	-	-	-	-	12	156	300	444	588	732	876	1,000	1,000	1,000
Senoirs 2	900	-	-	-	-	-	-	-	-	84	228	372	516	660	804	900	900	900
Senoirs 3	440	-	-	-	-	-	-	-	-	48	192	336	440	440	440	440	440	440
Senoirs 4	1,018	-	-	-	-	-	-	-	-	12	156	300	444	588	732	876	1,018	1,018
Apartments	**218**	-	-	-	-	-	-	-	-	11	137	218	218	218	218	218	218	218
CUM. EMPLOYEES	**4,085**	-	-	-	-	-	-	-	2,043	4,085	4,085	4,085	4,085	4,085	4,085	4,085	4,085	4,085
Commercial - Retail	**1,571**	-	-	-	-	-	-	-	786	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571	1,571
Commercial - Office	**2,514**	-	-	-	-	-	-	-	1,257	2,514	2,514	2,514	2,514	2,514	2,514	2,514	2,514	2,514

A-7.3 …Continued
Product Level Cumulative Assessed Values – by Community: POTRERO

POTRERO	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
CUM. ASSESSED VALUE	**4,989,438**	-	-	-	-	-	**5,540**	**171,607**	**904,138**	**1,932,007**	**2,916,348**	**3,654,409**	**4,145,178**	**4,512,996**	**4,788,946**	**4,930,965**	**4,989,438**	**4,989,438**
Residential for Sale	**4,366,078,759**	-	-	-	-	-	**5,539,788**	**171,606,638**	**653,811,245**	**1,427,897,790**	**2,339,385,530**	**3,031,050,556**	**3,521,818,897**	**3,889,637,612**	**4,165,587,310**	**4,307,605,945**	**4,366,078,759**	**4,366,078,759**
PE1 140 x 100 estates	215,559,480	-	-	-	-	-	-	-	-	29,515,871	117,579,354	204,190,449	215,559,480	215,559,480	215,559,480	215,559,480	215,559,480	215,559,480
PE 2 140 x 100 estates	36,725,393	-	-	-	-	-	-	-	-	7,370,899	36,725,393	36,725,393	36,725,393	36,725,393	36,725,393	36,725,393	36,725,393	36,725,393
P 6500	193,907,520	-	-	-	-	-	-	-	-	14,643,011	58,255,053	100,916,127	142,626,233	183,385,371	193,907,520	193,907,520	193,907,520	193,907,520
P6000	209,712,527	-	-	-	-	-	-	23,738,781	64,064,614	103,757,501	142,817,440	181,244,432	209,712,527	209,712,527	209,712,527	209,712,527	209,712,527	209,712,527
P5500	187,487,406	-	-	-	-	-	-	0	21,917,480	59,119,782	95,686,907	131,618,854	166,915,623	187,487,406	187,487,406	187,487,406	187,487,406	187,487,406
P5000	160,895,177	-	-	-	-	-	-	2,981,491	38,704,869	73,774,135	108,189,288	141,950,329	160,895,177	160,895,177	160,895,177	160,895,177	160,895,177	160,895,177
P4500	249,385,883	-	-	-	-	-	-	-	10,871,570	43,301,849	75,178,838	106,502,536	137,272,943	167,490,060	197,153,887	226,264,422	249,385,883	249,385,883
P3500	161,326,437	-	-	-	-	-	-	-	9,836,285	39,181,424	68,035,418	96,398,265	124,269,968	151,650,524	161,326,437	161,326,437	161,326,437	161,326,437
A1	109,006,572	-	-	-	-	-	-	-	-	38,515,899	82,690,876	109,006,572	109,006,572	109,006,572	109,006,572	109,006,572	109,006,572	109,006,572
A2	164,037,244	-	-	-	-	-	-	16,389,935	65,317,677	113,519,224	160,994,578	164,037,244	164,037,244	164,037,244	164,037,244	164,037,244	164,037,244	164,037,244
B1	257,774,285	-	-	-	-	-	-	3,257,393	42,297,497	80,754,313	118,627,841	155,918,081	192,625,032	228,748,695	257,774,285	257,774,285	257,774,285	257,774,285
B2	245,677,639	-	-	-	-	-	-	-	29,222,079	63,750,652	97,633,719	130,871,280	163,463,336	195,409,887	226,710,931	245,677,639	245,677,639	245,677,639
C1	83,776,340	-	-	-	-	-	-	-	-	33,964,972	74,367,910	83,776,340	83,776,340	83,776,340	83,776,340	83,776,340	83,776,340	83,776,340
D	134,479,900	-	-	-	-	-	-	29,087,593	63,620,297	97,706,113	131,345,040	134,479,900	134,479,900	134,479,900	134,479,900	134,479,900	134,479,900	134,479,900
E	109,107,387	-	-	-	-	-	-	9,950,899	39,674,494	69,010,786	97,959,775	109,107,387	109,107,387	109,107,387	109,107,387	109,107,387	109,107,387	109,107,387
F	89,102,952	-	-	-	-	-	-	2,337,104	30,355,455	58,051,053	85,423,899	89,102,952	89,102,952	89,102,952	89,102,952	89,102,952	89,102,952	89,102,952
G1	156,782,163	-	-	-	-	-	-	11,892,416	47,462,079	82,708,989	117,633,146	152,234,550	156,782,163	156,782,163	156,782,163	156,782,163	156,782,163	156,782,163
G2	195,189,839	-	-	-	-	-	-	-	-	28,951,039	63,423,326	97,572,859	131,399,640	164,903,668	195,189,839	195,189,839	195,189,839	195,189,839
H1	166,927,302	-	-	-	-	-	-	-	27,379,941	60,015,812	92,387,612	124,495,342	156,339,001	166,927,302	166,927,302	166,927,302	166,927,302	166,927,302
H2	111,192,050	-	-	-	-	-	2,825,794	36,711,110	70,305,948	103,610,309	111,192,050	111,192,050	111,192,050	111,192,050	111,192,050	111,192,050	111,192,050	111,192,050
I	107,791,983	-	-	-	-	-	2,713,994	35,259,918	67,541,771	99,559,553	107,791,983	107,791,983	107,791,983	107,791,983	107,791,983	107,791,983	107,791,983	107,791,983
Lofts	262,196,650	-	-	-	-	-	-	-	22,636,555	61,272,632	99,618,232	137,673,354	175,437,998	212,912,165	250,095,855	262,196,650	262,196,650	262,196,650
Senoirs 1	211,870,657	-	-	-	-	-	-	-	2,602,635	33,814,888	64,794,758	95,542,247	126,057,354	156,340,078	186,390,421	211,870,657	211,870,657	211,870,657
Senoirs 2	201,914,241	-	-	-	-	-	-	-	-	19,514,073	52,740,843	85,580,309	118,032,472	150,097,331	181,774,887	201,914,241	201,914,241	201,914,241
Senoirs 3	83,274,723	-	-	-	-	-	-	-	-	9,349,546	37,195,730	64,434,551	83,274,723	83,274,723	83,274,723	83,274,723	83,274,723	83,274,723
Senoirs 4	260,977,011	-	-	-	-	-	-	-	-	3,163,466	41,096,522	78,687,169	115,935,405	152,841,232	189,404,650	225,625,658	260,977,011	260,977,011
Apartments	**125,327,635**	-	-	-	-	-	-	-	-	6,077,588	78,931,054	125,327,635	125,327,635	125,327,635	125,327,635	125,327,635	125,327,635	125,327,635
Commercial - Retail	**219,139,689**	-	-	-	-	-	-	-	110,225,436	219,139,689	219,139,689	219,139,689	219,139,689	219,139,689	219,139,689	219,139,689	219,139,689	219,139,689
Commercial - Office	**278,891,450**	-	-	-	-	-	-	-	140,101,317	278,891,450	278,891,450	278,891,450	278,891,450	278,891,450	278,891,450	278,891,450	278,891,450	278,891,450

Product Level Cumulative Retail Expenditure Estimates – by Community: POTRERO

POTRERO	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RETAIL EXPENDITURE ($ 0	**78,355**	-	-	-	-	-	**100**	**2,891**	**12,259**	**26,390**	**42,747**	**55,046**	**63,200**	**69,512**	**74,602**	**77,299**	**78,355**	**78,355**
Residential for Sale	**72,250**	-	-	-	-	-	**100**	**2,891**	**10,918**	**23,543**	**37,925**	**48,941**	**57,095**	**63,407**	**68,496**	**71,194**	**72,250**	**72,250**
PE1 140 x 100 estates	2,070	-	-	-	-	-	-	-	-	276	1,104	1,932	2,070	2,070	2,070	2,070	2,070	2,070
PE 2 140 x 100 estates	345	-	-	-	-	-	-	-	-	69	345	345	345	345	345	345	345	345
P 6500	2,251	-	-	-	-	-	-	-	-	161	643	1,126	1,608	2,090	2,251	2,251	2,251	2,251
P6000	2,383	-	-	-	-	-	-	260	705	1,150	1,595	2,040	2,383	2,383	2,383	2,383	2,383	2,383
P5500	2,147	-	-	-	-	-	-	-	240	653	1,065	1,477	1,889	2,147	2,147	2,147	2,147	2,147
P5000	2,438	-	-	-	-	-	-	43	563	1,083	1,603	2,123	2,438	2,438	2,438	2,438	2,438	2,438
P4500	4,116	-	-	-	-	-	-	-	168	672	1,176	1,680	2,184	2,688	3,192	3,696	4,116	4,116
P3500	2,628	-	-	-	-	-	-	-	152	609	1,066	1,523	1,980	2,437	2,628	2,628	2,628	2,628
A1	1,850	-	-	-	-	-	-	-	-	617	1,357	1,850	1,850	1,850	1,850	1,850	1,850	1,850
A2	2,611	-	-	-	-	-	-	253	1,011	1,769	2,527	2,611	2,611	2,611	2,611	2,611	2,611	2,611
B1	4,615	-	-	-	-	-	-	56	723	1,390	2,057	2,724	3,391	4,059	4,615	4,615	4,615	4,615
B2	4,773	-	-	-	-	-	-	-	530	1,167	1,803	2,440	3,076	3,712	4,349	4,773	4,773	4,773
C1	1,386	-	-	-	-	-	-	-	-	554	1,220	1,386	1,386	1,386	1,386	1,386	1,386	1,386
D	2,503	-	-	-	-	-	-	525	1,155	1,785	2,416	2,503	2,503	2,503	2,503	2,503	2,503	2,503
E	2,231	-	-	-	-	-	-	198	793	1,388	1,983	2,231	2,231	2,231	2,231	2,231	2,231	2,231
F	1,817	-	-	-	-	-	-	47	606	1,165	1,724	1,817	1,817	1,817	1,817	1,817	1,817	1,817
G1	2,886	-	-	-	-	-	-	214	855	1,497	2,138	2,780	2,886	2,886	2,886	2,886	2,886	2,886
G2	3,595	-	-	-	-	-	-	-	-	521	1,146	1,771	2,396	3,021	3,595	3,595	3,595	3,595
H1	3,071	-	-	-	-	-	-	-	493	1,084	1,675	2,267	2,858	3,071	3,071	3,071	3,071	3,071
H2	2,034	-	-	-	-	-	51	661	1,271	1,881	2,034	2,034	2,034	2,034	2,034	2,034	2,034	2,034
I	1,970	-	-	-	-	-	49	635	1,221	1,808	1,970	1,970	1,970	1,970	1,970	1,970	1,970	1,970
Lofts	4,567	-	-	-	-	-	-	-	384	1,041	1,699	2,357	3,015	3,672	4,330	4,567	4,567	4,567
Senoirs 1	3,906	-	-	-	-	-	-	-	47	609	1,172	1,734	2,297	2,859	3,421	3,906	3,906	3,906
Senoirs 2	3,774	-	-	-	-	-	-	-	-	352	956	1,560	2,164	2,767	3,371	3,774	3,774	3,774
Senoirs 3	1,725	-	-	-	-	-	-	-	-	188	753	1,317	1,725	1,725	1,725	1,725	1,725	1,725
Senoirs 4	4,558	-	-	-	-	-	-	-	-	54	698	1,343	1,988	2,633	3,277	3,922	4,558	4,558
Apartments	**3,423**	-	-	-	-	-	-	-	-	**165**	**2,139**	**3,423**	**3,423**	**3,423**	**3,423**	**3,423**	**3,423**	**3,423**
Commercial - Retail	**1,032**	-	-	-	-	-	-	-	**516**	**1,032**	**1,032**	**1,032**	**1,032**	**1,032**	**1,032**	**1,032**	**1,032**	**1,032**
Commercial - Office	**1,651**	-	-	-	-	-	-	-	**825**	**1,651**	**1,651**	**1,651**	**1,651**	**1,651**	**1,651**	**1,651**	**1,651**	**1,651**

A-7.4

Product Level Absorption Schedule, and Cumulative Population & Employee Estimates – by Community: MISSION VILLAGE

Use - Product	Total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION - UNITS	**5,331**	**72**	**708**	**995**	**1,826**	**1,218**	**380**	**76**	**56**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Residential for Sale	**4,285**	**72**	**538**	**995**	**1,216**	**952**	**380**	**76**	**56**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
A2 SFD	123	-	40	48	35	-	-	-	-	-	-	-	-	-	-	-	-	-
A7 SFD	95	-	4	48	43	-	-	-	-	-	-	-	-	-	-	-	-	-
A8 Custom	73	-	12	36	25	-	-	-	-	-	-	-	-	-	-	-	-	-
SeniorsArea C (SFD)	212	-	16	48	48	48	48	4	-	-	-	-	-	-	-	-	-	-
A3a Duplex	80	24	56	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A3b Towns-Flats	168	-	60	72	36	-	-	-	-	-	-	-	-	-	-	-	-	-
A4 Condo	264	-	24	72	72	72	24	-	-	-	-	-	-	-	-	-	-	-
A5 3/4 Plex Towns	153	-	60	72	21	-	-	-	-	-	-	-	-	-	-	-	-	-
A6 3 Story Towns	216	-	24	72	72	48	-	-	-	-	-	-	-	-	-	-	-	-
A9 Duplex	60	-	6	54	-	-	-	-	-	-	-	-	-	-	-	-	-	-
A10 Duplex	80	-	48	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B1 Duplex	92	24	68	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
B2 3 Story Town	186	24	72	72	18	-	-	-	-	-	-	-	-	-	-	-	-	-
B6 Towns/Flats	180	-	-	42	72	66	-	-	-	-	-	-	-	-	-	-	-	-
B7	230	-	-	42	72	72	44	-	-	-	-	-	-	-	-	-	-	-
Senior C6 Flats	440	-	24	72	72	72	72	72	56	-	-	-	-	-	-	-	-	-
Senior Area C Duplex	194	-	24	72	72	26	-	-	-	-	-	-	-	-	-	-	-	-
D2 Towns 2/3 Story	156	-	-	-	42	72	42	-	-	-	-	-	-	-	-	-	-	-
F2a Live/Work 3 Story	15	-	-	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-
F2b Condo 4/5 Story	242	-	-	-	80	96	66	-	-	-	-	-	-	-	-	-	-	-
F3a Live/Work 3 Story	15	-	-	6	9	-	-	-	-	-	-	-	-	-	-	-	-	-
F3b Condo 4/5 Story	217	-	-	-	80	96	41	-	-	-	-	-	-	-	-	-	-	-
F5a Condo 4/5 Story	140	-	-	-	56	84	-	-	-	-	-	-	-	-	-	-	-	-
F5b Condo 4/5 Story	171	-	-	-	32	96	43	-	-	-	-	-	-	-	-	-	-	-
F6a Condo 4 Story	76	-	-	-	32	44	-	-	-	-	-	-	-	-	-	-	-	-
F6b Condo 4 Story	81	-	-	-	21	60	-	-	-	-	-	-	-	-	-	-	-	-
F7 Condo 3 Story	138	-	-	56	82	-	-	-	-	-	-	-	-	-	-	-	-	-
F8a Condo 3/4 Story	74	-	-	32	42	-	-	-	-	-	-	-	-	-	-	-	-	-
F8b Condo 3/4 Story	114	-	-	32	82	-	-	-	-	-	-	-	-	-	-	-	-	-
Apartments	**1,046**	**-**	**170**	**-**	**610**	**266**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
B3 -Market Rate	170	-	170	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
D1 Low & Mod	314	-	-	-	175	139	-	-	-	-	-	-	-	-	-	-	-	-
F9 -Low	188	-	-	-	175	13	-	-	-	-	-	-	-	-	-	-	-	-
F4 -Market Rate	214	-	-	-	100	114	-	-	-	-	-	-	-	-	-	-	-	-
F1a -Market Rate	15	-	-	-	15	-	-	-	-	-	-	-	-	-	-	-	-	-
F1b -Market Rate	145	-	-	-	145	-	-	-	-	-	-	-	-	-	-	-	-	-
ABSORPTION - SF	**1,299,000**	**-**	**-**	**-**	**113,650**	**134,250**	**263,780**	**196,830**	**196,830**	**196,830**	**196,830**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Commercial - Retail	**314,850**	**-**	**-**	**-**	**113,650**	**134,250**	**66,950**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
F10	97,650	-	-	-	97,650	-	-	-	-	-	-	-	-	-	-	-	-	-
F11	73,500	-	-	-	-	73,500	-	-	-	-	-	-	-	-	-	-	-	-
F5B/F6B	16,000	-	-	-	16,000	-	-	-	-	-	-	-	-	-	-	-	-	-
F14	121,500	-	-	-	-	60,750	60,750	-	-	-	-	-	-	-	-	-	-	-
E2	6,200	-	-	-	-	-	6,200	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**984,150**	**-**	**-**	**-**	**-**	**-**	**196,830**	**196,830**	**196,830**	**196,830**	**196,830**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
MISSION VILLAGE	**By 2031**	**2009**	**2010**	**2011**	**2012**	**2013**	**2014**	**2015**	**2016**	**2017**	**2018**	**2019**	**2020**	**2021**	**2022**	**2023**	**2024**	**2025**
CUM. POPULATION	**12,993**	**190**	**1,979**	**4,435**	**8,920**	**11,852**	**12,729**	**12,881**	**12,993**	**12,993**	**12,993**	**12,993**	**12,993**	**12,993**	**12,993**	**12,993**	**12,993**	**12,993**
Residential for Sale	**10,378**	**190**	**1,554**	**4,010**	**6,970**	**9,237**	**10,114**	**10,266**	**10,378**	**10,378**	**10,378**	**10,378**	**10,378**	**10,378**	**10,378**	**10,378**	**10,378**	**10,378**
A2 SFD	390	-	127	279	390	390	390	390	390	390	390	390	390	390	390	390	390	390
A7 SFD	301	-	13	165	301	301	301	301	301	301	301	301	301	301	301	301	301	301
A8 Custom	231	-	38	152	231	231	231	231	231	231	231	231	231	231	231	231	231	231
SeniorsArea C (SFD)	424	-	32	128	224	320	416	424	424	424	424	424	424	424	424	424	424	424
A3a Duplex	254	76	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254	254
A3b Towns-Flats	400	-	143	314	400	400	400	400	400	400	400	400	400	400	400	400	400	400
A4 Condo	837	-	76	304	533	761	837	837	837	837	837	837	837	837	837	837	837	837
A5 3/4 Plex Towns	364	-	143	314	364	364	364	364	364	364	364	364	364	364	364	364	364	364
A6 3 Story Towns	514	-	57	228	400	514	514	514	514	514	514	514	514	514	514	514	514	514
A9 Duplex	143	-	14	143	143	143	143	143	143	143	143	143	143	143	143	143	143	143
A10 Duplex	190	-	114	190	190	190	190	190	190	190	190	190	190	190	190	190	190	190
B1 Duplex	219	57	219	219	219	219	219	219	219	219	219	219	219	219	219	219	219	219
B2 3 Story Town	443	57	228	400	443	443	443	443	443	443	443	443	443	443	443	443	443	443
B6 Towns/Flats	428	-	-	100	271	428	428	428	428	428	428	428	428	428	428	428	428	428
B7	547	-	-	100	271	443	547	547	547	547	547	547	547	547	547	547	547	547
Senior C6 Flats	880	-	48	192	336	480	624	768	880	880	880	880	880	880	880	880	880	880
Senior Area C Duplex	388	-	48	192	336	388	388	388	388	388	388	388	388	388	388	388	388	388
D2 Towns 2/3 Story	371	-	-	-	100	271	371	371	371	371	371	371	371	371	371	371	371	371
F2a Live/Work 3 Story	36	-	-	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36
F2b Condo 4/5 Story	576	-	-	-	190	419	576	576	576	576	576	576	576	576	576	576	576	576
F3a Live/Work 3 Story	36	-	-	14	36	36	36	36	36	36	36	36	36	36	36	36	36	36
F3b Condo 4/5 Story	516	-	-	-	190	419	516	516	516	516	516	516	516	516	516	516	516	516
F5a Condo 4/5 Story	333	-	-	-	133	333	333	333	333	333	333	333	333	333	333	333	333	333
F5b Condo 4/5 Story	407	-	-	-	76	305	407	407	407	407	407	407	407	407	407	407	407	407
F6a Condo 4 Story	181	-	-	-	76	181	181	181	181	181	181	181	181	181	181	181	181	181
F6b Condo 4 Story	193	-	-	-	50	193	193	193	193	193	193	193	193	193	193	193	193	193
F7 Condo 3 Story	328	-	-	133	328	328	328	328	328	328	328	328	328	328	328	328	328	328
F8a Condo 3/4 Story	176	-	-	76	176	176	176	176	176	176	176	176	176	176	176	176	176	176
F8b Condo 3/4 Story	271	-	-	76	271	271	271	271	271	271	271	271	271	271	271	271	271	271
Apartments	**2,615**	**-**	**425**	**425**	**1,950**	**2,615**	**2,615**	**2,615**	**2,615**	**2,615**	**2,615**	**2,615**	**2,615**	**2,615**	**2,615**	**2,615**	**2,615**	**2,615**
B3 -Market Rate	425	-	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425	425
D1 Low & Mod	785	-	-	-	438	785	785	785	785	785	785	785	785	785	785	785	785	785
F9 -Low	470	-	-	-	438	470	470	470	470	470	470	470	470	470	470	470	470	470
F4 -Market Rate	535	-	-	-	250	535	535	535	535	535	535	535	535	535	535	535	535	535
F1a -Market Rate	38	-	-	-	38	38	38	38	38	38	38	38	38	38	38	38	38	38
F1b -Market Rate	363	-	-	-	363	363	363	363	363	363	363	363	363	363	363	363	363	363
CUM. EMPLOYEES	**4,724**	**-**	**-**	**-**	**284**	**620**	**1,574**	**2,362**	**3,149**	**3,936**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**	**4,724**
Commercial - Retail	**787**	**-**	**-**	**-**	**284**	**620**	**787**	**787**	**787**	**787**	**787**	**787**	**787**	**787**	**787**	**787**	**787**	**787**
F10	244	-	-	-	244	244	244	244	244	244	244	244	244	244	244	244	244	244
F11	184	-	-	-	-	184	184	184	184	184	184	184	184	184	184	184	184	184
F5B/F6B	40	-	-	-	40	40	40	40	40	40	40	40	40	40	40	40	40	40
F14	304	-	-	-	-	152	304	304	304	304	304	304	304	304	304	304	304	304
E2	16	-	-	-	-	-	16	16	16	16	16	16	16	16	16	16	16	16
Commercial - Office - E1	**3,937**	**-**	**-**	**-**	**-**	**-**	**787**	**1,575**	**2,362**	**3,149**	**3,937**	**3,937**	**3,937**	**3,937**	**3,937**	**3,937**	**3,937**	**3,937**

A-7.4 ...Continued

Product Level Cumulative Assessed Values, and Cumulative Retail Expenditure Estimates – by Community: MISSION VILLAGE

MISSION VILLAGE	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
CUM. ASSESSED VALUE	**58,479,488**	**34,333**	**384,048**	**983,979**	**1,818,996**	**2,378,980**	**2,652,923**	**2,754,958**	**2,848,246**	**2,914,106**	**2,979,209**	**2,979,209**	**2,979,209**	**2,979,209**	**2,979,209**	**2,979,209**	**2,979,209**	**2,979,209**
Residential for Sale	**2,274,691,694**	**34,333,107**	**340,488,060**	**940,419,454**	**1,591,524,689**	**2,033,750,622**	**2,213,362,135**	**2,248,021,614**	**2,274,691,694**	**2,274,691,694**	**2,274,691,694**	**2,274,691,694**	**2,274,691,694**	**2,274,691,694**	**2,274,691,694**	**2,274,691,694**	**2,274,691,694**	**2,274,691,694**
A2 SFD	99,400,839	-	33,046,827	72,009,846	99,400,839	99,400,839	99,400,839	99,400,839	99,400,839	99,400,839	99,400,839	99,400,839	99,400,839	99,400,839	99,400,839	99,400,839	99,400,839	99,400,839
A7 SFD	99,636,998	-	4,241,510	55,061,138	99,636,998	99,636,998	99,636,998	99,636,998	99,636,998	99,636,998	99,636,998	99,636,998	99,636,998	99,636,998	99,636,998	99,636,998	99,636,998	99,636,998
A8 Custom	177,406,275	-	29,589,138	117,837,688	177,406,275	177,406,275	177,406,275	177,406,275	177,406,275	177,406,275	177,406,275	177,406,275	177,406,275	177,406,275	177,406,275	177,406,275	177,406,275	177,406,275
SeniorsArea C (SFD)	120,585,365	-	9,648,609	38,387,043	66,503,303	93,997,389	120,869,301	120,585,365	120,585,365	120,585,365	120,585,365	120,585,365	120,585,365	120,585,365	120,585,365	120,585,365	120,585,365	120,585,365
A3a Duplex	39,924,156	12,024,036	39,924,156	39,924,156	39,924,156	39,924,156	39,924,156	39,924,156	39,924,156	39,924,156	39,924,156	39,924,156	39,924,156	39,924,156	39,924,156	39,924,156	39,924,156	39,924,156
A3b Towns-Flats	77,892,872	-	28,134,145	61,619,265	77,892,872	77,892,872	77,892,872	77,892,872	77,892,872	77,892,872	77,892,872	77,892,872	77,892,872	77,892,872	77,892,872	77,892,872	77,892,872	77,892,872
A4 Condo	108,732,649	-	10,054,929	40,134,644	69,959,145	99,528,433	108,732,649	108,732,649	108,732,649	108,732,649	108,732,649	108,732,649	108,732,649	108,732,649	108,732,649	108,732,649	108,732,649	108,732,649
A5 3/4 Plex Towns	75,363,096	-	29,952,538	65,578,123	75,363,096	75,363,096	75,363,096	75,363,096	75,363,096	75,363,096	75,363,096	75,363,096	75,363,096	75,363,096	75,363,096	75,363,096	75,363,096	75,363,096
A6 3 Story Towns	107,903,164	-	12,125,674	48,400,372	84,368,093	107,903,164	107,903,164	107,903,164	107,903,164	107,903,164	107,903,164	107,903,164	107,903,164	107,903,164	107,903,164	107,903,164	107,903,164	107,903,164
A9 Duplex	33,047,149	-	3,309,468	33,047,149	33,047,149	33,047,149	33,047,149	33,047,149	33,047,149	33,047,149	33,047,149	33,047,149	33,047,149	33,047,149	33,047,149	33,047,149	33,047,149	33,047,149
A10 Duplex	45,501,246	-	27,511,967	45,501,246	45,501,246	45,501,246	45,501,246	45,501,246	45,501,246	45,501,246	45,501,246	45,501,246	45,501,246	45,501,246	45,501,246	45,501,246	45,501,246	45,501,246
B1 Duplex	47,163,306	12,347,443	47,163,306	47,163,306	47,163,306	47,163,306	47,163,306	47,163,306	47,163,306	47,163,306	47,163,306	47,163,306	47,163,306	47,163,306	47,163,306	47,163,306	47,163,306	47,163,306
B2 3 Story Town	75,926,159	9,961,628	39,740,141	69,199,539	75,926,159	75,926,159	75,926,159	75,926,159	75,926,159	75,926,159	75,926,159	75,926,159	75,926,159	75,926,159	75,926,159	75,926,159	75,926,159	75,926,159
B6 Towns/Flats	73,898,579	-	-	17,339,572	46,953,126	73,898,579	73,898,579	73,898,579	73,898,579	73,898,579	73,898,579	73,898,579	73,898,579	73,898,579	73,898,579	73,898,579	73,898,579	73,898,579
B7	115,847,662	-	-	21,250,580	57,615,726	93,870,438	115,847,662	115,847,662	115,847,662	115,847,662	115,847,662	115,847,662	115,847,662	115,847,662	115,847,662	115,847,662	115,847,662	115,847,662
Senior C6 Flats	215,997,466	-	12,021,713	48,000,567	83,720,561	119,181,696	154,383,971	189,327,386	215,997,466	215,997,466	215,997,466	215,997,466	215,997,466	215,997,466	215,997,466	215,997,466	215,997,466	215,997,466
Senior Area C Duplex	109,567,413	-	14,023,938	55,779,688	96,587,251	109,567,413	109,567,413	109,567,413	109,567,413	109,567,413	109,567,413	109,567,413	109,567,413	109,567,413	109,567,413	109,567,413	109,567,413	109,567,413
D2 Towns 2/3 Story	65,717,118	-	-	-	17,845,035	48,284,559	65,717,118	65,717,118	65,717,118	65,717,118	65,717,118	65,717,118	65,717,118	65,717,118	65,717,118	65,717,118	65,717,118	65,717,118
F2a Live/Work 3 Story	10,042,050	-	-	10,042,050	10,042,050	10,042,050	10,042,050	10,042,050	10,042,050	10,042,050	10,042,050	10,042,050	10,042,050	10,042,050	10,042,050	10,042,050	10,042,050	10,042,050
F2b Condo 4/5 Story	115,303,347	-	-	-	38,200,698	83,962,235	115,303,347	115,303,347	115,303,347	115,303,347	115,303,347	115,303,347	115,303,347	115,303,347	115,303,347	115,303,347	115,303,347	115,303,347
F3a Live/Work 3 Story	10,029,870	-	-	4,016,820	10,029,870	10,029,870	10,029,870	10,029,870	10,029,870	10,029,870	10,029,870	10,029,870	10,029,870	10,029,870	10,029,870	10,029,870	10,029,870	10,029,870
F3b Condo 4/5 Story	106,937,477	-	-	-	39,540,884	86,890,829	106,937,477	106,937,477	106,937,477	106,937,477	106,937,477	106,937,477	106,937,477	106,937,477	106,937,477	106,937,477	106,937,477	106,937,477
F5a Condo 4/5 Story	63,282,048	-	-	-	25,336,585	63,282,048	63,282,048	63,282,048	63,282,048	63,282,048	63,282,048	63,282,048	63,282,048	63,282,048	63,282,048	63,282,048	63,282,048	63,282,048
F5b Condo 4/5 Story	70,058,855	-	-	-	13,138,258	52,523,289	70,058,855	70,058,855	70,058,855	70,058,855	70,058,855	70,058,855	70,058,855	70,058,855	70,058,855	70,058,855	70,058,855	70,058,855
F6a Condo 4 Story	35,546,921	-	-	-	14,993,458	35,546,921	35,546,921	35,546,921	35,546,921	35,546,921	35,546,921	35,546,921	35,546,921	35,546,921	35,546,921	35,546,921	35,546,921	35,546,921
F6b Condo 4 Story	38,558,360	-	-	-	10,007,295	38,558,360	38,558,360	38,558,360	38,558,360	38,558,360	38,558,360	38,558,360	38,558,360	38,558,360	38,558,360	38,558,360	38,558,360	38,558,360
F7 Condo 3 Story	58,909,570	-	-	23,931,505	58,909,570	58,909,570	58,909,570	58,909,570	58,909,570	58,909,570	58,909,570	58,909,570	58,909,570	58,909,570	58,909,570	58,909,570	58,909,570	58,909,570
F8a Condo 3/4 Story	30,830,231	-	-	13,359,768	30,830,231	30,830,231	30,830,231	30,830,231	30,830,231	30,830,231	30,830,231	30,830,231	30,830,231	30,830,231	30,830,231	30,830,231	30,830,231	30,830,231
F8b Condo 3/4 Story	45,681,452	-	-	12,835,387	45,681,452	45,681,452	45,681,452	45,681,452	45,681,452	45,681,452	45,681,452	45,681,452	45,681,452	45,681,452	45,681,452	45,681,452	45,681,452	45,681,452
Apartments	**235,163,445**	**-**	**43,559,513**	**43,559,513**	**173,570,192**	**235,163,445**	**235,163,445**	**235,163,445**	**235,163,445**	**235,163,445**	**235,163,445**	**235,163,445**	**235,163,445**	**235,163,445**	**235,163,445**	**235,163,445**	**235,163,445**	**235,163,445**
B3 -Market Rate	43,559,513	-	43,559,513	43,559,513	43,559,513	43,559,513	43,559,513	43,559,513	43,559,513	43,559,513	43,559,513	43,559,513	43,559,513	43,559,513	43,559,513	43,559,513	43,559,513	43,559,513
D1 Low & Mod	70,384,374	-	-	-	39,478,408	70,384,374	70,384,374	70,384,374	70,384,374	70,384,374	70,384,374	70,384,374	70,384,374	70,384,374	70,384,374	70,384,374	70,384,374	70,384,374
F9 -Low	25,221,219	-	-	-	23,708,868	25,221,219	25,221,219	25,221,219	25,221,219	25,221,219	25,221,219	25,221,219	25,221,219	25,221,219	25,221,219	25,221,219	25,221,219	25,221,219
F4 -Market Rate	54,891,800	-	-	-	25,716,865	54,891,800	54,891,800	54,891,800	54,891,800	54,891,800	54,891,800	54,891,800	54,891,800	54,891,800	54,891,800	54,891,800	54,891,800	54,891,800
F1a -Market Rate	3,848,423	-	-	-	3,848,423	3,848,423	3,848,423	3,848,423	3,848,423	3,848,423	3,848,423	3,848,423	3,848,423	3,848,423	3,848,423	3,848,423	3,848,423	3,848,423
F1b -Market Rate	37,258,115	-	-	-	37,258,115	37,258,115	37,258,115	37,258,115	37,258,115	37,258,115	37,258,115	37,258,115	37,258,115	37,258,115	37,258,115	37,258,115	37,258,115	37,258,115
Commercial - Retail	**136,264,100**	**-**	**-**	**-**	**53,901,511**	**110,065,437**	**136,264,100**	**136,264,100**	**136,264,100**	**136,264,100**	**136,264,100**	**136,264,100**	**136,264,100**	**136,264,100**	**136,264,100**	**136,264,100**	**136,264,100**	**136,264,100**
F10	44,193,779	-	-	-	44,193,779	44,193,779	44,193,779	44,193,779	44,193,779	44,193,779	44,193,779	44,193,779	44,193,779	44,193,779	44,193,779	44,193,779	44,193,779	44,193,779
F11	33,292,045	-	-	-	-	33,292,045	33,292,045	33,292,045	33,292,045	33,292,045	33,292,045	33,292,045	33,292,045	33,292,045	33,292,045	33,292,045	33,292,045	33,292,045
F5B/F6B	9,707,732	-	-	-	9,707,732	9,707,732	9,707,732	9,707,732	9,707,732	9,707,732	9,707,732	9,707,732	9,707,732	9,707,732	9,707,732	9,707,732	9,707,732	9,707,732
F14	45,513,528	-	-	-	-	22,871,880	45,513,528	45,513,528	45,513,528	45,513,528	45,513,528	45,513,528	45,513,528	45,513,528	45,513,528	45,513,528	45,513,528	45,513,528
E2	3,557,016	-	-	-	-	-	3,557,016	3,557,016	3,557,016	3,557,016	3,557,016	3,557,016	3,557,016	3,557,016	3,557,016	3,557,016	3,557,016	3,557,016
Commercial - Office - E1	**333,089,413**	**-**	**-**	**-**	**-**	**-**	**68,132,961**	**135,508,383**	**202,126,265**	**267,986,609**	**333,089,413**	**333,089,413**	**333,089,413**	**333,089,413**	**333,089,413**	**333,089,413**	**333,089,413**	**333,089,413**

MISSION VILLAGE	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RETAIL EXPENDITURE	**47,394**	**614**	**6,600**	**15,870**	**30,382**	**40,308**	**44,201**	**45,367**	**46,361**	**46,878**	**47,394**	**47,394**	**47,394**	**47,394**	**47,394**	**47,394**	**47,394**	**47,394**
Residential for Sale	**38,089**	**614**	**5,481**	**14,751**	**25,605**	**33,697**	**36,963**	**37,613**	**38,089**	**38,089**	**38,089**	**38,089**	**38,089**	**38,089**	**38,089**	**38,089**	**38,089**	**38,089**
A2 SFD	1,118	-	363	800	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118	1,118
A7 SFD	1,029	-	43	563	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029	1,029
A8 Custom	1,685	-	277	1,108	1,685	1,685	1,685	1,685	1,685	1,685	1,685	1,685	1,685	1,685	1,685	1,685	1,685	1,685
SeniorsArea C (SFD)	1,990	-	150	601	1,051	1,502	1,952	1,990	1,990	1,990	1,990	1,990	1,990	1,990	1,990	1,990	1,990	1,990
A3a Duplex	684	205	684	684	684	684	684	684	684	684	684	684	684	684	684	684	684	684
A3b Towns-Flats	1,419	-	507	1,115	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419	1,419
A4 Condo	2,194	-	199	798	1,396	1,995	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194	2,194
A5 3/4 Plex Towns	1,301	-	510	1,122	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301	1,301
A6 3 Story Towns	1,854	-	206	824	1,442	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854	1,854
A9 Duplex	543	-	54	543	543	543	543	543	543	543	543	543	543	543	543	543	543	543
A10 Duplex	750	-	450	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750
B1 Duplex	808	211	808	808	808	808	808	808	808	808	808	808	808	808	808	808	808	808
B2 3 Story Town	1,535	198	792	1,387	1,535	1,535	1,535	1,535	1,535	1,535	1,535	1,535	1,535	1,535	1,535	1,535	1,535	1,535
B6 Towns/Flats	1,472	-	-	343	932	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472
B7	1,967	-	-	359	975	1,591	1,967	1,967	1,967	1,967	1,967	1,967	1,967	1,967	1,967	1,967	1,967	1,967
Senior C6 Flats	3,741	-	204	816	1,428	2,041	2,653	3,265	3,741	3,741	3,741	3,741	3,741	3,741	3,741	3,741	3,741	3,741
Senior Area C Duplex	1,871	-	231	926	1,620	1,871	1,871	1,871	1,871	1,871	1,871	1,871	1,871	1,871	1,871	1,871	1,871	1,871
D2 Towns 2/3 Story	1,314	-	-	-	354	961	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314	1,314
F2a Live/Work 3 Story	153	-	-	153	153	153	153	153	153	153	153	153	153	153	153	153	153	153
F2b Condo 4/5 Story	2,065	-	-	-	683	1,502	2,065	2,065	2,065	2,065	2,065	2,065	2,065	2,065	2,065	2,065	2,065	2,065
F3a Live/Work 3 Story	153	-	-	61	153	153	153	153	153	153	153	153	153	153	153	153	153	153
F3b Condo 4/5 Story	1,916	-	-	-	706	1,554	1,916	1,916	1,916	1,916	1,916	1,916	1,916	1,916	1,916	1,916	1,916	1,916
F5a Condo 4/5 Story	1,134	-	-	-	454	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134	1,134
F5b Condo 4/5 Story	1,385	-	-	-	259	1,037	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385	1,385
F6a Condo 4 Story	638	-	-	-	269	638	638	638	638	638	638	638	638	638	638	638	638	638
F6b Condo 4 Story	691	-	-	-	179	691	691	691	691	691	691	691	691	691	691	691	691	691
F7 Condo 3 Story	1,163	-	-	472	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163	1,163
F8a Condo 3/4 Story	611	-	-	264	611	611	611	611	611	611	611	611	611	611	611	611	611	611
F8b Condo 3/4 Story	904	-	-	254	904	904	904	904	904	904	904	904	904	904	904	904	904	904
Apartments	**6,204**	**-**	**1,119**	**1,119**	**4,591**	**6,204**	**6,204**	**6,204**	**6,204**	**6,204**	**6,204**	**6,204**	**6,204**	**6,204**	**6,204**	**6,204**	**6,204**	**6,204**
B3 -Market Rate	1,119	-	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119	1,119
D1 Low & Mod	1,824	-	-	-	1,016	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824	1,824
F9 -Low	800	-	-	-	744	800	800	800	800	800	800	800	800	800	800	800	800	800
F4 -Market Rate	1,409	-	-	-	658	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409	1,409
F1a -Market Rate	99	-	-	-	99	99	99	99	99	99	99	99	99	99	99	99	99	99
F1b -Market Rate	954	-	-	-	954	954	954	954	954	954	954	954	954	954	954	954	954	954
Commercial - Retail	**517**	**-**	**-**	**-**	**187**	**407**	**517**	**517**	**517**	**517**	**517**	**517**	**517**	**517**	**517**	**517**	**517**	**517**
F10	160	-	-	-	160	160	160	160	160	160	160	160	160	160	160	160	160	160
F11	121	-	-	-	-	121	121	121	121	121	121	121	121	121	121	121	121	121
F5B/F6B	26	-	-	-	26	26	26	26	26	26	26	26	26	26	26	26	26	26
F14	199	-	-	-	-	100	199	199	199	199	199	199	199	199	199	199	199	199
E2	10	-	-	-	-	-	10	10	10	10	10	10	10	10	10	10	10	10
Commercial - Office - E1	**2,585**	**-**	**-**	**-**	**-**	**-**	**517**	**1,034**	**1,551**	**2,068**	**2,585**	**2,585**	**2,585**	**2,585**	**2,585**	**2,585**	**2,585**	**2,585**

ADK&A
Allan D. Kotin & Associates

CBRE
CB RICHARD ELLIS

A-7.5
Product Level Absorption Schedule, and Cumulative Population & Employee Estimates – by Community: LEGACY

Use - Product	Total	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION - UNITS	**3,480**	-	-	**48**	**390**	**1,151**	**1,127**	**425**	**258**	**81**	-	-	-	-	-	-	-
Residential for Sale	**2,741**	-	-	**48**	**360**	**1,001**	**917**	**281**	**114**	**20**	-	-	-	-	-	-	-
A1 - Triplex	108	-	-	-	42	66	-	-	-	-	-	-	-	-	-	-	-
A2 - 45x100	98	-	-	28	48	22	-	-	-	-	-	-	-	-	-	-	-
A3 - Triplex	45	-	-	-	-	42	3	-	-	-	-	-	-	-	-	-	-
A4 - 55x110	108	-	-	-	-	40	48	20	-	-	-	-	-	-	-	-	-
A5 Luxury Flats	300	-	-	-	42	72	72	72	42	-	-	-	-	-	-	-	-
A6 - 45x100	38	-	-	-	16	22	-	-	-	-	-	-	-	-	-	-	-
A7 - 60x110	92	-	-	-	16	48	28	-	-	-	-	-	-	-	-	-	-
A8 - 50x105	116	-	-	-	40	48	28	-	-	-	-	-	-	-	-	-	-
A9 - 50x105	138	-	-	16	48	48	26	-	-	-	-	-	-	-	-	-	-
A10 - 55x110	109	-	-	4	48	48	9	-	-	-	-	-	-	-	-	-	-
A11 - 60x110	98	-	-	-	4	48	46	-	-	-	-	-	-	-	-	-	-
A12 - 45x100	65	-	-	-	-	60	5	-	-	-	-	-	-	-	-	-	-
A13 - Duplex	44	-	-	-	44	-	-	-	-	-	-	-	-	-	-	-	-
B3 - Condos	72	-	-	-	-	60	12	-	-	-	-	-	-	-	-	-	-
B4 - Condos	88	-	-	-	-	60	28	-	-	-	-	-	-	-	-	-	-
B6 - Condos	278	-	-	-	-	42	72	72	72	20	-	-	-	-	-	-	-
B8 Temp School	13	-	-	-	-	13	-	-	-	-	-	-	-	-	-	-	-
B9 - Condos	74	-	-	-	-	24	50	-	-	-	-	-	-	-	-	-	-
B10 - Condos	74	-	-	-	-	6	68	-	-	-	-	-	-	-	-	-	-
B11 - Condos	104	-	-	-	6	72	26	-	-	-	-	-	-	-	-	-	-
B12 - Condos	160	-	-	-	6	72	72	10	-	-	-	-	-	-	-	-	-
C1a - 45x100	82	-	-	-	-	28	48	6	-	-	-	-	-	-	-	-	-
C1b - 45x100	82	-	-	-	-	16	48	18	-	-	-	-	-	-	-	-	-
C2a - 50x100	87	-	-	-	-	4	48	35	-	-	-	-	-	-	-	-	-
C2b - 45x100	52	-	-	-	-	16	36	-	-	-	-	-	-	-	-	-	-
C3 - 60x100	77	-	-	-	-	4	48	25	-	-	-	-	-	-	-	-	-
C4 - 60x100	68	-	-	-	-	4	48	16	-	-	-	-	-	-	-	-	-
D - SFR	71	-	-	-	-	16	48	7	-	-	-	-	-	-	-	-	-
Apartments	**739**	-	-	-	**30**	**150**	**210**	**144**	**144**	**61**	-	-	-	-	-	-	-
B5 - Apts	144	-	-	-	6	72	66	-	-	-	-	-	-	-	-	-	-
B7 - Apts	323	-	-	-	24	72	72	72	72	11	-	-	-	-	-	-	-
C5 - Apts	272	-	-	-	-	6	72	72	72	50	-	-	-	-	-	-	-
ABSORPTION - SF	**486,000**	-	-	-	-	**328,000**	**158,000**	-	-	-	-	-	-	-	-	-	-
Commercial - Retail	**170,000**	-	-	-	-	**170,000**	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**316,000**	-	-	-	-	**158,000**	**158,000**	-	-	-	-	-	-	-	-	-	-

LEGACY	By 2031	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
CUM. POPULATION	**10,144**	-	-	**152**	**1,267**	**4,673**	**8,046**	**9,240**	**9,928**	**10,144**	**10,144**	**10,144**	**10,144**	**10,144**	**10,144**	**10,144**	**10,144**
Residential for Sale	**8,296**	-	-	**152**	**1,192**	**4,223**	**7,071**	**7,905**	**8,233**	**8,296**	**8,296**	**8,296**	**8,296**	**8,296**	**8,296**	**8,296**	**8,296**
A1 - Triplex	257	-	-	-	100	257	257	257	257	257	257	257	257	257	257	257	257
A2 - 45x100	311	-	-	89	241	311	311	311	311	311	311	311	311	311	311	311	311
A3 - Triplex	107	-	-	-	-	100	107	107	107	107	107	107	107	107	107	107	107
A7 - 60x110	342	-	-	-	-	127	279	342	342	342	342	342	342	342	342	342	342
A8 - 50x105	714	-	-	-	100	271	443	614	714	714	714	714	714	714	714	714	714
A9 - 50x105	120	-	-	-	51	120	120	120	120	120	120	120	120	120	120	120	120
A10 - 55x110	292	-	-	-	51	203	292	292	292	292	292	292	292	292	292	292	292
A11 - 60x110	368	-	-	-	127	279	368	368	368	368	368	368	368	368	368	368	368
A12 - 45x100	437	-	-	51	203	355	437	437	437	437	437	437	437	437	437	437	437
A13 - Duplex	346	-	-	13	165	317	346	346	346	346	346	346	346	346	346	346	346
B3 - Condos	311	-	-	-	13	165	311	311	311	311	311	311	311	311	311	311	311
B4 - Condos	206	-	-	-	-	190	206	206	206	206	206	206	206	206	206	206	206
B5 - Apts	105	-	-	-	105	105	105	105	105	105	105	105	105	105	105	105	105
B6 - Condos	228	-	-	-	-	190	228	228	228	228	228	228	228	228	228	228	228
B7 - Apts	279	-	-	-	-	190	279	279	279	279	279	279	279	279	279	279	279
B8 Temp School	881	-	-	-	-	133	361	590	818	881	881	881	881	881	881	881	881
B9 - Condos	41	-	-	-	-	41	41	41	41	41	41	41	41	41	41	41	41
B10 - Condos	235	-	-	-	-	76	235	235	235	235	235	235	235	235	235	235	235
B11 - Condos	235	-	-	-	-	19	235	235	235	235	235	235	235	235	235	235	235
B12 - Condos	330	-	-	-	19	247	330	330	330	330	330	330	330	330	330	330	330
C1a - 45x100	507	-	-	-	19	247	476	507	507	507	507	507	507	507	507	507	507
C1b - 45x100	260	-	-	-	-	89	241	260	260	260	260	260	260	260	260	260	260
C2a - 50x100	260	-	-	-	-	51	203	260	260	260	260	260	260	260	260	260	260
C2b - 45x100	276	-	-	-	-	13	165	276	276	276	276	276	276	276	276	276	276
C3 - 60x100	165	-	-	-	-	51	165	165	165	165	165	165	165	165	165	165	165
C4 - 60x100	244	-	-	-	-	13	165	244	244	244	244	244	244	244	244	244	244
C5 - Apts	216	-	-	-	-	13	165	216	216	216	216	216	216	216	216	216	216
D - SFR	225	-	-	-	-	51	203	225	225	225	225	225	225	225	225	225	225
Apartments	**1,848**	-	-	-	**75**	**450**	**975**	**1,335**	**1,695**	**1,848**	**1,848**	**1,848**	**1,848**	**1,848**	**1,848**	**1,848**	**1,848**
B5 - Apts	360	-	-	-	15	195	360	360	360	360	360	360	360	360	360	360	360
B7 - Apts	808	-	-	-	60	240	420	600	780	808	808	808	808	808	808	808	808
C5 - Apts	680	-	-	-	-	15	195	375	555	680	680	680	680	680	680	680	680
CUM. EMPLOYEES	**1,689**	-	-	-	-	**1,057**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**	**1,689**
Commercial - Retail	**425**	-	-	-	-	**425**	**425**	**425**	**425**	**425**	**425**	**425**	**425**	**425**	**425**	**425**	**425**
Commercial - Office	**1,264**	-	-	-	-	**632**	**1,264**	**1,264**	**1,264**	**1,264**	**1,264**	**1,264**	**1,264**	**1,264**	**1,264**	**1,264**	**1,264**

A-7.5 ...Continued
Product Level Cumulative Assessed Values, and Cumulative Retail Expenditure Estimates – by Community: LEGACY

LEGACY	By 2031	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
CUM. ASSESSED VALUE	**31,888,553**	**-**	**-**	**26,329**	**227,528**	**911,977**	**1,528,853**	**1,717,930**	**1,809,313**	**1,833,330**	**1,833,330**	**1,833,330**	**1,833,330**	**1,833,330**	**1,833,330**	**1,833,330**	**1,833,330**
Residential for Sale	**1,470,778,862**	**-**	**-**	**26,329,309**	**220,214,884**	**742,157,233**	**1,256,393,954**	**1,407,971,886**	**1,462,268,836**	**1,470,778,862**	**1,470,778,862**	**1,470,778,862**	**1,470,778,862**	**1,470,778,862**	**1,470,778,862**	**1,470,778,862**	**1,470,778,862**
A1 - Triplex	47,703,727	-	-	-	18,684,323	47,703,727	47,703,727	47,703,727	47,703,727	47,703,727	47,703,727	47,703,727	47,703,727	47,703,727	47,703,727	47,703,727	47,703,727
A2 - 45x100	48,568,717	-	-	14,084,377	38,033,399	48,568,717	48,568,717	48,568,717	48,568,717	48,568,717	48,568,717	48,568,717	48,568,717	48,568,717	48,568,717	48,568,717	48,568,717
A3 - Triplex	19,667,071	-	-	-	-	18,679,413	19,667,071	19,667,071	19,667,071	19,667,071	19,667,071	19,667,071	19,667,071	19,667,071	19,667,071	19,667,071	19,667,071
A7 - 60x110	66,223,508	-	-	-	-	24,761,951	54,278,242	66,223,508	66,223,508	66,223,508	66,223,508	66,223,508	66,223,508	66,223,508	66,223,508	66,223,508	66,223,508
A8 - 50x105	150,504,577	-	-	-	21,303,547	57,707,460	93,911,739	129,916,385	150,504,577	150,504,577	150,504,577	150,504,577	150,504,577	150,504,577	150,504,577	150,504,577	150,504,577
A9 - 50x105	18,358,378	-	-	-	7,857,297	18,358,378	18,358,378	18,358,378	18,358,378	18,358,378	18,358,378	18,358,378	18,358,378	18,358,378	18,358,378	18,358,378	18,358,378
A10 - 55x110	61,827,591	-	-	-	10,826,753	43,221,763	61,827,591	61,827,591	61,827,591	61,827,591	61,827,591	61,827,591	61,827,591	61,827,591	61,827,591	61,827,591	61,827,591
A11 - 60x110	70,043,842	-	-	-	24,387,515	53,440,048	70,043,842	70,043,842	70,043,842	70,043,842	70,043,842	70,043,842	70,043,842	70,043,842	70,043,842	70,043,842	70,043,842
A12 - 45x100	83,396,464	-	-	9,768,556	39,002,779	68,022,670	83,396,464	83,396,464	83,396,464	83,396,464	83,396,464	83,396,464	83,396,464	83,396,464	83,396,464	83,396,464	83,396,464
A13 - Duplex	66,715,960	-	-	2,476,377	32,173,275	61,634,693	66,715,960	66,715,960	66,715,960	66,715,960	66,715,960	66,715,960	66,715,960	66,715,960	66,715,960	66,715,960	66,715,960
B3 - Condos	66,065,729	-	-	-	2,707,993	35,183,901	66,065,729	66,065,729	66,065,729	66,065,729	66,065,729	66,065,729	66,065,729	66,065,729	66,065,729	66,065,729	66,065,729
B4 - Condos	26,437,463	-	-	-	-	25,016,382	26,437,463	26,437,463	26,437,463	26,437,463	26,437,463	26,437,463	26,437,463	26,437,463	26,437,463	26,437,463	26,437,463
B5 - Apts	20,441,218	-	-	-	20,441,218	20,441,218	20,441,218	20,441,218	20,441,218	20,441,218	20,441,218	20,441,218	20,441,218	20,441,218	20,441,218	20,441,218	20,441,218
B6 - Condos	30,544,767	-	-	-	-	25,693,076	30,544,767	30,544,767	30,544,767	30,544,767	30,544,767	30,544,767	30,544,767	30,544,767	30,544,767	30,544,767	30,544,767
B7 - Apts	41,917,191	-	-	-	-	28,742,104	41,917,191	41,917,191	41,917,191	41,917,191	41,917,191	41,917,191	41,917,191	41,917,191	41,917,191	41,917,191	41,917,191
B8 Temp School	130,642,067	-	-	-	-	20,112,263	54,416,691	88,423,284	122,132,042	130,642,067	130,642,067	130,642,067	130,642,067	130,642,067	130,642,067	130,642,067	130,642,067
B9 - Condos	11,663,713	-	-	-	-	11,663,713	11,663,713	11,663,713	11,663,713	11,663,713	11,663,713	11,663,713	11,663,713	11,663,713	11,663,713	11,663,713	11,663,713
B10 - Condos	33,710,877	-	-	-	-	10,971,154	33,710,877	33,710,877	33,710,877	33,710,877	33,710,877	33,710,877	33,710,877	33,710,877	33,710,877	33,710,877	33,710,877
B11 - Condos	32,039,212	-	-	-	-	2,600,041	32,039,212	32,039,212	32,039,212	32,039,212	32,039,212	32,039,212	32,039,212	32,039,212	32,039,212	32,039,212	32,039,212
B12 - Condos	42,872,995	-	-	-	2,494,245	32,399,423	42,872,995	42,872,995	42,872,995	42,872,995	42,872,995	42,872,995	42,872,995	42,872,995	42,872,995	42,872,995	42,872,995
C1a - 45x100	60,642,174	-	-	-	2,302,541	29,913,570	57,291,088	60,642,174	60,642,174	60,642,174	60,642,174	60,642,174	60,642,174	60,642,174	60,642,174	60,642,174	60,642,174
C1b - 45x100	40,189,280	-	-	-	-	14,034,515	37,848,200	40,189,280	40,189,280	40,189,280	40,189,280	40,189,280	40,189,280	40,189,280	40,189,280	40,189,280	40,189,280
C2a - 50x100	40,399,696	-	-	-	-	8,019,723	31,938,615	40,399,696	40,399,696	40,399,696	40,399,696	40,399,696	40,399,696	40,399,696	40,399,696	40,399,696	40,399,696
C2b - 45x100	55,399,495	-	-	-	-	2,566,252	33,331,523	55,399,495	55,399,495	55,399,495	55,399,495	55,399,495	55,399,495	55,399,495	55,399,495	55,399,495	55,399,495
C3 - 60x100	25,579,875	-	-	-	-	7,938,794	25,579,875	25,579,875	25,579,875	25,579,875	25,579,875	25,579,875	25,579,875	25,579,875	25,579,875	25,579,875	25,579,875
C4 - 60x100	50,119,672	-	-	-	-	2,623,990	34,083,862	50,119,672	50,119,672	50,119,672	50,119,672	50,119,672	50,119,672	50,119,672	50,119,672	50,119,672	50,119,672
C5 - Apts	43,815,554	-	-	-	-	2,611,082	33,903,154	43,815,554	43,815,554	43,815,554	43,815,554	43,815,554	43,815,554	43,815,554	43,815,554	43,815,554	43,815,554
D - SFR	85,288,050	-	-	-	-	19,527,211	77,836,053	85,288,050	85,288,050	85,288,050	85,288,050	85,288,050	85,288,050	85,288,050	85,288,050	85,288,050	85,288,050
Apartments	**187,996,096**	**-**	**-**	**-**	**7,312,743**	**44,069,084**	**97,903,963**	**135,402,762**	**172,489,398**	**187,996,096**	**187,996,096**	**187,996,096**	**187,996,096**	**187,996,096**	**187,996,096**	**187,996,096**	**187,996,096**
B5 - Apts	34,938,035	-	-	-	1,463,669	19,014,122	34,938,035	34,938,035	34,938,035	34,938,035	34,938,035	34,938,035	34,938,035	34,938,035	34,938,035	34,938,035	34,938,035
B7 - Apts	76,622,597	-	-	-	5,849,074	23,336,406	40,644,064	57,772,048	74,720,358	76,622,597	76,622,597	76,622,597	76,622,597	76,622,597	76,622,597	76,622,597	76,622,597
C5 - Apts	76,435,463	-	-	-	-	1,718,557	22,321,864	42,692,680	62,831,005	76,435,463	76,435,463	76,435,463	76,435,463	76,435,463	76,435,463	76,435,463	76,435,463
Commercial - Retail	**76,463,437**	**-**	**-**	**-**	**-**	76,463,437	76,463,437	76,463,437	76,463,437	76,463,437	76,463,437	76,463,437	76,463,437	76,463,437	76,463,437	76,463,437	76,463,437
Commercial - Office	**98,091,763**	**-**	**-**	**-**	**-**	**49,287,254**	**98,091,763**	**98,091,763**	**98,091,763**	**98,091,763**	**98,091,763**	**98,091,763**	**98,091,763**	**98,091,763**	**98,091,763**	**98,091,763**	**98,091,763**

LEGACY	By 2031	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RETAIL EXPENDITURE	**30,822**	**-**	**-**	**429**	**3,831**	**14,365**	**24,589**	**28,178**	**30,190**	**30,822**	**30,822**	**30,822**	**30,822**	**30,822**	**30,822**	**30,822**	**30,822**
Residential for Sale	**24,533**	**-**	**-**	**429**	**3,633**	**12,480**	**20,823**	**23,380**	**24,361**	**24,533**	**24,533**	**24,533**	**24,533**	**24,533**	**24,533**	**24,533**	**24,533**
A1 - Triplex	874	-	-	-	340	874	874	874	874	874	874	874	874	874	874	874	874
A2 - 45x100	842	-	-	241	653	842	842	842	842	842	842	842	842	842	842	842	842
A3 - Triplex	364	-	-	-	-	340	364	364	364	364	364	364	364	364	364	364	364
A7 - 60x110	1,027	-	-	-	-	380	836	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027
A8 - 50x105	2,578	-	-	-	361	980	1,598	2,217	2,578	2,578	2,578	2,578	2,578	2,578	2,578	2,578	2,578
A9 - 50x105	327	-	-	-	137	327	327	327	327	327	327	327	327	327	327	327	327
A10 - 55x110	954	-	-	-	166	663	954	954	954	954	954	954	954	954	954	954	954
A11 - 60x110	1,087	-	-	-	375	825	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087	1,087
A12 - 45x100	1,293	-	-	150	600	1,050	1,293	1,293	1,293	1,293	1,293	1,293	1,293	1,293	1,293	1,293	1,293
A13 - Duplex	1,036	-	-	38	494	951	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036	1,036
B3 - Condos	1,016	-	-	-	41	539	1,016	1,016	1,016	1,016	1,016	1,016	1,016	1,016	1,016	1,016	1,016
B4 - Condos	547	-	-	-	-	505	547	547	547	547	547	547	547	547	547	547	547
B5 - Apts	371	-	-	-	371	371	371	371	371	371	371	371	371	371	371	371	371
B6 - Condos	613	-	-	-	-	511	613	613	613	613	613	613	613	613	613	613	613
B7 - Apts	758	-	-	-	-	517	758	758	758	758	758	758	758	758	758	758	758
B8 Temp School	2,394	-	-	-	-	362	982	1,602	2,222	2,394	2,394	2,394	2,394	2,394	2,394	2,394	2,394
B9 - Condos	127	-	-	-	-	127	127	127	127	127	127	127	127	127	127	127	127
B10 - Condos	610	-	-	-	-	198	610	610	610	610	610	610	610	610	610	610	610
B11 - Condos	579	-	-	-	-	47	579	579	579	579	579	579	579	579	579	579	579
B12 - Condos	859	-	-	-	50	645	859	859	859	859	859	859	859	859	859	859	859
C1a - 45x100	1,221	-	-	-	46	595	1,145	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221	1,221
C1b - 45x100	705	-	-	-	-	241	653	705	705	705	705	705	705	705	705	705	705
C2a - 50x100	705	-	-	-	-	137	550	705	705	705	705	705	705	705	705	705	705
C2b - 45x100	859	-	-	-	-	40	514	859	859	859	859	859	859	859	859	859	859
C3 - 60x100	447	-	-	-	-	137	447	447	447	447	447	447	447	447	447	447	447
C4 - 60x100	776	-	-	-	-	40	524	776	776	776	776	776	776	776	776	776	776
C5 - Apts	686	-	-	-	-	40	524	686	686	686	686	686	686	686	686	686	686
D - SFR	879	-	-	-	-	198	792	879	879	879	879	879	879	879	879	879	879
Apartments	**5,180**	**-**	**-**	**-**	**197**	**1,192**	**2,658**	**3,689**	**4,721**	**5,180**	**5,180**	**5,180**	**5,180**	**5,180**	**5,180**	**5,180**	**5,180**
B5 - Apts	948	-	-	-	39	513	948	948	948	948	948	948	948	948	948	948	948
B7 - Apts	2,126	-	-	-	158	632	1,106	1,580	2,054	2,126	2,126	2,126	2,126	2,126	2,126	2,126	2,126
C5 - Apts	2,106	-	-	-	-	46	604	1,162	1,719	2,106	2,106	2,106	2,106	2,106	2,106	2,106	2,106
Commercial - Retail	**279**	**-**	**-**	**-**	**-**	**279**	**279**	**279**	**279**	**279**	**279**	**279**	**279**	**279**	**279**	**279**	**279**
Commercial - Office	**830**	**-**	**-**	**-**	**-**	**415**	**830**	**830**	**830**	**830**	**830**	**830**	**830**	**830**	**830**	**830**	**830**

ADK&A
Allan D. Kotin & Associates

CBRE
CB RICHARD ELLIS

A-7.6
Product Level Absorption Schedule – by Community: LANDMARK

Use - Product	Total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION - UNITS	**1,444**	**456**	**860**	**128**	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Residential for Sale	**993**	**456**	**409**	**128**	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Area D Alley	141	48	48	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Area E Alley	141	48	48	45	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Area F Alley / Traditional	114	48	48	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Area G SFD	107	48	48	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Area H SFD	87	48	39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Area A Condo	144	72	72	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Area B Condo	153	72	72	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Area C Condo	106	72	34	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Apartments	**451**	**-**	**451**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Market Rate	299	-	299	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Affordable - 50%	152	-	152	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
ABSORPTION - SF	**373,701**	**-**	**188,398**	**-**	**-**	**-**	**-**	**185,303**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Commercial - Retail	**94,199**	**-**	**94,199**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Lot 10	6,534	-	6,534	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lot 10	7,079	-	7,079	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lot 29	80,586	-	80,586	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**279,502**	**-**	**94,199**	**-**	**-**	**-**	**-**	**185,303**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Lot 15	94,199	-	94,199	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lot 30	185,303	-	-	-	-	-	-	185,303	-	-	-	-	-	-	-	-	-	-

Product Level Cumulative Population & Employee Estimates – by Community: LANDMARK

LANDMARK	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
CUM. POPULATION	**4,275**	**1,446**	**3,870**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**	**4,275**
Residential for Sale	**3,148**	**1,446**	**2,742**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**	**3,148**
PA5 - SFD	447	152	304	447	447	447	447	447	447	447	447	447	447	447	447	447	447	447
PA6 - SFD	447	152	304	447	447	447	447	447	447	447	447	447	447	447	447	447	447	447
PA9 - Apt/Condo	361	152	304	361	361	361	361	361	361	361	361	361	361	361	361	361	361	361
PA10 - Apt/Condo	339	152	304	339	339	339	339	339	339	339	339	339	339	339	339	339	339	339
PA15a - Loft Over Retail	276	152	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276	276
PA15b - Condo on Podium	456	228	456	456	456	456	456	456	456	456	456	456	456	456	456	456	456	456
PA15c - Townhomes	485	228	456	485	485	485	485	485	485	485	485	485	485	485	485	485	485	485
PA15d - Tower Condos	336	228	336	336	336	336	336	336	336	336	336	336	336	336	336	336	336	336
Apartments	**1,128**	**-**	**1,128**	**1,128**	**1,128**	**1,128**	**1,128**	**1,128**	**1,128**	**1,128**	**1,128**	**1,128**	**1,128**	**1,128**	**1,128**	**1,128**	**1,128**	**1,128**
PA1a - Apt	748	-	748	748	748	748	748	748	748	748	748	748	748	748	748	748	748	748
PA15e - Apt	380	-	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380	380
CUM. EMPLOYEES	**1,354**	**-**	**612**	**612**	**612**	**612**	**612**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**	**1,354**
Commercial - Retail	**235**	**-**	**235**	**235**	**235**	**235**	**235**	**235**	**235**	**235**	**235**	**235**	**235**	**235**	**235**	**235**	**235**	**235**
PA14	16	-	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16	16
PA1b	18	-	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18	18
PA15f	201	-	201	201	201	201	201	201	201	201	201	201	201	201	201	201	201	201
Commercial - Office	**1,118**	**-**	**377**	**377**	**377**	**377**	**377**	**1,118**	**1,118**	**1,118**	**1,118**	**1,118**	**1,118**	**1,118**	**1,118**	**1,118**	**1,118**	**1,118**
PA1b - Lots 2-7	377	-	377	377	377	377	377	377	377	377	377	377	377	377	377	377	377	377
PA15g	741	-	-	-	-	-	-	741	741	741	741	741	741	741	741	741	741	741

A-7.6 ...Continued
Product Level Cumulative Assessed Values – by Community: LANDMARK

LANDMARK	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASSESSED VALUE	**17,713,960**	**266,137**	**677,126**	**754,931**	**754,931**	**754,931**	**754,931**	**808,881**	**808,881**	**808,881**	**808,881**	**808,881**	**808,881**	**808,881**	**808,881**	**808,881**	**808,881**	**808,881**
Residential for Sale	**582,767,532**	**266,137,227**	**504,962,829**	**582,767,532**	**582,767,532**	**582,767,532**	**582,767,532**	**582,767,532**	**582,767,532**	**582,767,532**	**582,767,532**	**582,767,532**	**582,767,532**	**582,767,532**	**582,767,532**	**582,767,532**	**582,767,532**	**582,767,532**
PA5 - SFD	79,413,266	27,053,350	54,088,050	79,413,266	79,413,266	79,413,266	79,413,266	79,413,266	79,413,266	79,413,266	79,413,266	79,413,266	79,413,266	79,413,266	79,413,266	79,413,266	79,413,266	79,413,266
PA6 - SFD	87,722,406	29,883,689	59,747,068	87,722,406	87,722,406	87,722,406	87,722,406	87,722,406	87,722,406	87,722,406	87,722,406	87,722,406	87,722,406	87,722,406	87,722,406	87,722,406	87,722,406	87,722,406
PA9 - Apt/Condo	76,706,920	32,327,985	64,631,955	76,706,920	76,706,920	76,706,920	76,706,920	76,706,920	76,706,920	76,706,920	76,706,920	76,706,920	76,706,920	76,706,920	76,706,920	76,706,920	76,706,920	76,706,920
PA10 - Apt/Condo	80,632,722	36,210,879	72,392,637	80,632,722	80,632,722	80,632,722	80,632,722	80,632,722	80,632,722	80,632,722	80,632,722	80,632,722	80,632,722	80,632,722	80,632,722	80,632,722	80,632,722	80,632,722
PA15a - Loft Over Retail	70,890,687	39,131,978	70,890,687	70,890,687	70,890,687	70,890,687	70,890,687	70,890,687	70,890,687	70,890,687	70,890,687	70,890,687	70,890,687	70,890,687	70,890,687	70,890,687	70,890,687	70,890,687
PA15b - Condo on Podium	60,431,595	30,223,865	60,431,595	60,431,595	60,431,595	60,431,595	60,431,595	60,431,595	60,431,595	60,431,595	60,431,595	60,431,595	60,431,595	60,431,595	60,431,595	60,431,595	60,431,595	60,431,595
PA15c - Townhomes	71,811,358	33,820,753	67,622,258	71,811,358	71,811,358	71,811,358	71,811,358	71,811,358	71,811,358	71,811,358	71,811,358	71,811,358	71,811,358	71,811,358	71,811,358	71,811,358	71,811,358	71,811,358
PA15d - Tower Condos	55,158,578	37,484,728	55,158,578	55,158,578	55,158,578	55,158,578	55,158,578	55,158,578	55,158,578	55,158,578	55,158,578	55,158,578	55,158,578	55,158,578	55,158,578	55,158,578	55,158,578	55,158,578
Apartments	**110,960,590**	**-**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**	**110,960,590**
PA1a - Apt	73,563,382	-	73,563,382	73,563,382	73,563,382	73,563,382	73,563,382	73,563,382	73,563,382	73,563,382	73,563,382	73,563,382	73,563,382	73,563,382	73,563,382	73,563,382	73,563,382	73,563,382
PA15e - Apt	37,397,208	-	37,397,208	37,397,208	37,397,208	37,397,208	37,397,208	37,397,208	37,397,208	37,397,208	37,397,208	37,397,208	37,397,208	37,397,208	37,397,208	37,397,208	37,397,208	37,397,208
Commercial - Retail	**33,760,514**	**-**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**	**33,760,514**
PA14	2,979,461	-	2,979,461	2,979,461	2,979,461	2,979,461	2,979,461	2,979,461	2,979,461	2,979,461	2,979,461	2,979,461	2,979,461	2,979,461	2,979,461	2,979,461	2,979,461	2,979,461
PA1b	3,227,978	-	3,227,978	3,227,978	3,227,978	3,227,978	3,227,978	3,227,978	3,227,978	3,227,978	3,227,978	3,227,978	3,227,978	3,227,978	3,227,978	3,227,978	3,227,978	3,227,978
PA15f	27,553,075	-	27,553,075	27,553,075	27,553,075	27,553,075	27,553,075	27,553,075	27,553,075	27,553,075	27,553,075	27,553,075	27,553,075	27,553,075	27,553,075	27,553,075	27,553,075	27,553,075
Commercial - Office	**81,392,149**	**-**	**27,442,251**	**27,442,251**	**27,442,251**	**27,442,251**	**27,442,251**	**81,392,149**	**81,392,149**	**81,392,149**	**81,392,149**	**81,392,149**	**81,392,149**	**81,392,149**	**81,392,149**	**81,392,149**	**81,392,149**	**81,392,149**
PA1b - Lots 2-7	27,442,251	-	27,442,251	27,442,251	27,442,251	27,442,251	27,442,251	27,442,251	27,442,251	27,442,251	27,442,251	27,442,251	27,442,251	27,442,251	27,442,251	27,442,251	27,442,251	27,442,251
PA15g	53,949,898	-	-	-	-	-	-	53,949,898	53,949,898	53,949,898	53,949,898	53,949,898	53,949,898	53,949,898	53,949,898	53,949,898	53,949,898	53,949,898

Product Level Cumulative Retail Expenditure Estimates – by Community: LANDMARK

LANDMARK	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RETAIL EXPENDITURE	**12,970**	**4,155**	**11,268**	**12,484**	**12,484**	**12,484**	**12,484**	**12,970**	**12,970**	**12,970**	**12,970**	**12,970**	**12,970**	**12,970**	**12,970**	**12,970**	**12,970**	**12,970**
Residential for Sale	**9,113**	**4,155**	**7,897**	**9,113**	**9,113**	**9,113**	**9,113**	**9,113**	**9,113**	**9,113**	**9,113**	**9,113**	**9,113**	**9,113**	**9,113**	**9,113**	**9,113**	**9,113**
PA5 - SFD	1,285	438	875	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285	1,285
PA6 - SFD	1,338	456	911	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338	1,338
PA9 - Apt/Condo	1,168	492	984	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168	1,168
PA10 - Apt/Condo	1,153	517	1,035	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153	1,153
PA15a - Loft Over Retail	765	422	765	765	765	765	765	765	765	765	765	765	765	765	765	765	765	765
PA15b - Condo on Podium	1,190	595	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190	1,190
PA15c - Townhomes	1,283	604	1,208	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283	1,283
PA15d - Tower Condos	930	632	930	930	930	930	930	930	930	930	930	930	930	930	930	930	930	930
Apartments	**2,969**	**-**	2,969	2,969	2,969	2,969	2,969	2,969	2,969	2,969	2,969	2,969	2,969	2,969	2,969	2,969	2,969	2,969
PA1a - Apt	1,968	-	1,968	1,968	1,968	1,968	1,968	1,968	1,968	1,968	1,968	1,968	1,968	1,968	1,968	1,968	1,968	1,968
PA15e - Apt	1,000	-	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000
Commercial - Retail	**155**	**-**	**155**	**155**	**155**	**155**	**155**	**155**	**155**	**155**	**155**	**155**	**155**	**155**	**155**	**155**	**155**	**155**
PA14	11	-	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
PA1b	12	-	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12
PA15f	132	-	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132	132
Commercial - Office	**734**	**-**	**247**	**247**	**247**	**247**	**247**	**734**	**734**	**734**	**734**	**734**	**734**	**734**	**734**	**734**	**734**	**734**
PA1b - Lots 2-7	247	-	247	247	247	247	247	247	247	247	247	247	247	247	247	247	247	247
PA15g	487	-	-	-	-	-	-	487	487	487	487	487	487	487	487	487	487	487

A-7.7
Product Level Absorption Schedule – by Community: COMMERCE CENTER

Use - Product	Total	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ABSORPTION - SF	**3,200,002**	**-**	**228,572**	**754,287**	**754,286**	**1,142,858**	**320,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Commercial - Retail	**300,715**	**-**	**-**	**143,751**	**156,965**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Phase 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 2	91,429	-	-	91,429	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 3	209,286	-	-	52,322	156,965	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**1,159,795**	**-**	**91,429**	**285,378**	**197,846**	**457,144**	**128,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Phase 1	182,857	-	91,429	91,429	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 2	164,572	-	-	164,572	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 3	117,508	-	-	29,377	88,131	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 4	219,429	-	-	-	109,715	109,715	-	-	-	-	-	-	-	-	-	-	-	-
Phase 5	219,429	-	-	-	-	219,429	-	-	-	-	-	-	-	-	-	-	-	-
Phase 6	256,000	-	-	-	-	128,000	128,000	-	-	-	-	-	-	-	-	-	-	-
Industrial R&D	**1,739,492**	**-**	**137,143**	**325,159**	**399,476**	**685,715**	**192,000**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**	**-**
Phase 1	274,286	-	137,143	137,143	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 2	109,714	-	-	109,714	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 3	313,206	-	-	78,302	234,905	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 4	329,143	-	-	-	164,572	164,572	-	-	-	-	-	-	-	-	-	-	-	-
Phase 5	329,143	-	-	-	-	329,143	-	-	-	-	-	-	-	-	-	-	-	-
Phase 6	384,000	-	-	-	-	192,000	192,000	-	-	-	-	-	-	-	-	-	-	-

Product Level Cumulative Population & Employee Estimates – by Community: COMMERCE CENTER

Use - Product	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
CUM. POPULATION	**1,300**	**-**	**640**	**2,791**	**4,774**	**7,974**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**	**8,870**
Commercial - Retail	**752**	**-**	**-**	**359**	**752**	**752**	**752**	**752**	**752**	**752**	**752**	**752**	**752**	**752**	**752**	**752**	**752**	**752**
Phase 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 2	229	-	-	229	229	229	229	229	229	229	229	229	229	229	229	229	229	229
Phase 3	523	-	-	131	523	523	523	523	523	523	523	523	523	523	523	523	523	523
Phase 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**4,639**	**-**	**366**	**1,507**	**2,299**	**4,127**	**4,639**	**4,639**	**4,639**	**4,639**	**4,639**	**4,639**	**4,639**	**4,639**	**4,639**	**4,639**	**4,639**	**4,639**
Phase 1	731	-	366	731	731	731	731	731	731	731	731	731	731	731	731	731	731	731
Phase 2	658	-	-	658	658	658	658	658	658	658	658	658	658	658	658	658	658	658
Phase 3	470	-	-	118	470	470	470	470	470	470	470	470	470	470	470	470	470	470
Phase 4	878	-	-	-	439	878	878	878	878	878	878	878	878	878	878	878	878	878
Phase 5	878	-	-	-	-	878	878	878	878	878	878	878	878	878	878	878	878	878
Phase 6	1,024	-	-	-	-	512	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024	1,024
Industrial R&D	**3,479**	**-**	**274**	**925**	**1,724**	**3,095**	**3,479**	**3,479**	**3,479**	**3,479**	**3,479**	**3,479**	**3,479**	**3,479**	**3,479**	**3,479**	**3,479**	**3,479**
Phase 1	549	-	274	549	549	549	549	549	549	549	549	549	549	549	549	549	549	549
Phase 2	219	-	-	219	219	219	219	219	219	219	219	219	219	219	219	219	219	219
Phase 3	626	-	-	157	626	626	626	626	626	626	626	626	626	626	626	626	626	626
Phase 4	658	-	-	-	329	658	658	658	658	658	658	658	658	658	658	658	658	658
Phase 5	658	-	-	-	-	658	658	658	658	658	658	658	658	658	658	658	658	658
Phase 6	768	-	-	-	-	384	768	768	768	768	768	768	768	768	768	768	768	768

A-7.7 …Continued
Product Level Cumulative Assessed Values – by Community: COMMERCE CENTER

Use - Product	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
ASSESSED VALUE	**893,430**	**-**	**58,308**	**293,016**	**522,983**	**813,266**	**893,430**	**893,430**	**893,430**	**893,430**	**893,430**	**893,430**	**893,430**	**893,430**	**893,430**	**893,430**	**893,430**	**893,430**
Commercial - Retail	**158,116,331**	-	-	**75,724,658**	###########	###########	**158,116,331**	**158,116,331**	**158,116,331**	**158,116,331**	**158,116,331**	**158,116,331**	**158,116,331**	**158,116,331**	**158,116,331**	**158,116,331**	**158,116,331**	**158,116,331**
Phase 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 2	48,162,822	-	-	48,162,822	48,162,822	48,162,822	48,162,822	48,162,822	48,162,822	48,162,822	48,162,822	48,162,822	48,162,822	48,162,822	48,162,822	48,162,822	48,162,822	48,162,822
Phase 3	109,953,508	-	-	27,561,836	109,953,508	109,953,508	109,953,508	109,953,508	109,953,508	109,953,508	109,953,508	109,953,508	109,953,508	109,953,508	109,953,508	109,953,508	109,953,508	109,953,508
Phase 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**367,126,926**	**-**	**29,033,792**	**119,357,998**	**182,089,053**	**326,898,910**	**367,126,926**	**367,126,926**	**367,126,926**	**367,126,926**	**367,126,926**	**367,126,926**	**367,126,926**	**367,126,926**	**367,126,926**	**367,126,926**	**367,126,926**	**367,126,926**
Phase 1	57,768,067	-	29,033,792	57,768,067	57,768,067	57,768,067	57,768,067	57,768,067	57,768,067	57,768,067	57,768,067	57,768,067	57,768,067	57,768,067	57,768,067	57,768,067	57,768,067	57,768,067
Phase 2	52,261,049	-	-	52,261,049	52,261,049	52,261,049	52,261,049	52,261,049	52,261,049	52,261,049	52,261,049	52,261,049	52,261,049	52,261,049	52,261,049	52,261,049	52,261,049	52,261,049
Phase 3	37,219,291	-	-	9,328,882	37,219,291	37,219,291	37,219,291	37,219,291	37,219,291	37,219,291	37,219,291	37,219,291	37,219,291	37,219,291	37,219,291	37,219,291	37,219,291	37,219,291
Phase 4	69,321,870	-	-	-	34,840,646	69,321,870	69,321,870	69,321,870	69,321,870	69,321,870	69,321,870	69,321,870	69,321,870	69,321,870	69,321,870	69,321,870	69,321,870	69,321,870
Phase 5	69,681,292	-	-	-	-	69,681,292	69,681,292	69,681,292	69,681,292	69,681,292	69,681,292	69,681,292	69,681,292	69,681,292	69,681,292	69,681,292	69,681,292	69,681,292
Phase 6	80,875,357	-	-	-	-	40,647,341	80,875,357	80,875,357	80,875,357	80,875,357	80,875,357	80,875,357	80,875,357	80,875,357	80,875,357	80,875,357	80,875,357	80,875,357
Industrial R&D	**368,186,950**	**-**	**29,274,401**	**97,933,597**	**182,777,802**	**328,251,145**	**368,186,950**	**368,186,950**	**368,186,950**	**368,186,950**	**368,186,950**	**368,186,950**	**368,186,950**	**368,186,950**	**368,186,950**	**368,186,950**	**368,186,950**	**368,186,950**
Phase 1	57,800,006	-	29,274,401	57,800,006	57,800,006	57,800,006	57,800,006	57,800,006	57,800,006	57,800,006	57,800,006	57,800,006	57,800,006	57,800,006	57,800,006	57,800,006	57,800,006	57,800,006
Phase 2	23,419,435	-	-	23,419,435	23,419,435	23,419,435	23,419,435	23,419,435	23,419,435	23,419,435	23,419,435	23,419,435	23,419,435	23,419,435	23,419,435	23,419,435	23,419,435	23,419,435
Phase 3	66,429,101	-	-	16,714,156	66,429,101	66,429,101	66,429,101	66,429,101	66,429,101	66,429,101	66,429,101	66,429,101	66,429,101	66,429,101	66,429,101	66,429,101	66,429,101	66,429,101
Phase 4	69,359,965	-	-	-	35,129,260	69,359,965	69,359,965	69,359,965	69,359,965	69,359,965	69,359,965	69,359,965	69,359,965	69,359,965	69,359,965	69,359,965	69,359,965	69,359,965
Phase 5	70,258,520	-	-	-	-	70,258,520	70,258,520	70,258,520	70,258,520	70,258,520	70,258,520	70,258,520	70,258,520	70,258,520	70,258,520	70,258,520	70,258,520	70,258,520
Phase 6	80,919,924	-	-	-	-	40,984,119	80,919,924	80,919,924	80,919,924	80,919,924	80,919,924	80,919,924	80,919,924	80,919,924	80,919,924	80,919,924	80,919,924	80,919,924

Product Level Cumulative Retail Expenditure Estimates – by Community: COMMERCE CENTER

Use - Product	By 2031	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
RETAIL EXP.	**5,824**	**-**	**420**	**1,833**	**3,135**	**5,236**	**5,824**	**5,824**	**5,824**	**5,824**	**5,824**	**5,824**	**5,824**	**5,824**	**5,824**	**5,824**	**5,824**	**5,824**
Commercial - Retail	**494**	-	-	**236**	**494**	**494**	**494**	**494**	**494**	**494**	**494**	**494**	**494**	**494**	**494**	**494**	**494**	**494**
Phase 1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 2	150	-	-	150	150	150	150	150	150	150	150	150	150	150	150	150	150	150
Phase 3	344	-	-	86	344	344	344	344	344	344	344	344	344	344	344	344	344	344
Phase 4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phase 6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial - Office	**3,046**	**-**	**240**	**990**	**1,509**	**2,710**	**3,046**	**3,046**	**3,046**	**3,046**	**3,046**	**3,046**	**3,046**	**3,046**	**3,046**	**3,046**	**3,046**	**3,046**
Phase 1	480	-	240	480	480	480	480	480	480	480	480	480	480	480	480	480	480	480
Phase 2	432	-	-	432	432	432	432	432	432	432	432	432	432	432	432	432	432	432
Phase 3	309	-	-	77	309	309	309	309	309	309	309	309	309	309	309	309	309	309
Phase 4	576	-	-	-	288	576	576	576	576	576	576	576	576	576	576	576	576	576
Phase 5	576	-	-	-	-	576	576	576	576	576	576	576	576	576	576	576	576	576
Phase 6	672	-	-	-	-	336	672	672	672	672	672	672	672	672	672	672	672	672
Industrial R&D	**2,284**	**-**	**180**	**607**	**1,132**	**2,032**	**2,284**	**2,284**	**2,284**	**2,284**	**2,284**	**2,284**	**2,284**	**2,284**	**2,284**	**2,284**	**2,284**	**2,284**
Phase 1	360	-	180	360	360	360	360	360	360	360	360	360	360	360	360	360	360	360
Phase 2	144	-	-	144	144	144	144	144	144	144	144	144	144	144	144	144	144	144
Phase 3	411	-	-	103	411	411	411	411	411	411	411	411	411	411	411	411	411	411
Phase 4	432	-	-	-	216	432	432	432	432	432	432	432	432	432	432	432	432	432
Phase 5	432	-	-	-	-	432	432	432	432	432	432	432	432	432	432	432	432	432
Phase 6	504	-	-	-	-	252	504	504	504	504	504	504	504	504	504	504	504	504

ADK&A
Allan D. Kotin & Associates

CBRE
CB RICHARD ELLIS

A-8.1
Product Level Taxable Retail Expenditure spent per household in Unincorporated Los Angeles County outside Project Area – by Community: ENTRADA

Use / Product	Unit Price	Interest (%)	Term (Years)	Down Payment (% of Price)	Insurance ($/Yr.)	Mortgage ($/Yr.)	Property Tax ($/Yr.)	Housing Exp. ($/Yr.)	Housing Share	Imputed HH Income ($/Yr.)	Retail Exp./HH Less Auto Sales (% of HH Income)	Taxable Sale	In Uninc. LA County % of Sales (%)	In Uninc. LA County Amount ($/Yr.)
Residential for Sale														
PA5 - SFD	662,667	6.50%	30	35%	975	32,984	6,627	40,586	30.0%	135,287	25.8%	88.0%	32.8%	10,079
PA6 - SFD	739,000	6.50%	30	35%	975	36,784	7,390	45,149	30.0%	150,497	19.3%	90.1%	32.5%	8,486
PA7 - SFD	548,000	6.50%	30	30%	830	29,375	5,480	35,685	30.0%	118,950	27.4%	87.5%	32.4%	9,217
PA4 - SFA	583,750	6.50%	30	30%	830	31,291	5,838	37,959	30.0%	126,530	25.8%	88.0%	32.8%	9,427
PA8 - SFA	533,667	6.50%	30	30%	830	28,607	5,337	34,773	30.0%	115,912	27.4%	87.5%	32.4%	8,982
PA13 - SFA	497,750	6.50%	30	25%	775	28,587	4,978	34,340	30.0%	114,466	27.4%	87.5%	32.4%	8,870
PA12 - SFA	454,000	6.50%	30	25%	775	26,075	4,540	31,390	30.0%	104,632	27.4%	87.5%	32.4%	8,108
PA11 - SFA	421,000	6.50%	30	25%	775	24,179	4,210	29,164	30.0%	97,214	28.6%	88.1%	33.8%	8,282
PA9 - Apt/Condo	407,000	6.50%	30	25%	775	23,375	4,070	28,220	30.0%	94,068	28.6%	88.1%	33.8%	8,014
PA10 - Apt/Condo	420,000	6.50%	30	25%	775	24,122	4,200	29,097	30.0%	96,990	28.6%	88.1%	33.8%	8,263
PA15a - Loft Over Retail	471,000	6.50%	30	25%	775	27,051	4,710	32,536	30.0%	108,453	27.4%	87.5%	32.4%	8,404
PA15b - Condo on Podiun	420,000	6.50%	30	25%	775	24,122	4,200	29,097	30.0%	96,990	28.6%	88.1%	33.8%	8,263
PA15c - Townhomes	491,000	6.50%	30	25%	775	28,200	4,910	33,885	30.0%	112,949	27.4%	87.5%	32.4%	8,752
PA15d - Tower Condos	583,000	6.50%	30	30%	830	31,251	5,830	37,911	30.0%	126,371	25.8%	88.0%	32.8%	9,415

OTHER USES:-

Apartment Use:

Summary table below give retail expenditure methodology per household for the three rent levels of apartment units across all the communities:-

Rent	As % of Income	Imputed Income	Retail Exp. per HH in %	Taxable Sales %	Per Capita Expenditure In Uninc. LA County % Out NR	% In NR	$ Out NR	$ In NR
1,700	30.0%	68,000	36.1%	87.2%	30.7%	15.3%	**6,582**	3,278
1,500	30.0%	60,000	36.1%	87.2%	30.7%	15.3%	**5,808**	2,893
900	30.0%	36,000	45.6%	85.3%	30.4%	16.3%	**4,253**	2,288

Non-Residential Uses:

Summary table below give retail expenditure methodology per employee working in Commercial & Industrial uses in Newhall Ranch communities:-

Retail Exp./Emp.	Taxable Sales %	Per Capita Expenditure In Uninc. LA County Outside NR	In NR	$ Ouside NR	$ in NR
$3,000	87.5%	25.0%	60.0%	**$ 657**	1,576

ASSUMPTIONS:-

Household Income	Retail Exp.	Taxable Sales	In Uninc. LA County Outside Project Area	In Project Area's New Retail Space
$30,000 to $39,999	45.6%	85.3%	30.4%	16.3%
$40,000 to $49,999	40.0%	86.2%	30.3%	15.9%
$50,000 to $69,999	36.1%	87.2%	30.7%	15.3%
$70,000 to $79,999	32.9%	87.5%	30.2%	15.2%
$80,000 to $99,999	28.6%	88.1%	33.8%	15.3%
$100,000 to $119,999	27.4%	87.5%	32.4%	15.8%
$120,000 to $149,999	25.8%	88.0%	32.8%	15.4%
$150,000 and More	19.3%	90.1%	32.5%	14.1%

Unit Price	% Down Payment	Insurance
Less than $500,000	25%	$775
$500,000 to $600,000	30%	$830
$600,000 to $750,000	35%	$975
$750,000 to $1,00,000	40%	$1,160
$1,000,000 to $2,000,000	45%	$1,360
$2,000,000 and More	50%	$1,650

Interest: Per California Association of Realtors, for January, 2006
Tax: 1% of the Property Value
Homeowner Insurance: Per California Department of Insurance (http://cdinswww.insurance.ca.gov/pls/wu_survey_homeowners/hpsw_get_prem$.startup)
Retail Expenditure per HH: Per Consumer Expenditure Survey (CES), 2004, for respective income brackets. Excluding Housing, Auto Sales, Health Care, Educational, and Other Services.
Taxable Retail Expenses: Assumes 70% of Food Stores expenses, and 30% of Drug Store expensese to be non-taxable. Percentage based on the share of each categories in respective income bracket.
% Spent in Uninc. LA County: Based on primary survey of resident consumers in the immediate site context, and CES.

A-8.2
Product Level Taxable Retail Expenditure spent per household in Unincorporated Los Angeles County outside Project Area – by Community: HOMESTEAD

Use / Product	Unit Price	Interest (%)	Term (Years)	Down Payment (% of Price)	Insurance ($/Yr.)	Mortgage ($/Yr.)	Property Tax ($/Yr.)	Housing Exp. ($/Yr.)	Housing Share	Imputed HH Income ($/Yr.)	Retail Exp./HH Less Auto Sales (% of HH Income)	Taxable Sale	In Uninc. LA County % of Sales (%)	In Uninc. LA County Amount ($/Yr.)
Residential for Sale														
Chiquito Det. Condos	458,000	6.50%	30	25%	775	26,304	4,580	31,659	30.0%	105,531	27.4%	87.5%	32.4%	8,177
Chiquito Customs	2,500,000	6.50%	30	50%	1,650	95,722	25,000	122,372	30.0%	407,906	19.3%	90.1%	32.5%	23,000
HS Central SFD	880,000	6.50%	30	40%	1,160	40,433	8,800	50,393	30.0%	167,976	19.3%	90.1%	32.5%	9,471
HS Central Customs	2,500,000	6.50%	30	50%	1,650	95,722	25,000	122,372	30.0%	407,906	19.3%	90.1%	32.5%	23,000
HS West HW-2	637,000	6.50%	30	35%	975	31,707	6,370	39,052	30.0%	130,173	25.8%	88.0%	32.8%	9,698
HS West Custom	2,500,000	6.50%	30	50%	1,650	95,722	25,000	122,372	30.0%	407,906	19.3%	90.1%	32.5%	23,000
HS West Green Court HW	510,000	6.50%	30	30%	830	27,338	5,100	33,268	30.0%	110,894	27.4%	87.5%	32.4%	8,593
Long Canyon SFD 75	947,000	6.50%	30	40%	1,160	43,511	9,470	54,141	30.0%	180,471	19.3%	90.1%	32.5%	10,176
Long Canyon SFD 80	1,049,000	6.50%	30	45%	1,360	44,181	10,490	56,031	30.0%	186,771	19.3%	90.1%	32.5%	10,531
Long Canyon SFD 50	913,000	6.50%	30	40%	1,160	41,949	9,130	52,239	30.0%	174,130	19.3%	90.1%	32.5%	9,818
LCS - 3 SFD5500	913,000	6.50%	30	40%	1,160	41,949	9,130	52,239	30.0%	174,130	19.3%	90.1%	32.5%	9,818
LCS -4 SFD6500	925,000	6.50%	30	40%	1,160	42,500	9,250	52,910	30.0%	176,368	19.3%	90.1%	32.5%	9,944
Onion Fields SFD 55	880,000	6.50%	30	40%	1,160	40,433	8,800	50,393	30.0%	167,976	19.3%	90.1%	32.5%	9,471
Onion Fields SFD 50x90	846,000	6.50%	30	40%	1,160	38,871	8,460	48,491	30.0%	161,636	19.3%	90.1%	32.5%	9,114
Onion Field SFD 35	527,000	6.50%	30	30%	830	28,249	5,270	34,349	30.0%	114,498	27.4%	87.5%	32.4%	8,872
Potrero Ridge Customs	2,500,000	6.50%	30	50%	1,650	95,722	25,000	122,372	30.0%	407,906	19.3%	90.1%	32.5%	23,000
Mesas West 4 SFD Cluste	510,000	6.50%	30	30%	830	27,338	5,100	33,268	30.0%	110,894	27.4%	87.5%	32.4%	8,593
Mesas West 11 SFD Clus	510,000	6.50%	30	30%	830	27,338	5,100	33,268	30.0%	110,894	27.4%	87.5%	32.4%	8,593
HS Central 4 Plex HC-2	498,000	6.50%	30	25%	775	28,602	4,980	34,357	30.0%	114,522	27.4%	87.5%	32.4%	8,874
HS Central 2 Story TF HC	471,000	6.50%	30	25%	775	27,051	4,710	32,536	30.0%	108,453	27.4%	87.5%	32.4%	8,404
HS Central 3 Story TF HC	473,000	6.50%	30	25%	775	27,166	4,730	32,671	30.0%	108,903	27.4%	87.5%	32.4%	8,439
HS Central E1 16 Plex	422,000	6.50%	30	25%	775	24,237	4,220	29,232	30.0%	97,439	28.6%	88.1%	33.8%	8,302
HS West 3-4 Plex	498,000	6.50%	30	25%	775	28,602	4,980	34,357	30.0%	114,522	27.4%	87.5%	32.4%	8,874
HS West Triplex HW-5	473,000	6.50%	30	25%	775	27,166	4,730	32,671	30.0%	108,903	27.4%	87.5%	32.4%	8,439
Long Canyon 3 Story	458,000	6.50%	30	25%	775	26,304	4,580	31,659	30.0%	105,531	27.4%	87.5%	32.4%	8,177
LCS 1 & 2	500,000	6.50%	30	25%	775	28,717	5,000	34,492	30.0%	114,972	27.4%	87.5%	32.4%	8,909
Onion Fields Triplex	455,000	6.50%	30	25%	775	26,132	4,550	31,457	30.0%	104,857	27.4%	87.5%	32.4%	8,125
Onion Fields 3 Story Town	458,000	6.50%	30	25%	775	26,304	4,580	31,659	30.0%	105,531	27.4%	87.5%	32.4%	8,177
Mesas West 1A 3/4 Plex	490,000	6.50%	30	25%	775	28,142	4,900	33,817	30.0%	112,724	27.4%	87.5%	32.4%	8,735
Mesas West 3A 3/4 Plex	490,000	6.50%	30	25%	775	28,142	4,900	33,817	30.0%	112,724	27.4%	87.5%	32.4%	8,735
Mesas West 1B-10 Plex	450,000	6.50%	30	25%	775	25,845	4,500	31,120	30.0%	103,733	27.4%	87.5%	32.4%	8,038
Mesas West 3B 10 Plex	450,000	6.50%	30	25%	775	25,845	4,500	31,120	30.0%	103,733	27.4%	87.5%	32.4%	8,038
Mesas West 7A 10 Plex	450,000	6.50%	30	25%	775	25,845	4,500	31,120	30.0%	103,733	27.4%	87.5%	32.4%	8,038
Mesas West 12A 10 Plex	450,000	6.50%	30	25%	775	25,845	4,500	31,120	30.0%	103,733	27.4%	87.5%	32.4%	8,038
Mesas West 6 2/3 Duplex	575,000	6.50%	30	30%	830	30,822	5,750	37,402	30.0%	124,675	25.8%	88.0%	32.8%	9,289
Mesas West 7B 10 Plex	450,000	6.50%	30	25%	775	25,845	4,500	31,120	30.0%	103,733	27.4%	87.5%	32.4%	8,038
Mesas West 8B 2 Story T	473,000	6.50%	30	25%	775	27,166	4,730	32,671	30.0%	108,903	27.4%	87.5%	32.4%	8,439
Mesas West 10 16 Plex	473,000	6.50%	30	25%	775	27,166	4,730	32,671	30.0%	108,903	27.4%	87.5%	32.4%	8,439
Mesas West 12B 16 Plex	473,000	6.50%	30	25%	775	27,166	4,730	32,671	30.0%	108,903	27.4%	87.5%	32.4%	8,439

A-8.3
Product Level Taxable Retail Expenditure spent per household in Unincorporated Los Angeles County outside Project Area – by Community: POTRERO

Use / Product	Unit Price	Interest (%)	Term (Years)	Down Payment (% of Price)	Insurance ($/Yr.)	Mortgage ($/Yr.)	Property Tax ($/Yr.)	Housing Exp. ($/Yr.)	Housing Share	Imputed HH Income ($/Yr.)	Retail Exp./HH Less Auto Sales (% of HH Income)	Taxable Sale	In Uninc. LA County % of Sales (%)	In Uninc. LA County Amount ($/Yr.)
Residential for Sale														
PE1 140 x 100 estates	2,500,000	6.50%	30	50%	1,650	95,722	25,000	122,372	30.0%	407,906	19.3%	90.1%	32.5%	23,000
PE 2 140 x 100 estates	2,500,000	6.50%	30	50%	1,650	95,722	25,000	122,372	30.0%	407,906	19.3%	90.1%	32.5%	23,000
P 6500	935,000	6.50%	30	40%	1,160	42,960	9,350	53,470	30.0%	178,233	19.3%	90.1%	32.5%	10,050
P6000	861,000	6.50%	30	40%	1,160	39,560	8,610	49,330	30.0%	164,433	19.3%	90.1%	32.5%	9,271
P5500	796,000	6.50%	30	40%	1,160	36,573	7,960	45,693	30.0%	152,311	19.3%	90.1%	32.5%	8,588
P5000	759,000	6.50%	30	40%	1,160	34,873	7,590	43,623	30.0%	145,411	25.8%	88.0%	32.8%	10,833
P4500	691,000	6.50%	30	35%	975	34,395	6,910	42,280	30.0%	140,933	25.8%	88.0%	32.8%	10,500
P3500	625,000	6.50%	30	35%	975	31,110	6,250	38,335	30.0%	127,782	25.8%	88.0%	32.8%	9,520
A1	676,000	6.50%	30	35%	975	33,648	6,760	41,383	30.0%	137,944	25.8%	88.0%	32.8%	10,277
A2	693,000	6.50%	30	35%	975	34,494	6,930	42,399	30.0%	141,331	25.8%	88.0%	32.8%	10,529
B1	551,000	6.50%	30	30%	830	29,536	5,510	35,876	30.0%	119,586	27.4%	87.5%	32.4%	9,266
B2	496,000	6.50%	30	25%	775	28,487	4,960	34,222	30.0%	114,073	27.4%	87.5%	32.4%	8,839
C1	572,000	6.50%	30	30%	830	30,662	5,720	37,212	30.0%	124,039	25.8%	88.0%	32.8%	9,241
D	491,000	6.50%	30	25%	775	28,200	4,910	33,885	30.0%	112,949	27.4%	87.5%	32.4%	8,752
E	420,000	6.50%	30	25%	775	24,122	4,200	29,097	30.0%	96,990	28.6%	88.1%	33.8%	8,263
F	394,000	6.50%	30	25%	775	22,629	3,940	27,344	30.0%	91,145	28.6%	88.1%	33.8%	7,765
G1	500,000	6.50%	30	25%	775	28,717	5,000	34,492	30.0%	114,972	27.4%	87.5%	32.4%	8,909
G2	487,000	6.50%	30	25%	775	27,970	4,870	33,615	30.0%	112,050	27.4%	87.5%	32.4%	8,682
H1	460,000	6.50%	30	25%	775	26,419	4,600	31,794	30.0%	105,981	27.4%	87.5%	32.4%	8,212
H2	475,000	6.50%	30	25%	775	27,281	4,750	32,806	30.0%	109,352	27.4%	87.5%	32.4%	8,473
I	456,000	6.50%	30	25%	775	26,189	4,560	31,524	30.0%	105,082	27.4%	87.5%	32.4%	8,142
Lofts	543,000	6.50%	30	30%	830	29,107	5,430	35,367	30.0%	117,890	27.4%	87.5%	32.4%	9,135
Senoirs 1	437,000	6.50%	30	25%	775	25,098	4,370	30,243	30.0%	100,811	27.4%	87.5%	32.4%	7,812
Senoirs 2	470,000	6.50%	30	25%	775	26,994	4,700	32,469	30.0%	108,228	27.4%	87.5%	32.4%	8,386
Senoirs 3	398,000	6.50%	30	25%	775	22,858	3,980	27,613	30.0%	92,045	28.6%	88.1%	33.8%	7,842
Senoirs 4	532,000	6.50%	30	30%	830	28,517	5,320	34,667	30.0%	115,558	27.4%	87.5%	32.4%	8,954

A-8.4
Product Level Taxable Retail Expenditure spent per household in Unincorporated Los Angeles County outside Project Area – by Community: MISSION VILLAGE

Use / Product	Unit Price	Interest (%)	Term (Years)	Down Payment (% of Price)	Insurance ($/Yr.)	Mortgage ($/Yr.)	Property Tax ($/Yr.)	Housing Exp. ($/Yr.)	Housing Share	Imputed HH Income ($/Yr.)	Retail Exp./HH Less Auto Sales (% of HH Income)	Taxable Sale	In Uninc. LA County % of Sales (%)	In Uninc. LA County Amount ($/Yr.)
Residential for Sale														
A2 SFD	843,500	6.50%	30	40%	1,160	38,756	8,435	48,351	30.0%	161,169	19.3%	90.1%	32.5%	9,087
A7 SFD	1,080,000	6.50%	30	45%	1,360	45,487	10,800	57,647	30.0%	192,157	19.3%	90.1%	32.5%	10,835
A8 Custom	2,509,000	6.50%	30	50%	1,650	96,066	25,090	122,806	30.0%	409,355	19.3%	90.1%	32.5%	23,081
SeniorsArea C (SFD)	616,000	6.50%	30	35%	975	30,662	6,160	37,797	30.0%	125,989	25.8%	88.0%	32.8%	9,386
A3a Duplex	507,500	6.50%	30	30%	830	27,204	5,075	33,109	30.0%	110,364	27.4%	87.5%	32.4%	8,552
A3b Towns-Flats	473,500	6.50%	30	25%	775	27,195	4,735	32,705	30.0%	109,015	27.4%	87.5%	32.4%	8,447
A4 Condo	422,500	6.50%	30	25%	775	24,265	4,225	29,265	30.0%	97,552	28.6%	88.1%	33.8%	8,311
A5 3/4 Plex Towns	504,500	6.50%	30	30%	830	27,043	5,045	32,918	30.0%	109,728	27.4%	87.5%	32.4%	8,502
A6 3 Story Towns	509,500	6.50%	30	30%	830	27,311	5,095	33,236	30.0%	110,788	27.4%	87.5%	32.4%	8,585
A9 Duplex	559,500	6.50%	30	30%	830	29,992	5,595	36,417	30.0%	121,389	25.8%	88.0%	32.8%	9,044
A10 Duplex	580,500	6.50%	30	30%	830	31,117	5,805	37,752	30.0%	125,841	25.8%	88.0%	32.8%	9,375
B1 Duplex	521,500	6.50%	30	30%	830	27,955	5,215	34,000	30.0%	113,332	27.4%	87.5%	32.4%	8,782
B2 3 Story Town	419,500	6.50%	30	25%	775	24,093	4,195	29,063	30.0%	96,877	28.6%	88.1%	33.8%	8,254
B6 Towns/Flats	415,500	6.50%	30	25%	775	23,863	4,155	28,793	30.0%	95,978	28.6%	88.1%	33.8%	8,177
B7	507,500	6.50%	30	30%	830	27,204	5,075	33,109	30.0%	110,364	27.4%	87.5%	32.4%	8,552
Senior C6 Flats	504,500	6.50%	30	30%	830	27,043	5,045	32,918	30.0%	109,728	27.4%	87.5%	32.4%	8,502
Senior Area C Duplex	597,500	6.50%	30	30%	830	32,029	5,975	38,834	30.0%	129,445	25.8%	88.0%	32.8%	9,644
D2 Towns 2/3 Story	428,500	6.50%	30	25%	775	24,610	4,285	29,670	30.0%	98,900	28.6%	88.1%	33.8%	8,426
F2a Live/Work 3 Story	671,500	6.50%	30	35%	975	33,424	6,715	41,114	30.0%	137,047	25.8%	88.0%	32.8%	10,210
F2b Condo 4/5 Story	478,500	6.50%	30	25%	775	27,482	4,785	33,042	30.0%	110,139	27.4%	87.5%	32.4%	8,534
F3a Live/Work 3 Story	671,500	6.50%	30	35%	975	33,424	6,715	41,114	30.0%	137,047	25.8%	88.0%	32.8%	10,210
F3b Condo 4/5 Story	495,500	6.50%	30	25%	775	28,458	4,955	34,188	30.0%	113,960	27.4%	87.5%	32.4%	8,830
F5a Condo 4/5 Story	453,500	6.50%	30	25%	775	26,046	4,535	31,356	30.0%	104,520	27.4%	87.5%	32.4%	8,099
F5b Condo 4/5 Story	411,500	6.50%	30	25%	775	23,634	4,115	28,524	30.0%	95,079	28.6%	88.1%	33.8%	8,101
F6a Condo 4 Story	470,500	6.50%	30	25%	775	27,022	4,705	32,502	30.0%	108,341	27.4%	87.5%	32.4%	8,395
F6b Condo 4 Story	478,500	6.50%	30	25%	775	27,482	4,785	33,042	30.0%	110,139	27.4%	87.5%	32.4%	8,534
F7 Condo 3 Story	428,500	6.50%	30	25%	775	24,610	4,285	29,670	30.0%	98,900	28.6%	88.1%	33.8%	8,426
F8a Condo 3/4 Story	419,500	6.50%	30	25%	775	24,093	4,195	29,063	30.0%	96,877	28.6%	88.1%	33.8%	8,254
F8b Condo 3/4 Story	402,500	6.50%	30	25%	775	23,117	4,025	27,917	30.0%	93,056	28.6%	88.1%	33.8%	7,928

A-8.5
Product Level Taxable Retail Expenditure spent per household in Unincorporated Los Angeles County outside Project Area – by Community: LEGACY

Use / Product	Unit Price	Interest (%)	Term (Years)	Down Payment (% of Price)	Insurance ($/Yr.)	Mortgage ($/Yr.)	Property Tax ($/Yr.)	Housing Exp. ($/Yr.)	Housing Share	Imputed HH Income ($/Yr.)	Retail Exp./HH Less Auto Sales (% of HH Income)	Taxable Sale	In Uninc. LA County % of Sales (%)	In Uninc. LA County Amount ($/Yr.)
Residential for Sale														
A1 - Triplex	453,000	6.50%	30	25%	775	26,017	4,530	31,322	30.0%	104,407	27.4%	87.5%	32.4%	8,090
A2 - 45x100	510,000	6.50%	30	30%	830	27,338	5,100	33,268	30.0%	110,894	27.4%	87.5%	32.4%	8,593
A3 - Triplex	453,000	6.50%	30	25%	775	26,017	4,530	31,322	30.0%	104,407	27.4%	87.5%	32.4%	8,090
A4 - 55x110	624,000	6.50%	30	35%	975	31,060	6,240	38,275	30.0%	127,583	25.8%	88.0%	32.8%	9,505
A5 Luxury Flats	510,000	6.50%	30	30%	830	27,338	5,100	33,268	30.0%	110,894	27.4%	87.5%	32.4%	8,593
A6 - 45x100	510,000	6.50%	30	30%	830	27,338	5,100	33,268	30.0%	110,894	27.4%	87.5%	32.4%	8,593
A7 - 60x110	682,000	6.50%	30	35%	975	33,947	6,820	41,742	30.0%	139,139	25.8%	88.0%	32.8%	10,366
A8 - 50x105	615,000	6.50%	30	35%	975	30,612	6,150	37,737	30.0%	125,789	25.8%	88.0%	32.8%	9,372
A9 - 50x105	615,000	6.50%	30	35%	975	30,612	6,150	37,737	30.0%	125,789	25.8%	88.0%	32.8%	9,372
A10 - 55x110	624,000	6.50%	30	35%	975	31,060	6,240	38,275	30.0%	127,583	25.8%	88.0%	32.8%	9,505
A11 - 60x110	682,000	6.50%	30	35%	975	33,947	6,820	41,742	30.0%	139,139	25.8%	88.0%	32.8%	10,366
A12 - 45x100	428,000	6.50%	30	25%	775	24,581	4,280	29,636	30.0%	98,788	28.6%	88.1%	33.8%	8,416
A13 - Duplex	472,000	6.50%	30	25%	775	27,108	4,720	32,603	30.0%	108,678	27.4%	87.5%	32.4%	8,421
B3 - Condos	433,000	6.50%	30	25%	775	24,869	4,330	29,974	30.0%	99,912	28.6%	88.1%	33.8%	8,512
B4 - Condos	483,000	6.50%	30	25%	775	27,740	4,830	33,345	30.0%	111,151	27.4%	87.5%	32.4%	8,613
B6 - Condos	483,000	6.50%	30	25%	775	27,740	4,830	33,345	30.0%	111,151	27.4%	87.5%	32.4%	8,613
B8 Temp School	910,000	6.50%	30	40%	1,160	41,811	9,100	52,071	30.0%	173,571	19.3%	90.1%	32.5%	9,787
B9 - Condos	462,000	6.50%	30	25%	775	26,534	4,620	31,929	30.0%	106,430	27.4%	87.5%	32.4%	8,247
B10 - Condos	438,000	6.50%	30	25%	775	25,156	4,380	30,311	30.0%	101,036	27.4%	87.5%	32.4%	7,829
B11 - Condos	420,000	6.50%	30	25%	775	24,122	4,200	29,097	30.0%	96,990	28.6%	88.1%	33.8%	8,263
B12 - Condos	387,000	6.50%	30	25%	775	22,227	3,870	26,872	30.0%	89,572	28.6%	88.1%	33.8%	7,631
C1a - 45x100	510,000	6.50%	30	30%	830	27,338	5,100	33,268	30.0%	110,894	27.4%	87.5%	32.4%	8,593
C1b - 45x100	510,000	6.50%	30	30%	830	27,338	5,100	33,268	30.0%	110,894	27.4%	87.5%	32.4%	8,593
C2a - 50x100	649,000	6.50%	30	35%	975	32,304	6,490	39,769	30.0%	132,564	25.8%	88.0%	32.8%	9,876
C2b - 45x100	510,000	6.50%	30	30%	830	27,338	5,100	33,268	30.0%	110,894	27.4%	87.5%	32.4%	8,593
C3 - 60x100	663,000	6.50%	30	35%	975	33,001	6,630	40,606	30.0%	135,353	25.8%	88.0%	32.8%	10,084
C4 - 60x100	663,000	6.50%	30	35%	975	33,001	6,630	40,606	30.0%	135,353	25.8%	88.0%	32.8%	10,084
D - SFR	1,237,500	6.50%	30	45%	1,360	52,121	12,375	65,856	30.0%	219,518	19.3%	90.1%	32.5%	12,377

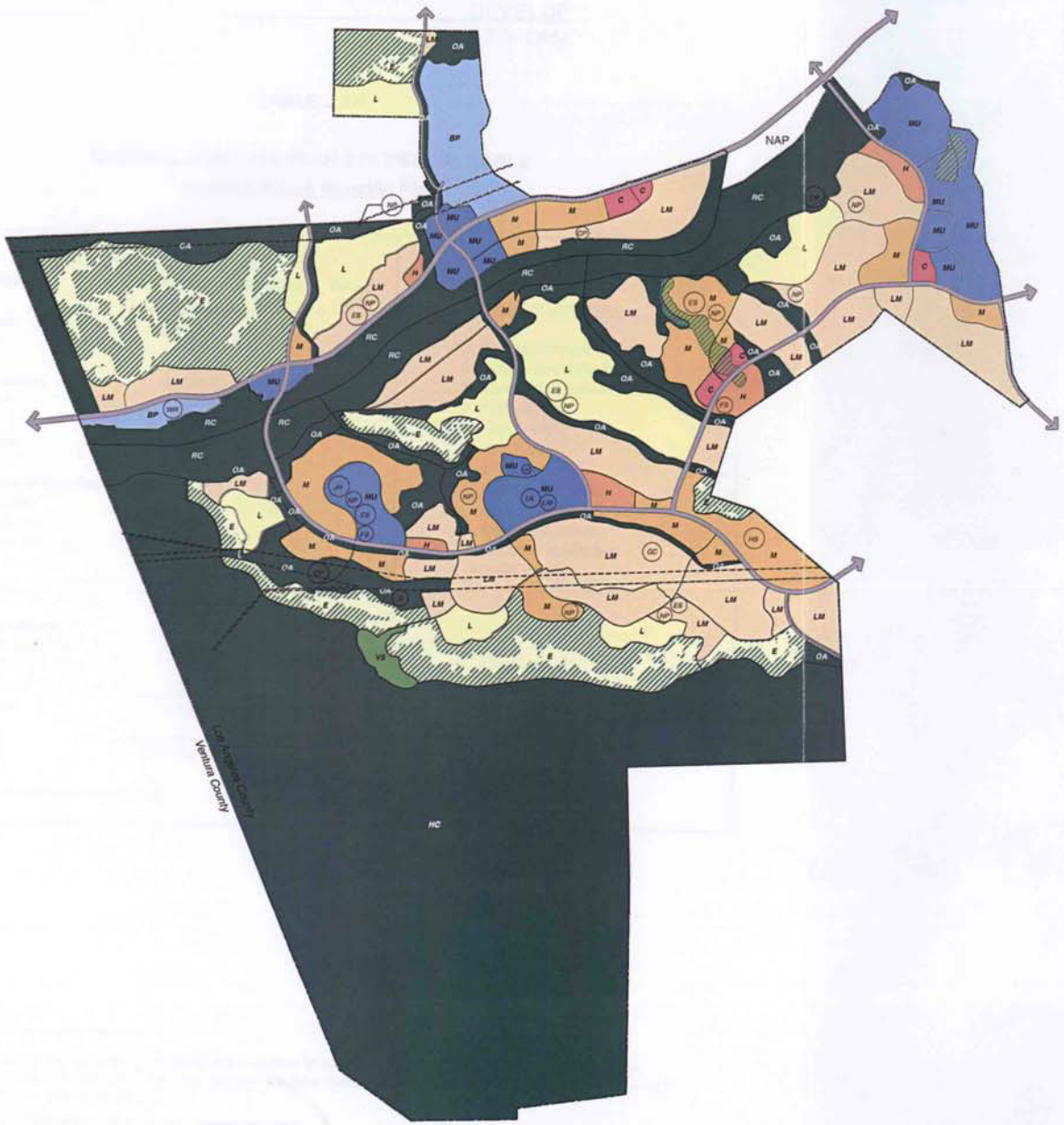
A-8.6
Product Level Taxable Retail Expenditure spent per household in Unincorporated Los Angeles County outside Project Area – by Community: LANDMARK

Use Product	Unit Price	Interest *(%)*	Term *(Years)*	Down Payment *(% of Price)*	Insurance *($/Yr.)*	Mortgage *($/Yr.)*	Property Tax *($/Yr.)*	Housing Exp. *($/Yr.)*	Housing Share	Imputed HH Income *($/Yr.)*	Retail Exp./HH Less Auto Sales *(% of HH Income)*	Taxable Sale	In Uninc. LA County % of Sales *(%)*	 Amount *($/Yr.)*
Residential for Sale														
Area D Alley	564,000	6.50%	30	30%	830	30,233	5,640	36,703	30.0%	122,343	25.8%	88.0%	32.8%	9,115
Area E Alley	623,000	6.50%	30	35%	975	31,010	6,230	38,215	30.0%	127,383	25.8%	88.0%	32.8%	9,490
Area F Alley	674,000	6.50%	30	35%	975	33,549	6,740	41,264	30.0%	137,545	25.8%	88.0%	32.8%	10,247
Area G SFD	755,000	6.50%	30	40%	1,160	34,690	7,550	43,400	30.0%	144,665	25.8%	88.0%	32.8%	10,778
Area H SFD	816,000	6.50%	30	40%	1,160	37,492	8,160	46,812	30.0%	156,041	19.3%	90.1%	32.5%	8,798
Area A Condo	420,000	6.50%	30	25%	775	24,122	4,200	29,097	30.0%	96,990	28.6%	88.1%	33.8%	8,263
Area B Condo	470,000	6.50%	30	25%	775	26,994	4,700	32,469	30.0%	108,228	27.4%	87.5%	32.4%	8,386
Area C Condo	521,000	6.50%	30	30%	830	27,928	5,210	33,968	30.0%	113,226	27.4%	87.5%	32.4%	8,774

A-8.7
Consumer Expenditure Survey (CES) Methodology for estimating shares of Retail Expenditure & Taxable Sales by Household Income Categories
(Per 2004 CES, adjusted for 2004-06 inflation in individual categories)

Item (2006)	All consumer units	Less than $5,000	$5,000 to $9,999	$10,000 to $14,999	$15,000 to $19,999	$20,000 to $29,999	$30,000 to $39,999	$40,000 to $49,999	$50,000 to $69,999	$70,000 to $79,999	$80,000 to $99,999	$100,000 to $119,999	$120,000 to $149,999	$150,000 and more
Income before taxes	**$ 56,258**	**$ 1,133**	**$ 8,071**	**$ 12,913**	**$ 17,994**	**$ 25,588**	**$ 35,890**	**$ 46,125**	**$ 61,223**	**$ 76,904**	**$ 91,755**	**$ 112,356**	**$ 136,677**	**$ 235,579**
Income after taxes	**54,020**	**1,216**	**8,059**	**13,037**	**18,059**	**25,103**	**35,333**	**45,137**	**59,015**	**74,630**	**87,698**	**107,242**	**128,392**	**219,657**
Average annual expenditures	**46,113**	**18,096**	**15,510**	**20,662**	**24,465**	**29,479**	**35,357**	**40,597**	**50,741**	**58,458**	**69,545**	**79,924**	**92,767**	**126,931**
Less:														
Housing	14,864	6,728	6,029	8,024	8,939	10,294	11,900	13,224	15,698	18,606	21,783	23,786	28,129	38,709
	22.4%	*519.0%*	*67.0%*	*55.3%*	*43.3%*	*35.4%*	*28.4%*	*24.5%*	*21.8%*	*20.5%*	*20.0%*	*17.5%*	*16.7%*	*13.3%*
Transportation	6,815	1,736	1,573	2,437	3,070	4,311	5,335	5,944	8,511	8,607	11,075	12,160	14,095	17,288
Health care	2,790	960	1,269	1,958	2,179	2,338	2,583	2,766	3,115	3,283	3,668	4,045	4,132	4,966
Education	1,018	1,151	716	556	431	355	355	469	794	1,057	1,732	2,098	2,436	4,929
Cash contributions	1,408	276	213	414	828	738	844	1,284	1,360	1,551	2,052	2,445	2,672	7,037
Personal insurance and pensions	4,823	261	282	533	951	1,594	2,692	3,656	5,430	7,099	8,871	11,284	14,178	18,927
Plus:														
Housekeeping Supplies	613	335	230	326	411	393	529	559	666	699	889	921	1,085	1,508
Household furnishings and equipment	1,666	511	391	551	733	853	1,175	1,361	1,692	2,110	2,569	3,162	4,224	5,836
Drugs	520	229	312	505	511	516	537	525	529	554	572	617	644	682
Gasoline & Motor Oil	2,090	902	811	1,023	1,261	1,556	1,873	2,120	2,554	2,787	738	752	857	735
Vehicle Maintenance & Repairs	716	258	253	283	541	465	602	627	829	912	1,151	1,190	1,348	1,519
Retail Expenditure except Auto Sales	**$ 20,000**	**$ 9,214**	**$ 7,423**	**$ 9,428**	**$ 11,523**	**$ 13,631**	**$ 16,362**	**$ 18,445**	**$ 22,102**	**$ 25,315**	**$ 26,284**	**$ 30,748**	**$ 35,282**	**$ 45,355**
Retail as % of Income before Taxes	**35.6%**	**813.0%**	**92.0%**	**73.0%**	**64.0%**	**53.3%**	**45.6%**	**40.0%**	**36.1%**	**32.9%**	**28.6%**	**27.4%**	**25.8%**	**19.3%**
Food at home	3,500	2,123	1,773	2,202	2,547	2,710	3,196	3,413	3,807	4,266	4,228	5,244	5,796	6,108
Non-Taxable Share *(Assumes 70% Food Store Expenses & 30% Drug Store Expenses as Non-Taxable)*	2,606	1,555	1,335	1,693	1,936	2,052	2,398	2,546	2,824	3,152	3,132	3,856	4,250	4,480
Non-Taxable as % of Retail Expenditure	13.0%	16.9%	18.0%	18.0%	16.8%	15.1%	14.7%	13.8%	12.8%	12.5%	11.9%	12.5%	12.0%	9.9%
Taxable Sales as % of Retail Expenses	**87.0%**	**83.1%**	**82.0%**	**82.0%**	**83.2%**	**84.9%**	**85.3%**	**86.2%**	**87.2%**	**87.5%**	**88.1%**	**87.5%**	**88.0%**	**90.1%**
Expenditure in Uninc. Area Outside Newhall	$ 6,102	$ 2,654	$ 2,189	$ 2,857	$ 3,570	$ 4,261	$ 4,968	$ 5,592	$ 6,794	$ 7,645	$ 8,875	$ 9,954	$ 11,577	$ 14,739
% in Uninc. as % of Retail Exp.	**30.5%**	**28.8%**	**29.5%**	**30.3%**	**31.0%**	**31.3%**	**30.4%**	**30.3%**	**30.7%**	**30.2%**	**33.8%**	**32.4%**	**32.8%**	**32.5%**

Selected Exhibits and Tables from the Newhall Ranch Specific Plan



NEWHALL RANCH
SPECIFIC PLAN

LEGEND

- E — ESTATES
- L — LOW DENSITY
- LM — LOW-MEDIUM DENSITY
- M — MEDIUM DENSITY
- H — HIGH DENSITY
- MU — MIXED USE
- C — COMMERCIAL
- BP — BUSINESS PARK
- VS — VISITOR SERVING
- OA — OPEN AREA
- RC — RIVER CORRIDOR
- HC — HIGH COUNTRY
- CDFG SPINEFLOWER CONSERVATION EASEMENTS
- ROADS*
- SCE/UTILITY EASEMENT

LAND USE OVERLAYS (POTENTIAL LOCATIONS)

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

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

English: 0, 1,000, 2,000 Feet
Metric: 0, 225, 450, 675, 900 Meters
10 ACRES | 40 ACRES
NORTH
FORMA

Exhibit 2.3-1

LAND USE PLAN

MAY 2003
lup_043003.mxd

TABLE 2.3-1

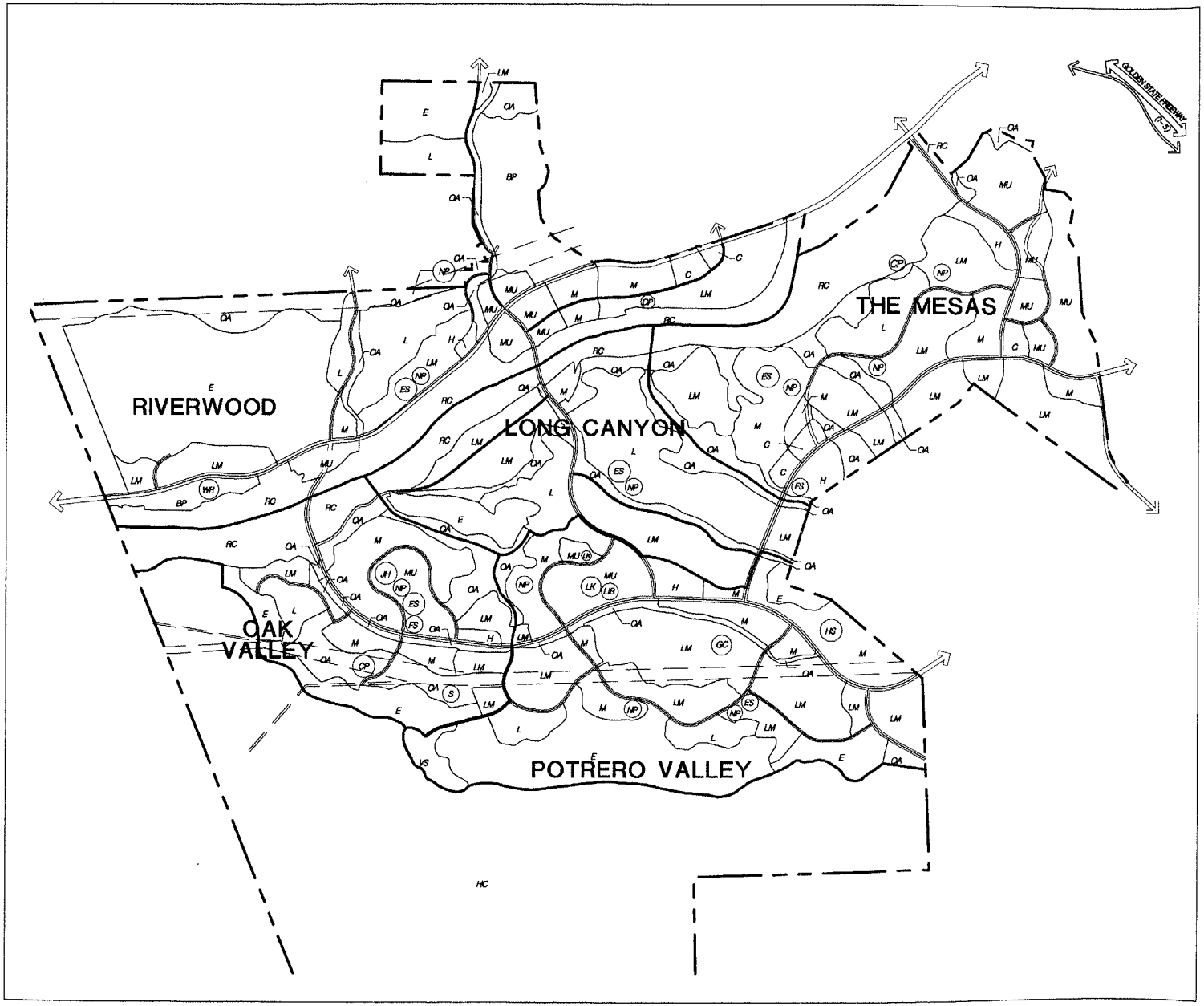
OVERALL LAND USE PLAN STATISTICAL TABLE
Newhall Ranch Specific Plan

LAND USES	Gross Acres	Dwelling Units	Second Units[1]
Residential:			
Estate[1]	1,324.0	423	423
Low	744.4	671	
Low-Medium	1,781.7	6,000	
Medium	841.0	7,371	
High	121.8	2,319	
Subtotal	4,812.9	16,784	423
Mixed-Use and Non-Residential:			
Mixed-Use[2]	628.7	4101	
Commercial	67.2		
Business Park	248.6		
Visitor Serving	36.7		
Subtotal	981.1	4,101	0
Major Open Areas:			
High Country SMA	4,184.6		
River Corridor SMA	974.8		
Open Area	1,010.4		
Subtotal	6,169.8	0	0
TOTAL	11,963.8	20,885	423
(Total Units including Second Units[1])		21,308	

	Land Use Overlays	Approx. Acre Allocation
10	Neighborhood Parks	50 ac
5	Elementary Schools	35 ac
1	Junior High School	25 ac
1	High School	45 ac
1	Golf Course	180 ac
2	Fire Stations	2 ac
1	Library	2 ac
1	Water Recl. Plant	15 ac
1	Lake	15 ac
3	Community Parks	181 ac
1	Electrical Substation	2 ac
	Arterial Roads	331 ac

1 Within each Estate lot one (1) Second Unit is eligible to be constructed with the approval of a CUP (see Second Units, Section 3.9). This may increase the total number of permitted dwelling units of 20,885 by 423, to a maximum total units of 21,308.

2 Mixed-Use includes commercial and residential uses.



NEWHALL RANCH
SPECIFIC PLAN

Prepared For: Newhall Ranch Company

LEGEND

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

LAND USE OVERLAYS (POTENTIAL LOCATIONS)

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

English 0 1000' 2000'
Metric 0 225m 450m 900m
NORTH
10 ACRES 40 ACRES
Computer Mapping by KRM Systems

EXHIBIT 2.3-2
VILLAGE PLAN

MAY 2003
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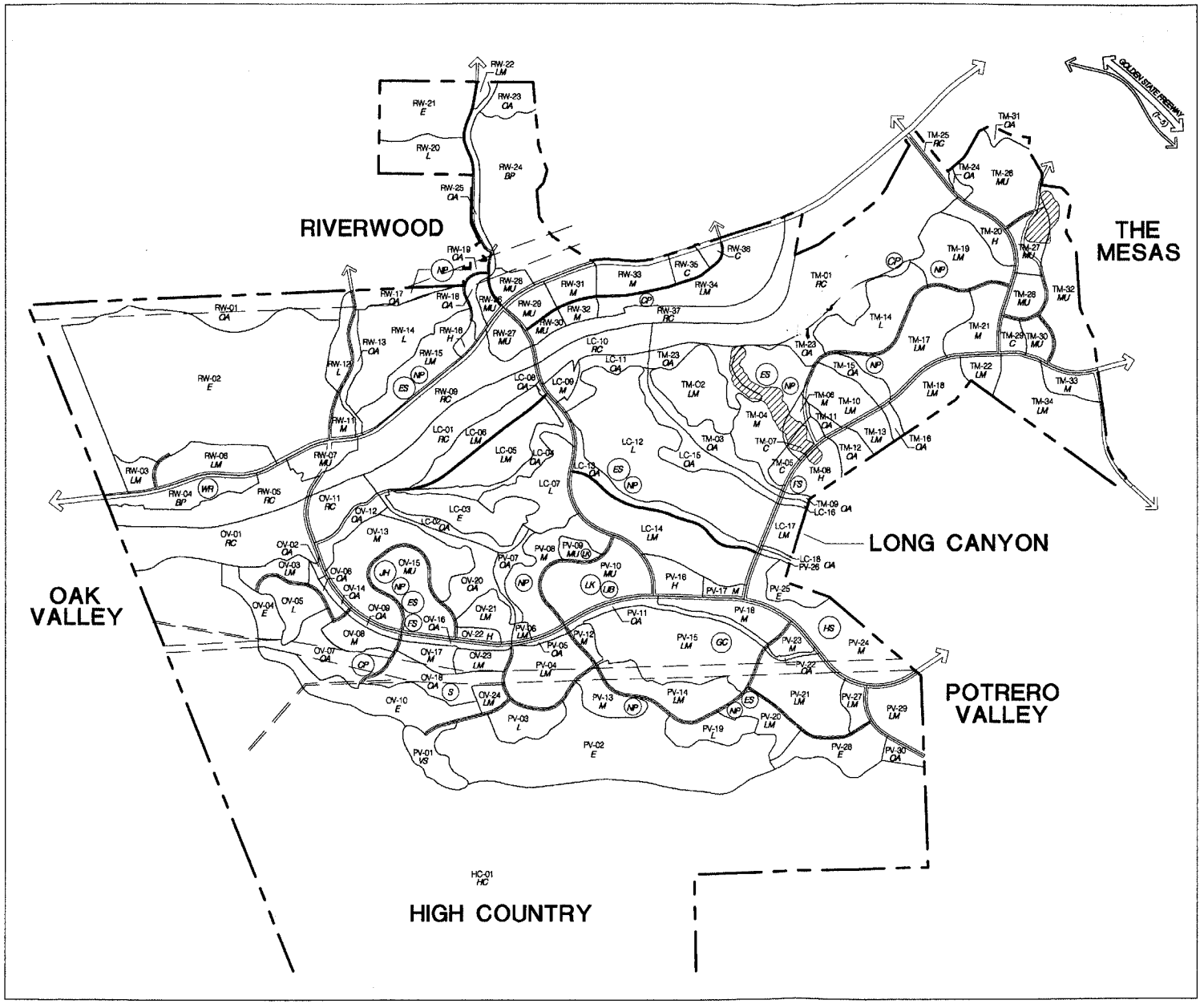

NEWHALL RANCH
SPECIFIC PLAN

Prepared For Newhall Ranch Company

LEGEND

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

LAND USE OVERLAYS (POTENTIAL LOCATIONS)

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

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

English 0 1000' 2000'

Metric 0 225m 450m 900m

NORTH

10 ACRES 40 ACRES

Computer Mapping by KORVA Systems

EXHIBIT 5.4-1

ANNOTATED LAND USE PLAN

MAY 2003

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TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE

RIVERWOOD			RESIDENTIAL				NON-RESIDENTIAL	
			Dwelling Units		Second Units[1]			
	Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL								
E ESTATE	RW-02	596.7	215	323	215	323	–	–
E	RW-21	95.7	19	29	19	29	–	–
L LOW	RW-12	29.0	26	39	–	39	–	–
L	RW-14	119.7	108	162	–	162	–	–
L	RW-20	49.5	45	68	–	68	–	–
LM LOW-MEDIUM	RW-03	20.3	117	176	–	–	–	–
LM	RW-06	64.2	299	449	–	–	–	–
LM	RW-15[2]	81.5	377[2]	566[2]	–	–	–	–
LM	RW-22[3]	5.3	30[3]	45[3]	–	–	–	–
LM	RW-34	116.6	534	801	–	–	–	–
M MEDIUM	RW-11[3]	15.0	267[3]	401[3]	–	–	–	–
M	RW-31[3]	26.5	304[3]	456[3]	–	–	–	–
M	RW-32[3]	14.1	206[3]	309[3]	–	–	–	–
M	RW-33	39.5	400	600	–	–	–	–
H HIGH	RW-16	8.3	263	395	–	–	–	–
		1,281.9	**3,210**		**234**		**0**	
MIXED USE								
MU MIXED USE	RW-07	30.9	–	–	–	–	162,000	243,000
MU	RW-26[3]	12.0	–	–	–	–	191,000	286,500
MU	RW-27	27.8	–	–	–	–	396,000	594,000
MU	RW-28[3]	19.8	–	–	–	–	285,000	427,500
MU	RW-29[3]	25.0	–	–	–	–	317,000	475,500
MU	RW-30	12.5	–	–	–	–	189,000	283,500
		128.0	**0**		**0**		**1,540,000**	
NON-RESIDENTIAL								
C COMMERCIAL	RW-35	15.6	–	–	–	–	131,000	196,500
C	RW-36[4]	6.7	–	–	–	–	–	–
BP BUSINESS PARK	RW-04	51.6	–	–	–	–	200,000	300,000
BP	RW-24	197.0	–	–	–	–	1,095,000	1,642,500
OA OPEN AREA	RW-01	197.2	–	–	–	–	–	–
OA	RW-13	17.2	–	–	–	–	–	–
OA	RW-17	22.6	–	–	–	–	–	–
OA	RW-18	13.7	–	–	–	–	–	–
OA	RW-19	10.4	–	–	–	–	–	–
OA	RW-23	27.1	–	–	–	–	–	–
OA	RW-25	23.5	–	–	–	–	–	–
RC RIVER CORRIDOR	RW-05	98.9	–	–	–	–	–	–
RC	RW-09	134.1	–	–	–	–	–	–
RC	RW-37	107.5	–	–	–	–	–	–
		923.1	**0**		**0**		**1,426,000**	
VILLAGE TOTAL:		**2,332.9**	**3,210**		**234**		**2,966,000**	

1 Second Units require a CUP.
2 The residential dwelling units within RW-22 are restricted to residences, single-family detached, which may include clustered single-family/court homes. Planning Area RW-22 shall not be converted to commercial land use.
3 The total number of residential dwelling units within the Planning Areas of the Indian Dunes portion of the Specific Plan Area (i.e., RW-27 and RW-29 through RW-34) shall not exceed 1,444.
4 Planning Area RW-36 has been identified as a potential site for a transit station.

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

OAK VALLEY			RESIDENTIAL				NON-RESIDENTIAL	
			Dwelling Units		Second Units[1]			
	Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL								
E ESTATE	OV-04[2]	32.6	12	18	12	18	–	–
E	OV-10[2]	98.1	28	42	28	42	–	–
L LOW	OV-05	41.2	37	56	–	56	–	–
LM LOW MEDIUM	OV-03	25.0	108	162	–	–	–	–
LM	OV-21	30.1	139	209	–	–	–	–
LM	OV-23	21.8	72	108	–	–	–	–
LM	OV-24	13.9	52	78	–	–	–	–
M MEDIUM	OV-08	30.1	313	470	–	–	–	–
M	OV-13	136.4	1,216	1,824	–	–	–	–
M	OV-17	22.8	258	387	–	–	–	–
H HIGH	OV-22	11.2	281	422	–	–	–	–
		463.2	**2,516**		**40**		**0**	
MIXED USE								
MU MIXED USE	OV-15	82.6	337	–	–	–	381,000	571,500
		82.6	**337**		**0**		**381,000**	
NON-RESIDENTIAL								
OA OPEN AREA	OV-09	8.1	–	–	–	–	–	–
OA	OV-02	2.8	–	–	–	–	–	–
OA	OV-07	69.8	–	–	–	–	–	–
OA	OV-06	10.1	–	–	–	–	–	–
OA	OV-12	25.7	–	–	–	–	–	–
OA	OV-14	6.3	–	–	–	–	–	–
OA	OV-16	15.0	–	–	–	–	–	–
OA	OV-18	57.3	–	–	–	–	–	–
OA	OV-20	51.9	–	–	–	–	–	–
RC RIVER CORRIDOR	OV-01	144.0	–	–	–	–	–	–
RC	OV-11	45.3	–	–	–	–	–	–
		436.3	**0**		**0**		**0**	
VILLAGE TOTAL:		**982.1**	**2,853**		**40**		**381,000**	

1 Second Units require a CUP.
2 Construction of buildings and other structures shall only be permitted upon developed pads within Planning Areas OV-04 and OV-10 and shall not be permitted on southerly slopes facing High Country SMA or in the area between the original SEA 20 boundary and the High Country boundary (see Appendix 7.7).

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

POTRERO VALLEY			RESIDENTIAL				NON-RESIDENTIAL	
			Dwelling Units		Second Units[1]			
	Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL								
E ESTATE	PV-02[2]	341.0	93	140	93	140	–	–
E	PV-25	25.2	7	11	7	11	–	–
E	PV-28[2]	58.6	21	32	21	32	–	–
L LOW	PV-03	39.9	36	54	–	54	–	–
L	PV-19	38.9	35	53	–	53	–	–
LM LOW-MEDIUM	PV-04	82.2	309	464	–	–	–	–
LM	PV-06	5.7	27	41	–	–	–	–
LM	PV-14	72.8	189	284	–	–	–	–
LM	PV-15	178.7	280	420	–	–	–	–
LM	PV-20	39.6	98	147	–	–	–	–
LM	PV-21	105.9	245	368	–	–	–	–
LM	PV-27	18.8	69	104	–	–	–	–
LM	PV-29	58.6	229	344	–	–	–	–
M MEDIUM	PV-08	80.4	758	1,137	–	–	–	–
M	PV-12	11.5	166	249	–	–	–	–
M	PV-13	34.8	212	318	–	–	–	–
M	PV-17	10.9	115	173	–	–	–	–
M	PV-18	47.2	350	525	–	–	–	–
M	PV-23	16.9	203	305	–	–	–	–
M	PV-24	122.6	307	461	–	–	–	–
H HIGH	PV-16	31.4	692	1,038	–	–	–	–
		1,421.6	**4,441**		**121**		**0**	
MIXED USE								
MU MIXED USE	PV-09	13.7	150	225	–	–	–	–
MU	PV-10	101.5	822	1,233	–	–	540,000	810,000
		115.2	**972**		**0**		**540,000**	
NON-RESIDENTIAL								
VS VISITOR SERVING	PV-01	36.7	–	–	–	–	174,000	261,000
OA OPEN AREA	PV-05	6.1	–	–	–	–	–	–
OA	PV-07	19.4	–	–	–	–	–	–
OA	PV-11	26.5	–	–	–	–	–	–
OA	PV-22	3.9	–	–	–	–	–	–
OA	PV-26	2.9	–	–	–	–	–	–
OA	PV-30	13.5	–	–	–	–	–	–
		109.0	**0**		**0**		**174,000**	
VILLAGE TOTAL:		**1,645.8**	**5,413**		**121**		**714,000**	

1 Second Units require a CUP.

2 Construction of buildings and other structures shall only be permitted upon developed pads within Planning Areas PV-02 and PV-28 and shall not be permitted on southerly slopes facing High Country SMA or in the area between the original SEA 20 boundary and the High Country boundary (see Appendix 7.7).

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

LONG CANYON			RESIDENTIAL				NON-RESIDENTIAL	
			Dwelling Units		Second Units[1]			
	Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL								
E ESTATE	LC-03	76.1	28	42	28	42	–	–
L LOW	LC-07	75.3	68	102	–	102	–	–
L	LC-12	261.2	235	353	–	353	–	–
LM LOW-MEDIUM	LC-05	75.9	437	656	–	–	–	–
LM	LC-06	48.5	247	371	–	–	–	–
LM	LC-14	139.4	377	566	–	–	–	–
LM	LC-17	27.4	70	105	–	–	–	–
M MEDIUM	LC-09	15.5	231	347	–	–	–	–
		719.3	**1,693**		**28**		**0**	
NON-RESIDENTIAL								
OA OPEN AREA	LC-02	23.6	–	–	–	–	–	–
OA	LC-04	39.6	–	–	–	–	–	–
OA	LC-08	1.7	–	–	–	–	–	–
OA	LC-11	28.5	–	–	–	–	–	–
OA	LC-13	40.2	–	–	–	–	–	–
OA	LC-15	44.9	–	–	–	–	–	–
OA	LC-16	3.5	–	–	–	–	–	–
OA	LC-18	2.2	–	–	–	–	–	–
RC RIVER CORRIDOR	LC-01	100.3	–	–	–	–	–	–
RC	LC-10	48.5	–	–	–	–	–	–
		333.1	**0**		**0**		**0**	
VILLAGE TOTAL:		**1,052.4**	**1,693**		**28**		**0**	

1 Second Units require a CUP.

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

THE MESAS			RESIDENTIAL					NON-RESIDENTIAL	
				Dwelling Units		Second Units[1]			
		Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
RESIDENTIAL									
L	LOW	TM-14	89.7	81	122	–	122	–	–
LM	LOW-MEDIUM	TM-02	77.1	313	470	–	–	–	–
LM		TM-10	51.5	148	222	–	–	–	–
LM		TM-13	21.2	63	95	–	–	–	–
LM		TM-17	105.7	364	546	–	–	–	–
LM		TM-18	57.6	129	194	–	–	–	–
LM		TM-19	90.1	294	441	–	–	–	–
LM		TM-22	22.2	52	78	–	–	–	–
LM		TM-34	124.2	332	498	–	–	–	–
M	MEDIUM	TM-04	122.8	1,076	1,614	–	–	–	–
M		TM-06	13.4	83	125	–	–	–	–
M		TM-21	53.6	586	879	–	–	–	–
M		TM-33	27.0	320	480	–	–	–	–
H	HIGH	TM-08	38.9	568	852	–	–	–	–
H		TM-20	32.0	515	773	–	–	–	–
			926.9	**4,924**		**0**		**0**	
MIXED USE									
MU	MIXED USE	TM-26	107.0	439	659	–	–	1,009,500	1,514,250
MU		TM-27	36.2	258	387	–	–	90,000	135,000
MU		TM-28	28.3	591	887	–	–	–	–
MU		TM-30	20.3	314	471	–	–	–	–
MU		TM-32	111.1	1,190	1,785	–	–	69,500	104,250
			302.9	**2,792**		**0**		**1,169,000**	
NON-RESIDENTIAL									
C	COMMERCIAL	TM-05	12.6	–	–	–	–	119,000	178,500
C		TM-07	16.1	–	–	–	–	70,000	105,000
C		TM-29	16.2	–	–	–	–	130,000	195,000
OA	OPEN AREA	TM-03	42.2	–	–	–	–	–	–
OA		TM-09	3.1	–	–	–	–	–	–
OA		TM-11	7.6	–	–	–	–	–	–
OA		TM-12	20.5	–	–	–	–	–	–
OA		TM-15	24.1	–	–	–	–	–	–
OA		TM-16	7.3	–	–	–	–	–	–
OA		TM-23	77.7	–	–	–	–	–	–
OA		TM-24	6.2	–	–	–	–	–	–
OA		TM-31	6.5	–	–	–	–	–	–
RC	RIVER CORRIDOR	TM-01	286.3	–	–	–	–	–	–
RC		TM-25	9.9	–	–	–	–	–	–
			536.3	**0**		**0**		**319,000**	
	VILLAGE TOTAL:		**1,766.1**	**7,716**		**0**		**1,488,000**	

1 Second Units require a CUP.

TABLE 5.4-1
ANNOTATED LAND USE PLAN
STATISTICAL TABLE
(continued)

HIGH COUNTRY			RESIDENTIAL				NON-RESIDENTIAL	
			Dwelling Units		Second Units[1]			
	Planning Area	Gross Acres	Planned Units	Maximum Units	Planned Second Units	Maximum Second Units	Planned Bldg. Square Ft.	Maximum Bldg. Square Ft.
NON-RESIDENTIAL								
HC	HC-01	4,184.6	–	–	–	–	–	–
TOTAL		**4,184.6**	**0**		**0**		**0**	

1 Second Units require a CUP.

GRAND TOTAL:	**11,963.8**	**20,885**	**423**	**5,549,000**	

TABLE 5.4-2
PARK AND RECREATION IMPROVEMENTS SUMMARY

	DEDICATION REQUIREMENTS			LOCAL PARK IMPROVEMENTS			
VILLAGE _____	**A** **Total Units**	**B** **Population Factor**	**C** **Local Park Requirement (A x B x .003)**	**D** **Local Park Acres Provided**	**E** **Local Park Improvements ($)**	**F** **Total Acres Provided (D + E/126,000)**	**Surplus (Deficit) (F - C)**
1. Tract #_____							
A. Single-Family Detached Residences		3.17	0.00			0.00	0.00
B. Single-Family Attached Residences and Multi-Family with less than 5 Units/Building		2.73	0.00			0.00	0.00
D. Multi-Family with 5 or more Units/Building		2.38	0.00			0.00	0.00
Tract Total	0		0.00	0.00	0.00	0.00	0.00
2. Tract #_____			0.00			0.00	0.00
A. Single-Family Detached Residences		3.17	0.00			0.00	0.00
B. Single-Family Attached Residences and Multi-Family with less than 5 Units/Building		2.73	0.00			0.00	0.00
C. Multi-Family with 5 or more Units/Building		2.38	0.00			0.00	0.00
Tract Total	0		0.00			0.00	0.00
VILLAGE TOTAL	**0**		**0.00**			**0.00**	**0.00**

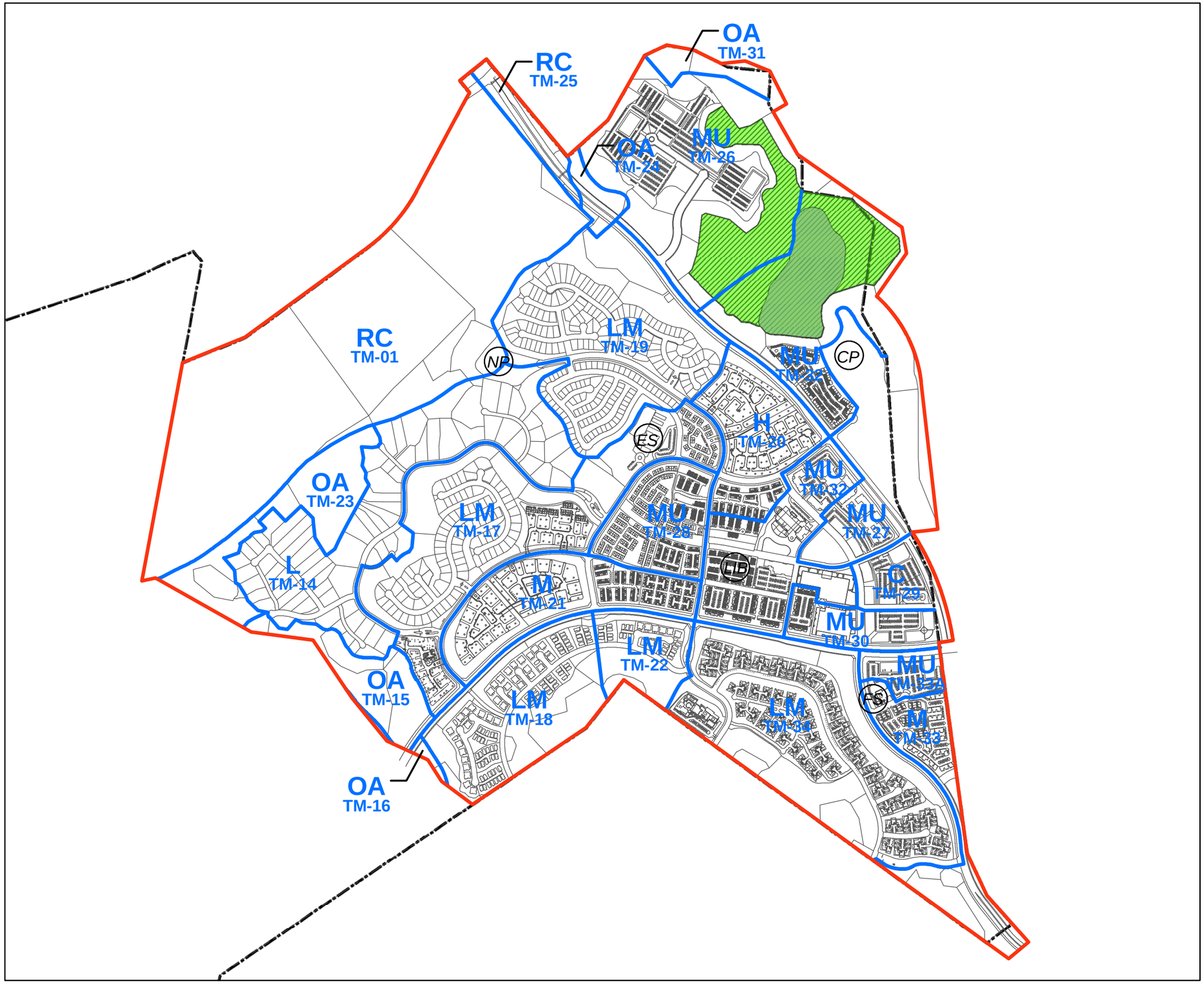
TABLE 5.4-3
INFRASTRUCTURE, COMMUNITY AMENITIES, AND ENTITLEMENTS STATUS SUMMARY

___ Village		
Tract/Parcel Map No. ___	**Date of Completion**	**Date of Dedication**
Infrastructure Requirements		
Roads		
Bridges		
Other		
a)		
b)		
c)		
d)		
Community Amenities Requirements		
List		
a)		
b)		
c)		
d)		
Discretionary Applications and Environmental Review	**Government Agency**	**Entitlement Status**
List by type, application no., and associated environmental review document	Agency name	Pending or approved, and date

APPENDIX 2.0

Specific Plan Consistency Analysis, September 20, 2010

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
I. INTRODUCTION	
A. Monitoring Program	
The intent of the Monitoring Program of the Newhall Ranch Specific Plan is to provide assurances to the County that Newhall Ranch is developed in a manner which is consistent with the provisions of the Specific Plan. The Monitoring Program for the Specific Plan will serve two functions. The primary function is to establish a system to record annual progress in the phasing of the development and the implementation of corresponding required infrastructure. The secondary function of the Monitoring Program is to establish a system whereby periodic adjustments to Planning Areas and/or land use designations pursuant to Section 3.5 within the Specific Plan Area may be accomplished and documented. This Specific Plan Section 5.4 provides the mechanisms by which the County will monitor the implementation of the Land Use Plan (Exhibit 2.3-1), the Overall Land Use Plan Statistical Summary (Table 2.3-1), the Newhall Ranch Park Requirements (Section 2.7, paragraph 4) and the Spineflower Preserve Area Monitoring and Mitigation Plan. A revised Annotated Land Use Plan (Exhibit 5.4-1), a revised Annotated Land Use Plan Statistical Summary Table (Table 5.4-1), a revised Park and Recreation Improvements Summary (Table 5.4-2), and a revised Infrastructure and Community Amenities Improvement Summary Table (Table 5.4-3) will be provided annually and accompany each tentative subdivision map(s) and/or parcel map(s) submitted to the County. In a like manner, a revised Annotated Land Use Plan, Statistical Table, and Park and Recreation Improvements Table shall be submitted with each conversion, transfer or adjustment to Planning Area(s) regardless of whether or not a subdivision map is filed. The Annotated Land Use Plan, Exhibit 5.4-1, is consistent with the Land Use Plan (Exhibit 2.3-1) and identifies Planning Areas and corresponding land use designations by Village and Planning Area number, along with other planning information relative to implementation of the Land Use Plan (Exhibit 2.3-5) for the Specific Plan. The Annotated Land Use Plan Statistical Table, Table 5.4-1, contains the statistical breakdown for each of the Planning Areas shown on the Annotated Land Use Plan in terms of gross acreage. For Residential and Mixed-Use Planning Areas, the planned and maximum number of permitted dwelling units are set forth; and for Mixed-Use, Commercial, Business Park and Visitor-serving Planning Areas, the planned and maximum non-residential building square footages are given. The estimated gross acres, planned units and planned non-residential building square footages shown in the Annotated Land Use Plan Statistical Table shall be revised only in accordance with the regulations contained in Section 3.5. The total residential dwelling units (i.e., 20,885 dwelling units and 423 Second Units) and the total non-residential building square footage (i.e., 5,549,000) as set forth in the Annotated Land Use Plan Statistical Table shall not be exceeded without amendment to the Specific Plan. The Park and Recreation Improvements Summary, Table 5.4-2, is intended to provide for an ongoing, updated documentation of the fulfillment of Local Park Dedication requirements over the life of the Specific Plan. An updated, revised Park and Recreation Improvements Summary must be submitted to Los Angeles County annually and with each tentative subdivision map permitting construction. A revised summary is also required when dwelling units between Planning Areas are transferred or conversion of residential units is effected (see Section 3.5).	A revised Annotated Land Use Plan (Exhibit 5.4-1), a revised Annotated Land Use Plan Statistical Summary Table (Table 5.4-1), a revised Park and Recreation Improvements Summary (Table 5.4-2), and a revised Infrastructure and Community Amenities Improvement Summary Table (Table 5.4-3) are provided in this document as submitted with the Tentative Tract Map 61105 submitted to the County for Mission Village.



NEWHALL RANCH
SPECIFIC PLAN

L E G E N D

- SPECIFIC PLAN BOUNDARY
- MISSION VILLAGE TRACT MAP BOUNDARY
- PROPOSED PLANNING AREA BOUNDARY

- E — ESTATES
- L — LOW DENSITY
- LM — LOW-MEDIUM DENSITY
- M — MEDIUM DENSITY
- H — HIGH DENSITY
- MU — MIXED USE
- C — COMMERCIAL
- BP — BUSINESS PARK
- VS — VISITOR SERVING
- OA — OPEN AREA
- RC — RIVER CORRIDOR
- HC — HIGH COUNTRY
- CDFG SPINEFLOWER CONSERVATION EASEMENT
- PROPOSED SPINEFLOWER PRESERVE

LAND USE OVERLAYS (POTENTIAL LOCATIONS)

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

10 ACRES
5 ACRES
English 0 250 500 1,000 Feet
Metric 0 100 200 400
NORTH
FORMA

MISSION VILLAGE
SUBSTANTIAL CONFORMANCE

MISSION VILLAGE CONFORMANCE STATISTICAL SUMMARY

September 15, 2010

		SPECIFIC PLAN					CURRENT PLAN			SUBSTANTIAL CONFORMANCE		
PA	Land Use	Gross Acres	Planned Units	Maximum Units	Building SF	Maximum Building SF	Gross Acres (Substantial Conformance)	Units [3]	Building SF	Percent Change in Acres from Specific Plan to Current Plan	Specific Plan Planned Units to Current Plan Units Change	Specific Plan Max. Units to Current Plan Units Change
Mission Village										**Mission Village**		
14	Low	89.6	81	122			94.0	73		4.9%	-8	-49
2	Low-Medium	77.1	313	470			NA	NA		NA	NA	NA
10	Low-Medium	Inside TTM 0.5 Outside TTM[1] 51.1 51.6	148	222			Inside TTM 0.5 Outside TTM[1] 51.1 51.6	NA		0.0%	NA	NA
13	Low-Medium	21.2	63	95			NA	NA		NA	NA	NA
17	Low-Medium	105.9	364	546			102.4	295		-3.3%	-69	-251
18	Low-Medium	Inside TTM 56.8 Outside TTM[1] 0.8 57.6	129	194			Inside TTM 56.9 Outside TTM[1] 0.8 57.7	139		0.2%	10	-55
19	Low-Medium	90.1	294	441			92.6	214		2.8%	-80	-227
22	Low-Medium	22.3	52	78			21.5	37		-3.6%	-15	-41
34	Low-Medium	122.7	332	498			109.3	251		-10.9%	-81	-247
4	Medium	122.8	1,076	1,614			NA	NA		NA	NA	NA
6	Medium	13.3	83	125			NA	NA		NA	NA	NA
21	Medium	53.6	586	879			45.9	502		-14.4%	-84	-377
33	Medium	26.6	320	480			31.2	275		17.3%	-45	-205
8	High	38.8	568	852			NA	NA		NA	NA	NA
20	High	32.0	515	773			38.2	474		19.4%	-41	-299
26	Mixed Use	102.1	439	659	1,009,500	1,514,250	102.5	0	697,000	0.4%	-439	-659
27	Mixed Use	36.2	258	387	90,000	135,000	38.9	175	126,430	7.5%	-83	-212
28	Mixed Use	28.3	591	887			30.4	441	0	7.4%	-150	-446
30	Mixed Use	20.2	314	471			18.8	368	355,470	-6.9%	54	-103
32 (SPLIT)	Mixed Use	111.5	1,190	1,785	69,500	104,250	109.7	1,168	48,100	-1.6%	-22	-617
33A	Mixed Use						9.7	0	154,000	NA	0	0
5	Commercial	12.6			119,000	178,500	NA	NA		NA	NA	NA
7	Commercial	16.2			70,000	105,000	NA	NA		NA	NA	NA
29	Commercial	16.2			130,000	195,000	13.2	0	174,100	-18.5%	0	0
3	Open Area	42.2					NA	NA		NA	NA	NA
9	Open Area	3.0					NA	NA		NA	NA	NA
11	Open Area	7.6					NA	NA		NA	NA	NA
12	Open Area	20.5					NA	NA		NA	NA	NA
15	Open Area	Inside TTM 19.5 Outside TTM[1] 4.6 24.1					Inside TTM 22.0 Outside TTM[1] 4.6 26.6			10.4%	0	0
16	Open Area	Inside TTM 1.9 Outside TTM[1] 5.4 7.3					Inside TTM 1.4 Outside TTM[1] 5.4 6.8			-6.8%	0	0
23	Open Area	Inside TTM 35.5 Outside TTM[1] 42.2 77.7					Inside TTM 31.9 Outside TTM[1] 42.2 74.1			-4.6%	0	0
24	Open Area	6.0					6.4			6.2%	0	0
31	Open Area	7.6					7.7			0.9%	0	0
1	River Corridor	Inside TTM 228.0 Outside TTM[1] 58.0 286.0					Inside TTM 228.0 Outside TTM[1] 58.0 286.0					
25	River Corridor	9.5					9.5			0.3%	0	0
VTTM 61105 TOTAL - INSIDE SP		***1,222.6***	***5,465***	***1,299,000***			***1,222.6***	***4,412***	***1,555,100***		***-1,053***	***-3,788***
TOTAL - OUTSIDE SP, INSIDE VTTM 61105 [2]	Existing Land Use - No Zone Change[2]	***39.1***	***0***	***0***			***39.1***	***0***	***0***		***0***	***0***
VTTM 61105 TOTAL		***0.0 1,261.7***	***5,465***	***1,299,000***			***1,261.7***	***4,412***	***1,555,100***		***-1,053***	***-3,788***
MESAS VILLAGE TOTAL		***1,760.0***	***7,716***	***1,488,000***			***NA***	***NA***	***NA***	***NA***	***NA***	***NA***

1-This portion of the Planning Area will be included in TTM 60678.

2- Portions of the VTTM that are outside of the Newhall Ranch Specific Plan. No zone change proposed.

3- TM-14 allows up to for 122 second units with a CUP. Mission Village proposes 73 second units. Pursuant to Section 3.5 Paragraph 2e and Section 5.2 Paragraph 5e, 58 of these second units will be transferred from RW-02 and 15 of these second units will be transferred from RW-21.

TABLE 5.4-2
PARK AND RECREATION IMPROVEMENTS

	Dedication Requirements				Local Park Improvements			
Mission Village	**A Total Units**	**B Population Factor**	**C Local Park Requirement (AXBX.003)**		**D Local Park Acres Provided**	**E Local Park Improvements**	**F Total Acres Provided D+(E/285,354)**	**Surplus (Deficit) (F-C)**
1. Tract No. 61105 (Mission Village)								
A. Single-Family Detached Residences	382	3.23	3.70					N/A
B. Single-Family Attached Residences and Multi-Family wih less than 5 Units/Building	904	2.29	6.21					N/A
C. Multi-Family with 5 or more Units/Building	3,126	2.11	19.79					N/A
Tract No. 61105 Total	4,412		29.70		70.4	8,890,860.00	101.56	71.86

Tract No. 61105 (Mission Village) Columns "D and E" Detail								
Lot No.	**Unit Map**	**Phase No.**	**Category**	**Local Parks Acres**	**Percent Credit**	**Local Parks Acres Provided**	**Local Park Improvements ($)**	
469			Community Park	20	100%	20	6,650,160	
653			Neighborhood Park	5	100%	5	2,240,700	
			Private Recreational Area Total	14.4	100%	14.4		
526			Recreation Center	6.9				
424			Recreation Center	4.6				
527			Private Park	2.9				
			Trail Total	9.3	100%	9.3		
454			Westridge Parkway Community Trail	0.6				
462			Westridge Parkway Community Trail	1.2				
542			Magic Mountain Parkway Community Trail	0.5				
543			Magic Mountain Parkway Community Trail	0.4				
544			Magic Mountain Parkway Community Trail	0.5				
545			Magic Mountain Parkway Community Trail	0.6				
382			Magic Mountain Parkway Community Trail	1.0				
383			Magic Mountain Parkway Community Trail	0.8				
505			Commerce Center Drive Community Trail	2.3				
506			Commerce Center Drive Community Trail	0.7				
507			Commerce Center Drive Community Trail	0.4				
541			Commerce Center Drive Community Trail	0.3				
650,651,657,658			River Corridor	217	10%	21.7		
TOTAL						**70.4**	**8,890,860.00**	

TABLE 5.4-3
INFRASTRUCTURE, COMMUNITY AMENTITIES, AND ENTITLEMENTS
STATUS SUMMARY

Mission Village		
Vesting Tentative Tract Map 61105	Date of Completion	Date of Dedication
Infrastructure Requirements		
Roads		
Magic Mountain Parkway		
Commerce Center Drive		
Bridges		
Commerce Center Drive Bridge		
Other		
Potable Water Tank		
Reclaimed Water Tank		
Community Amenities Requirements		
Neighborhood Park		
Community Park		
Community Recreation Center		
Private Park		
Discretionary Applications and Environmental Review	Governmental Agency	Entitlement Status
Vesting Tentative Tract Map 61105	County of Los Angeles	Pending
CUP 200500080 - SEA	County of Los Angeles	Pending
CUP 200500081 - Offsite grading, second units & CCRC	County of Los Angeles	Pending
ROAK 200500032 - on site	County of Los Angeles	Pending
ROAK 200500043 - Magic Mountain Parkway extension	County of Los Angeles	Pending
RPKT200500011 - Parking Permit	County of Los Angeles	Pending

Mission Village Specific Plan Consistency Analysis

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
II. SPECIFIC PLAN OBJECTIVES	
A. Land Use Plan Objectives	
Objective No. 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 design of Mission Village is based upon the basic planning principles of urban villages such as those found in Europe, which have not changed over the centuries. Mission Village is terrain driven, located in a prominent location within the Specific Plan area, with a true center and edge, public scale, a combination of focal points and defined limits creating a vibrant urban neighborhood. The design principles used in developing the Mission Village tract map are consistent with the objective of creating an inter-related village that allows for residential, commercial and other development, while still preserving significant natural resources and open areas such as the river corridor, Lion Canyon and spineflower preserve.
Objective No. 2:	
Avoid leapfrog development and accommodate projected regional growth in a location which is adjacent to existing and planned infrastructure, urban services, transportation corridors, and major employment centers.	Overall, both the Newhall Ranch and Mission Village sites are within the Los Angeles County Santa Clarita Valley Planning Area. The Newhall Ranch property site is one-half mile west of the Golden State Freeway (I-5) and largely southwest of the junction of I-5 and State Route 126 (SR-126). The City of Santa Clarita is located east of the Specific Plan site, just beyond I-5, approximately one-mile from the Specific Plan site. Therefore, due to its overall location, the Los Angeles County Board of Supervisors has already determined that the Newhall Ranch project site avoids leapfrog development and accommodates projected regional growth in a location that is adjacent to existing and planned infrastructure, urban services, transportation corridors and major employment centers (*e.g.*, City of Santa Clarita). The Mission Village Tract Map 61105 is generally located in the easterly portions of the Newhall Ranch site, and development of the Mission Village site remains consistent with the objectives articulated by the Board of Supervisors in approving Newhall Ranch. Mission Village Tract Map 61105 provides a logical geographic distribution of land uses within the Newhall Ranch and neighboring community. Higher intensity uses such as Mixed-Use, Commercial, Business Park and Medium and High Residential land use designations will all have direct access to a major or secondary highway. The arrangement of land uses was based upon comprehensive studies of access and traffic, and environmental and topographic conditions, as discussed in the Newhall Ranch Specific Plan Program EIR ("Newhall Ranch EIR").
Objective No. 3:	
Cluster development within the site to preserve regionally significant natural resource areas, sensitive habitat, and major landforms.	Mission Village Tract Map 61105 provides a logical geographic distribution of land uses within Newhall Ranch that takes into consideration the presence of natural resource areas, sensitive habitat and natural landforms such as the River Corridor, Lion Canyon and spineflower preserves. This clustering of development around a centralized core provides for growth in a concentrated, rather than dispersed pattern, thus helping to preserve Open Area and SMAs.
Objective No. 4:	
Provide development and transitional land use patterns which do not conflict with surrounding communities and land uses.	Mission Village Tract Map 61105 provides for the transition from more intensive to less intensive development near adjacent land uses. Impacts to adjacent development have been minimized by and incorporated into the design of the Land Use Plan. The tract map provides a logical geographic distribution of land uses within Newhall Ranch. Higher intensity uses will all have direct access to major roadways. The arrangement of land uses was based upon comprehensive studies of access and traffic, and environmental and topographic conditions, as discussed in the Newhall Ranch EIR.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
II. SPECIFIC PLAN OBJECTIVES	
A. Land Use Plan Objectives	
Objective No. 5:	
Arrange land uses to reduce vehicle miles traveled and energy consumption	Mission Village's traffic circulation plan would minimize vehicle trips and reduce greenhouse gas emissions through the design of internal roads in conjunction with homes, school site, commercial areas, and trail system. The Land Use Plan for Mission Village Tract Map 61105 minimizes travel time and thereby energy consumption by siting facilities reduce automobile trips and promote the use of pedestrian and bicycle trails. Gathering places such as schools, parks, and shopping occur at three to five minute walk intervals, ensuring pedestrian use of walkways, trails, and public spaces.
Objective No. 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.	Mission Village Tract Map 61105 will have a full range of services to meet the needs of its residents. Facilities will include a Library, Fire Station, Mixed-use Village Center, Mixed-use Office Center, School and Community Recreation Center, Community Park, Neighborhood Park, and Pocket Parks. The Specific Plan land use designations allow cultural facilities and religious institutions to be built within or near the Village core. Recreational uses include Neighborhood Parks, a Community Park, Community Center, neighborhood recreation centers, and a system of pedestrian, equestrian and bicycle trails.
Objective No. 7:	
Organize development into villages to create a unique identity and sense of community for each.	Design Guidelines for Mission Village Tract Map 61105 will establish a unique identity for Mission Village. Natural geologic features such as prominent ridges and rock outcroppings have been preserved by the Specific Plan. These unique features provide a scenic backdrop to the development areas and help to create a sense of place within Mission Village.
Objective No. 8:	
Design villages in which a variety of higher intensity residential and nonresidential land uses are located in proximity to each other and to major road corridors and transit stops.	Mission Village Tract Map 61105 provides for the transition from more intensive to less intensive development near adjacent land uses. Impacts to adjacent development have been minimized by and incorporated into the design of the Land Use Plan. First, Open Area and roadways are used to separate and buffer adjacent development areas. Second, in Mission Village, the Village concept locates the highest intensity of uses in and around the Village Center allowing for a range of housing products to have convenient access to the mixed-use village center which will contain a variety of uses and employment opportunities. This clustering of development around a centralized core provides for growth in a concentrated, rather than dispersed pattern, thus helping to preserve Open Area and SMAs. Mission Village Tract Map 61105 provides a logical geographic distribution of land uses within Newhall Ranch. Higher intensity uses will all have direct access to major roadways. The arrangement of land uses was based upon comprehensive studies of access and traffic, and environmental and topographic conditions, as discussed in the Newhall Ranch EIR.
Objective No. 9:	
Establish land uses and development regulations which permit a wide range of housing densities, types, styles, prices, and tenancy (for sale and rental).	The residential neighborhoods in Mission Village Tract Map 61105 are designed to provide a varied mix of housing types. The residential neighborhoods will contain a range of single-family and attached homes with higher density multi-family units in the Village Center. In addition, age qualified and affordable housing will be provided within Mission Village
Objective No. 10:	
Designate sites for needed public facilities such as schools, fire stations, libraries, a water reclamation plant, and parks.	Mission Village will contain many uses necessary for the community as well as residential and commercial opportunities. The integrated uses are to be implemented consistent with the principles of the Newhall Ranch Specific Plan. Facilities will include an elementary school, Community Recreation Center, Community Park, a Library, a neighborhood park and a fire station.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
II. SPECIFIC PLAN OBJECTIVES	
A. Land Use Plan Objectives	
Objective No. 11:	
Allow for the development of community services and amenities by the public and private sectors, such as medical facilities, child care, colleges, worship facilities, cultural facilities, and commercial recreation.	Please see consistency analysis for Objective No. 10 above.
Objective No. 12:	
Create a physically safe environment by avoiding building on fault lines and avoiding or correcting other geologically unstable landforms; by constructing flood control improvements to protect urban areas; and by implementing a fuel modification program to protect against wildfire.	The Specific Plan identifies several project constraints, including those potentially hazardous to public health, safety and welfare, such as fault zones, major landslides, major slopes, and drainage areas. The Mission Village design reflects these constraints. The tract map also reflects flood control improvements to protect the community. In addition, landscape plans for Mission Village Tract Map 61105 will include a fuel modification zone to protect against wildfire.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
II. SPECIFIC PLAN OBJECTIVES	
B. Economics	
Objective No. 1:	
Adopt development regulations which provide flexibility to respond to and adjust to changing economic and market conditions over the life of Newhall Ranch.	Mission Village Tract Map 61105 has been designed using the flexibility of the Specific Plan to respond to current and changing economic and market conditions
Objective No. 2:	
Provide a tax base to support public services.	The proposed residential and commercial land uses in Mission Village Tract Map 61105 will generate significant economic benefits, thereby increasing County revenues, while expanding the tax base.
Objective No. 3:	
Adopt development regulations and guidelines which allow site, parking, and facility sharing and other innovations which reduce the costs of providing public services.	The commercial uses in the Village Center propose reciprocal and offsite parking, including the use of parking on the private drives. In addition, a shared parking program will be proposed once specific commercial uses are identified.
Objective No. 4:	
Earn a reasonable return on investment.	The applicant confirms that the Mission Village Tract Map 61105 will result in a reasonable return on investment.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
II. SPECIFIC PLAN OBJECTIVES	
C. Mobility	
Objective No. 1:	
Design a mobility system which includes alternatives to automobile use.	The Mission Village Tract Map 61105 Circulation Plan seeks to implement the Mobility Objectives to the greatest degree

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
II. SPECIFIC PLAN OBJECTIVES	
C. Mobility	
	possible, and remain consistent with the requirements and intent of the Specific Plan. By privatizing the interior roadways of the Village Center and Planning Area C, greater flexibility over multiple uses of the public spaces can be achieved. The Master Trails Plan of the Specific Plan provided general trail alignments and classifications. It ensured that the Mission Village area would be linked to the greater Newhall Ranch via the Regional River Trail and the Community Trail network. The Mission Village Trails Plan fulfills the intent of the Specific Plan and provides the level of specificity necessary to ensure that each residence and all community service areas are linked via a pedestrian trail system. The Mission Village Trails Plan provides a tract map level of detail. It implements the Specific Plan goals and objectives by: • Delineating a clearly defined hierarchy of trail sizes and functionality; and • Adding specific access points to off-project regional trail systems; and • Providing locations for observation/interpretive points. In addition, class II bike lanes are included on Magic Mountain Parkway and Commerce Center Drive. Mission village will also provide bus stops and a bus transfer station located in the Village Center.
Objective No. 2:	
Provide a safe, efficient, and aesthetically attractive street system with convenient connections to adjoining regional transportation routes.	The roadway network of the Mission Village Tract Map 61105 Mobility Plan has been designed as an extension of the regional circulation element. The Mission Village Circulation Plan is designed to integrate modes of travel, accommodate anticipated traffic demands generated by the Project and surrounding development, and provide important roadway extensions and improvements such as the extensions of Magic Mountain Parkway and Westridge Parkway, and construction of the Commerce Center Drive Bridge which provide safer access to SR-126.
Objective No. 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 Mission Village Tract Map 61105 design includes bus stops and a bus transfer station.
Objective No. 4:	
Provide an efficient street circulation system that minimizes impacts on residential neighborhoods and environmentally sensitive areas.	The Mission Village Circulation Plan seeks to implement the Specific Plan's Mobility Objectives to the greatest degree possible, and remain consistent with the requirements and intent of the Specific Plan and County codes to reduce impacts on residential neighborhoods and environmentally sensitive areas.
Objective No. 5:	
Establish a diverse system of pedestrian and bicycle trails, segregated from vehicle traffic, to serve as an alternative to automobile use.	The Master Trails Plan of the Specific Plan provided general trail alignments and classifications. It ensured that the Mission Village Area would be linked to the greater Newhall Ranch via the Regional River Trail and the Community Trail network. The Mission Village Tract Map 61105 Trails Plan fulfills the intent of the Specific Plan and provides the level of specificity necessary to ensure that each residence and all community service area are linked via a practical, aesthetically-pleasing pedestrian trail system. The Mission Village Trails Plan provides a tract map level of detail. It implements the Specific Plan goals and objectives by: • Delineating a clearly defined hierarchy of trail sizes and functionality; • Adding specific access points to off-project regional trail systems; and • Providing locations for observation/interpretive points.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
II. SPECIFIC PLAN OBJECTIVES	
C. Mobility	

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
II. SPECIFIC PLAN OBJECTIVES	
D. Parks, Recreation, and Open Area	
Objective No. 1:	
Retain a major Open Area which could act as a regional recreational park and an ecological reserve.	Mission Village Community Park and Neighborhood Park provides both active and passive recreation opportunities for the entire community. Mission Village Tract Map 61105 preserves the River Corridor as a major open area providing a natural environment experience. In addition, a 65 acre Spineflower Preserve is proposed.
Objective No. 2:	
Provide for the recreational use of open areas that is compatible with protection of significant natural resources.	In an effort to provide connectivity to permanent open space and preserving known spineflower populations, Mission Village Tract Map 61105 proposes additional preserve and buffer areas to the original Spineflower Conservation Easement shown in the Specific Plan.
Objective No. 3:	
Provide neighborhood and Community Parks and improvements which satisfy park dedication requirements and meet the recreational needs of local residents.	Mission Village Tract Map 61105 includes one community and one neighborhood park, as well as a Community Recreation Center and recreational centers and pocket parks, which provide the community with a wealth of recreational opportunities.
Objective No. 4:	
Locate Neighborhood Parks adjacent to schools and establish joint-use agreements between park and school districts.	The elementary school would be located adjacent to the 11.6 –acre "arroyo" park that will be owned and maintained by the HOA. This park will be in a naturalized setting with trails that provide direct access to the neighborhood park.
Objective No. 5:	
Provide a range of recreational opportunities including passive and active parks, an 18-hole golf course, and a recreational lake.	Open to all residents of Newhall Ranch, the urban-themed Mission Village Community Recreation Center will feature a variety of both active and passive recreational activities. Community and neighborhood parks, as well as a variety of pocket parks provide the community with a wealth of recreational opportunities. A golf course proposed elsewhere in the Specific Plan is not a part of Mission Village Tract Map 61105.
Objective No. 6:	
Provide an extensive system of pedestrian, bicycle, and hiking trails within the villages and hiking trails in the Special Management Areas (SMAs) and Open Area.	The Master Trails Plan of the Specific Plan merely gave broad, general trail alignments and classifications. It ensured that the Mission Village Area would be linked to the greater Newhall Ranch via the Regional River Trail and the Community Trail network. The Mission Village Trails Plan fulfills the intent of the Specific Plan and provides the level of specificity necessary to ensure that each residence and all community service area are linked via a practical, aesthetically-pleasing pedestrian trail system. In addition, class II bike lanes are provided along Commerce Center Drive and Magic Mountain Parkway. The Mission Village Trails Plan provides a tract map level of detail. It implements the Specific Plan goals and objectives by: • Delineating a clearly defined hierarchy of trail sizes and functionality. • Adding specific access points to off-project regional trail systems; and • Providing locations for observation/interpretive points.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
II. SPECIFIC PLAN OBJECTIVES	
E. Resource Conservation Objectives	
Objective No. 1:	
Protect wetland and endangered species in the Santa Clara River.	Mission Village Tract Map 61105 contains portions of Significant Ecological Area 23 (the Santa Clara River) which was designated for its ecological resources. Mission Village Tract Map 61105 conserves these resources by maintaining the SEA designations, and by setting aside major portions of the SEAs as Special Management Areas, or SMAs. Under the Specific Plan, the SEA/SMAs will continue to be regulated by County standards and procedures for SEAs. Mission Village implements the Specific Plan Resource Management Plan (Section 2.6) standards and criteria for the land uses and activities that may occur in the SEAs in the future, including the Resource Management Plan regulations mitigating activities that may be carried out to restore or enhance biotic resources, and provision for public access and certain types of recreational use.
Objective No. 2:	
Preserve the Santa Clara River Corridor and adjacent uplands containing significant natural resources for their resource value, Open Area, and recreational use.	Mission Village Tract Map 61105 preserves Open Area and SMAs, including some of the most prominent features of the site: the Santa Clara River and the river bluffs, along with views of the River Corridor bluffs and the major ridgeline of the High Country.
Objective No. 3:	
Retain major Open Area and its natural vegetation as a wildlife or ecological reserve.	Acreage within the SMA/SEA 23 boundary, including the Santa Clara River, will remain in a viable condition in terms of important ecological functions, even with implementation of Mission Village Tract Map 61105. The acreage within the SMA/SEA 23 boundary would continue to function as an east/west wildlife movement corridor and as habitat for the unarmored three spine stickleback, because the Project retains both the riparian vegetation in the Santa Clara River and the natural flow of the water without the need for periodic vegetation clearing. In addition, Mission Village would include a 65-acre Spineflower preserve situated in the northeast portion of the project.
Objective No. 4:	
Preserve significant stands of oak trees.	Of the 501 oak trees located on the project site, subject to the County's oak tree ordinance, 147 would be removed as a result of project development, and 49 would be encroached upon, leaving 305 trees unaffected by the project. Any affected Oak Trees will be mitigated consistent with the Newhall Ranch Specific Plan approval.
Objective No. 5:	
Preserve the site of the historical Asistencia (San Fernando Mission Annex).	The historical site of the Asistencia de San Francisco lies within the boundary of the Newhall Ranch and within the Mission Village site and it is protected from disturbance from project related grading because it will be incorporated into the Open Area. This site is to be dedicated to the Archaeological Conservancy, a national cultural resource conservation organization, which will protect the resource and educate the public as to its history.
Objective No. 6:	
Identify and protect significant resources within the two Los Angeles County Significant Ecological Areas (SEAs).	Please see consistency analysis for Objective No. 1 above.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
II. SPECIFIC PLAN OBJECTIVES	
E. Resource Conservation Objectives	
Objective No. 7:	
Preserve or minimally impact the most significant ridgelines and other major topographical landforms.	The Hillside Preservation and Grading Plan (Chapter 2, Section 2.7) for Mission Village Tract Map 61105 has been prepared in accordance with Los Angeles County Performance Review Criteria for Hillside Management Areas. The Specific Plan includes reducing hillside grading and development by concentrating development in the lower, flatter areas such as the Mission Village site, thus preserving prominent ridgelines, as identified in the Specific Plan, and avoiding more severe terrain that may be more susceptible to flood, erosion, landslides, and mudslides.
Objective No. 8:	
Provide a water reclamation plant and supplementary distribution system to use reclaimed water.	A water reclamation plant (WRP) will be developed to serve the Specific Plan land uses, but is not a part of Mission Village Tract Map 61105. Following construction of the WRP, a recycled water distribution system is designed to use tertiary treated wastewater from the WRP to irrigate land uses within Mission Village Tract Map 61105 that can accept non-potable water.
Objective No. 9:	
Promote water conservation through design guidelines that encourage use of drought-tolerant and native plants.	The Design Guidelines for Mission Village will describe landscape that is drought tolerant and in compliance with the recently adopted drought tolerant ordinance. In addition, development adjacent to the River Corridor SMA and Spineflower Preserve must be more sensitive to native species and intrusive plants than development within an urban village where more ornamental species may be appropriate. In addition, the Resource Management Plan, Section 2.6, contains a detailed list of native species which must be used when revegetation or enhancement occurs within the River Corridor SMA.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
A. River Corridor Special Management Area (SMA)	
Objective No. 1:	
The Santa Clara River is a regionally significant biological resource. Its value is derived from the inherent value of its wetland and riparian habitats and associated species, and from its function as a regional wildlife corridor. Four federally-listed endangered species and numerous other sensitive species have been observed or detected in riparian habitats of the river. As part of the development of the Specific Plan, a River Corridor has been delineated which is sufficiently wide to handle the capital flood while retaining nearly all of the riparian vegetation that exists in the river. The river is also a part of SEA 23. Where riparian vegetation must be disturbed, mitigation for impacts on riparian resources will include restoration of riparian habitat and may include enhancement activities as well. The general areas in which riparian mitigation activities may take place are shown on Specific Plan Exhibit 2.6-3, Candidate Riparian Restoration/Enhancement Areas.	Development adjacent to the River Corridor SMA/SEA 23 must be more sensitive to native species and intrusive plants than development within an urban village where more intensive development may be appropriate. To accomplish this objective, Mission Village Tract Map 61105 will use the detailed list of native species found in the Resource Management Plan, Section 2.6, when revegetation or enhancement occurs within the River Corridor SMA area within the Project.
Objective No. 2:	
Mitigation for impacts of the Specific Plan on riparian resources will include restoration of riparian habitat and may include enhancement activities as well. The general areas in which riparian mitigation activities may take place are shown on Exhibit 2.6-3, Candidate Riparian Restoration/Enhancement Areas. The mitigation of project impacts through restoration of habitat and enhancement of existing habitat quality shall conform to the requirements set forth in Specific Plan, Section 2.6.	As directed in the Resource Management Plan, Section 2.6, the mitigation of project impacts through restoration of habitat and enhancement of existing habitat quality in Mission Village Tract Map 61105 will conform to the requirements set forth in the Resource Management Plan.
Objective No. 3:	
Habitat restoration as referred to in this Specific Plan means the revegetation of native plant communities on sites that have had the habitat removed due to past activities such as agricultural or oil and natural gas operations. Riparian resources along the Santa Clara River that are impacted by the Newhall Ranch project will require restoration of similar habitat and values. Avoidance of impacts to riparian resources shall be the primary goal during the design of the individual stages of the project. Unavoidable impacts to riparian resources shall be minimized through project design, and then mitigated by the implementation of a revegetation plan. The revegetation plan may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement or U.S. Army Corps of Engineers Section 404 Permit.	Removal of grazing is an important means of enhancement of habitat values. Without ongoing disturbance from cattle, many riparian areas will recover naturally. Grazing, except as permitted as a long-term resource management activity, has been removed from the Mission Village Tract Map 61105 portion of the River Corridor SMA/SEA 23, pursuant to the Long-Term Management Plan set forth in Specific Plan Section 2.6, Management Requirements (subsection (3)(d)). The impacts of the Mission Village project relative to habitat and riparian resources have been fully analyzed in the environmental impacts report (EIR), and identified significant impacts to these resources will be mitigated to the extent feasible. The High Country SMA/SEA 20, which is not a part of Mission Village Tract Map 61105, is identified as a primary location for oak resource planting to mitigate impacts that might occur within the development areas of the project.
Objective No. 4:	
Habitat enhancement as referred to in this Specific Plan means the rehabilitation of areas of native habitat that have been moderately disturbed by past activities (e.g., grazing, roads, oil and natural gas operations, etc.) or have been invaded by non-native plant species such as giant cane (*Arundo donax*) and tamarisk (*Tamarix* sp.).	Please see consistency analysis for Objective No. 3 above.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
A. River Corridor Special Management Area (SMA)	
Objective No. 5:	
The quality of the habitat values that are conserved in the River Corridor SMA will benefit from the control of access to riparian areas.	Access to the River Corridor SMA will be limited to the Mission Village Tract Map 61105 Trails Plan. It implements the specific plan by delineating a hierarchy of trial sizes and functionality, adding specific access points to the regional trail system and providing locations for observation /interpretive points.
Objective No. 6:	
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 stabilization areas, and trails.	The south side of the River Corridor SMA is separated from development by the river bluffs along the majority of the project interface with River Corridor SMA. In areas where the bluffs do not exist, buffer is provided through the use of planted manufactured slopes and revegetated areas. Along the north side, no development is proposed except Commerce Center Drive Bridge which was contemplated in the Specific Plan.
Objective No. 7:	
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.	Mission Village Tract Map 61105 implementation will include a project biologist to inspect all marked grading perimeters prior to grading beginning and will work with the grading contractor during grading to avoid inadvertent impacts to riparian resources.
Objective No. 8:	
Upon final approval of the Newhall Ranch Specific Plan, the Special Management Area designation for the River Corridor SMA shall become effective. The permitted uses and development standards for the SMA are governed by the Development Regulations, Chapter 3 of the Specific Plan.	Upon final approval of the Newhall Ranch Specific Plan in 2003, the SMA designation for the River Corridor SMA/SEA 23 became effective. The portion of the SMA within Mission Village Tract Map 61105 is governed by the Development regulations, Chapter 3 of the Specific Plan.
Objective No. 9:	
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 the objectives that follow over the portion of the River Corridor SMA within that subdivision.	Upon final approval of the Newhall Ranch Specific Plan, the SMA designation for the River Corridor SMA/SEA 23became effective. 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 Mission Village Tract Map 61105, a permanent, non-revocable conservation and public access easement shall be offered to the County of Los Angeles over the portion of the River Corridor SMA/SEA 23 within Mission Village Tract Map 61105 prior to the transfer of the River Corridor SMA ownership, or portion thereof, to a management entity, as described in Specific Plan Section 2.6(3)(d).
Objective Nos. 10, 11, and 12:	
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.	The portion of the River Corridor SMA/SEA 23 conservation and public access easement in Mission Village Tract Map 61105 will prohibit grazing, except as a long-term resource management activity, and agriculture within the River Corridor and will restrict recreation use to the established trail system.
Objective No. 13:	
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.	The River Corridor SMA/SEA 23 conservation and public access easement within Mission Village Tract Map 61105 will 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.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
A. River Corridor Special Management Area (SMA)	
Objective No. 14:	
Prior to the recordation of the River Corridor SMA conservation and public access easement as specified above, the land owner shall provide a plan to the County for the permanent ownership and management of the River Corridor SMA, including any necessary financing. This plan shall include the transfer of ownership of the River Corridor SMA to the Center for Natural Lands Management, or if the Center for Natural Lands Management is declared bankrupt or dissolved, ownership will transfer or revert to a joint powers authority consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members).	The River Corridor SMA/SEA 23 management plan required by the Specific Plan is part of Mission Village Tract Map 61105. It will meet the criteria included in Specific Plan, Section 2.6(3) (d).

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
B. High Country Special Management Area/SEA 23	
Objective No. 1:	
Upon final approval of the Newhall Ranch Specific Plan, the Special Management Area designation for the High Country SMA shall become effective. The permitted uses and development standards for the SMA are governed by the Development Regulations, Chapter 3 of the Specific Plan.	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: ▪ The first offer of dedication will take place with the issuance of the 2,000th residential building permit of Newhall Ranch ; and ▪ The second offer of dedication will take place with the issuance of the 6,000th residential building permit of Newhall Ranch. It is anticipated that the first offer of dedication would occur during the buildout of Mission Village.
Objective No. 2:	
Prior to dedication of the High Country SMA a conservation and public access easement shall be offered to the County of Los Angeles and a conservation and management easement offered to the Center for Natural Lands Management. The High Country SMA conservation and public access easement shall be consistent in its provisions with any other conservation easements to state or federal resource agencies, which may have been granted as part of mitigation or mitigation banking activities.	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: ▪ The first offer of dedication will take place with the issuance of the 2,000th residential building permit of Newhall Ranch ; and ▪ The second offer of dedication will take place with the issuance of the 6,000th residential building permit of Newhall Ranch. It is anticipated that the first offer of dedication would occur during the buildout of Mission Village.
Objective No. 3:	

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
B. High Country Special Management Area/SEA 23	
The High Country SMA shall be offered for dedication in fee to a joint powers authority consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members). The joint powers authority will have overall responsibility for recreation within and conservation of the High Country.	The phased dedication of the High Country SMA will be to the joint powers authority.
Objective No. 4:	
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.	(1) See High Country SMA Objective No. 1 above.; and (2) See High Country SMA Objective No. 1 above 's (3) Not anticipated to occur with Mission Village.
Objective No. 5:	
The High Country SMA conservation and public access easement shall prohibit grazing within the High Country; except for those grazing activities associated with long-term resource management programs, and shall restrict recreation to the established trail system.	The High Country SMA conservation and public access easement will prohibit grazing within the High Country; except for those grazing activities associated with long-term resource management programs, and shall restrict recreation to the established trail system.
Objective No. 6:	
The High Country SMA conservation and public access easement shall be consistent in its provisions with any other conservation easements to state or federal resource agencies, which may have been granted as a part of mitigation or mitigation banking activities.	The High Country SMA conservation and public access easement will be consistent in its provisions with any other conservation easements to state or federal resource agencies which may have been granted as a part of mitigation or mitigation banking activities.
Objective No. 7:	
An appropriate type of service or assessment district shall be formed under the authority of the Los Angeles County Board of Supervisors for the collection of up to $24 per single-family detached dwelling unit per year and $15 per single-family attached dwelling unit per year, excluding any units designated as Low and Very Low affordable housing units pursuant to Section 3.10, Affordable Housing Program of the Specific Plan. This revenue would be assessed to the homeowner beginning with the occupancy of each dwelling unit and distributed to the joint powers authority for the purposes of recreation, maintenance, construction, conservation and related activities within the High Country Special Management Area.	An appropriate type of service or assessment district will be formed under the authority of the Los Angeles County Board of Supervisors for the collection of up to $24 per single-family detached dwelling unit per year and $15 per single-family attached dwelling unit per year, excluding any units designated as Low and Very Low affordable housing units pursuant to Section 3.10, Affordable Housing Program of the Specific Plan. This revenue would be assessed to the homeowner beginning with the occupancy of each dwelling unit and distributed to the joint powers authority for the purposes of recreation, maintenance, construction, conservation and related activities within the High Country Special Management Area.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
C. Open Area	
Objective No. 1:	
Open Area is a land use designation, which includes a total 1,010 acres outside of the SMAs, which will be preserved to protect significant resources and to provide open areas and village identification for Newhall Ranch residents. Included in Open Area are (1) Community Parks; (2) major drainages, which are those with flows of 2,000 cubic feet per second (cfs) or more; (3) significant landforms such as the river bluffs, Sawtooth Ridge, and Ayers Rock; (4) oak woodlands and savannahs, which are not part of the SMAs; and (5) cultural sites, including the Asistencia and archaeological sites.	Mission Village Tract Map 61105 preserves in perpetuity 147 acres of designated open area such as river adjacent open space, Lion Canyon, spineflower preserve, community park, and the Asistencia.
Objective No. 2:	
Suitable portions of Open Area may be used for mitigation of riparian, oak resources, or elderberry scrub. Mitigation activities within Open Area shall be subject to the requirements presented in the Specific Plan, Section 2.6(2) (c) (2).	Portions of open area will be used for mitigation of riparian, oak resources, or elderberry scrub.
Objective No. 3:	
Drainages with flows greater than 2,000 cfs will have soft bottoms. Bank protection will be of ungrouted rock, or buried bank stabilization as described in Specific Plan Section 2.5.2.a, except at bridge crossings and other areas where public health and safety considerations require concrete or other stabilization.	The Mission Village Drainage and Water Quality Plan represents a comprehensive series of flood control and water quality options designed to allow for a flexible state-of-the-art system to both protect development and preserve the Santa Clara River. The features of this plan are intended to blend into the community as an extension of the landscaping. Innovative buried bank stabilization will be implemented, which will provide control protection for facilities residents, while at the same time allowing for a natural riverfront edge. The Lion Canyon tributary does not have flows greater than 2,000 cfs, however, existing conditions within Lion Canyon include deep channel incision as a result of stormwater runoff from historically disturbed portions of the Newhall Ranch Specific Plan site due to ongoing agriculture, grazing and oil and gas operations. In order to stabilize and restore the Lion Canyon drainage, a geomorphic channel design is proposed. This design will utilize boulder step-pool structures, biotechnical stabilization, soil cement, and turf reinforcement mat (TRM) to enhance and restore Lion Canyon drainage.
Objective No. 4:	
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.	Drainage studies, to be approved by the County, will be prepared consistent with Objective No. 4 and the alignments and widths of major drainages established accordingly.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
C. Open Area	
Objective No. 5:	
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.	Lion Canyon and the River Corridor are the only Open Areas within Mission Village where grading would occur. Within the River Corridor, a few improvements are proposed: Commerce Center Drive and Commerce Center Drive bridge, water quality basin and a neighborhood park, all consistent with the Specific Plan. The existing conditions of Lion Canyon, located on the westerly boundary, include deep channel incisions as a result of stormwater runoff from historically disturbed portions of the Newhall Ranch Specific Plan site due to ongoing agriculture, grazing and oil and gas operations. In order to stabilize the effects of this hydromodifcation and to restore the Lion Canyon drainage, a geomorphic channel design is proposed. This design will utilize boulder step-pool structures, biotechnical stabilization, soil cement, and turf reinforcement mat (TRM) to enhance and restore Lion Canyon drainage. This canyon will also include trails and the Magic Mountain Parkway crossing.
Objective No. 6:	
At the time that final subdivision maps permitting construction are recorded, Open Area 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.	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.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
D. Mitigation Banking	
Objective No. 1:	
The RMP permits the use of mitigation banking if it is approved by state or federal agencies, as applicable. As defined by federal guidance, mitigation banking is a process whereby a type of biotic resource, such as a wetland or riparian habitat, is created, enhanced, or in some cases preserved, as a means of providing compensatory mitigation in advance for authorized impacts to similar resources. The sponsor of the mitigation bank receives mitigation "credits" which can be used by the sponsor or by other parties for the mitigation of impacts that occur on the sponsor's property or in other locations. Mitigation banking can be advantageous to the protection of resources in that mitigation occurs in advance of impacts and generally results in consolidated mitigation in a single area. Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the Open Area land use designations, subject to the following requirements: (a) 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 the Specific Plan, Section 2.6, subsection (2)(a)(2). (b) Mitigation banking for oak resources shall be conducted pursuant to the Oak Resources Replacement Program, of the Specific Plan, Section 2.6, subsection (3). (c) Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.	Mitigation Banking will be permitted within the River Corridor SMA land use designations located within Mission Village Tract Map 61105, subject to the following requirement: 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 the Specific Plan, Section 2.6, subsection (2) (a) (2).

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
E. Spineflower Special Study Mitigation Overlay and Preserve Program Open Area	
Objective No. 1:	
The San Fernando Valley spineflower (spineflower) was recently listed as Endangered by the State Fish and Game Commission. Although not listed under the Federal Endangered Species Act, it is designated as a candidate species at the federal level. When initial biological field surveys were conducted within the Specific Plan area, the spineflower was presumed to be extinct, having not been documented since 1929. Recent surveys have identified spineflower in three known locations within the Specific Plan Area. In consultation with the County and California Department of Fish and Game a mitigation program to minimize impacts to the spineflower has been established and is set forth in Section 2.6 of the Specific Plan. In addition, two conservation easements exist in the Specific Plan Area as shown on Specific Plan Exhibit 5.4-1 Annotated Land Use Plan for the preservation of spineflower.	The conservation easement for the spineflower preserve that currently exists on Mission Village is approximately 20 acres. The project proposes a larger overall preserve that will bring the total preserve area on mission village to approximately 65 acres.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
F. Oak Resources Replacement Program	
Objective No. 1:	
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. The Specific Plan area is estimated to contain more than 16,314 oak trees. These are predominantly coast live oaks (*Quercus agrifolia*), while a smaller percentage are Valley oaks (*Quercus lobata*). Oak woodlands and savannahs occur primarily on the north facing slopes and within the major canyons and drainages of the Specific Plan Area. The Concept Grading Plan for the Specific Plan results in preservation of at least an estimated 15,681 oaks. This represents 96 percent of the total estimated oak trees within the Specific Plan Area. Mainland cherry trees and Mainland cherry shrubs are found in Long and Lion Canyons, intermixed with Coast live oaks, while Southern California black walnut is found mainly in the High Country SMA. Based upon the preliminary oak tree impact analysis in the EIR, approximately 633 oak trees may potentially be impacted over the course of the long-term build out of the Specific Plan. At the time engineering plans are completed for the subdivision process, a more precise oak tree survey shall be conducted and oak tree permits pursuant to Title 22 of the Los Angeles County Code, Part 16 shall be obtained.	(1) An oak tree survey was conducted as part of the Mission Village EIR based on the proposed grading plan. (2) Oak Trees on the Mission Village Tract Map 61105 site and affected off-site areas will be transplanted or replaced at ratios required by the Specific Plan. (3) The Mission Village requested project approvals include Oak Tree Permit No. ROAK 200500032 and ROAK 200500043.
Objective No. 2:	
Suitable areas exist in the High Country SMA for the restoration of oak resources and the enhancement of existing stands of oak trees (Specific Plan Exhibit 2.6-9, Potential Oak Tree Restoration Areas). These include areas in the upper elevations of the Santa Susana Mountains that have been disturbed by grazing. Additional opportunities exist within Open Area where oak resources can be planted as an expansion of existing oak woodlands or savannahs and in other areas that exhibit suitable topographic and soil conditions.	Please see objective #1 above

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
G. Wildfire Fuel Modification	
Objective No. 1:	
The Specific Plan area is within the extreme and moderate fire hazard zones as identified in the Los Angeles County General Plan. The moderate fire hazard zone extends to those areas of Newhall Ranch where native brush can be found growing in its natural state. This is most common in the hillside areas. The extreme fire hazard zone includes high brush and woodlands, and all steep slopes regardless of vegetation. Development of Newhall Ranch will reduce the amount of native flammable vegetation present within the Specific Plan Area. However, the development of homes potentially exposes residences of the Specific Plan Area to wildfire hazards. Fire fighting capabilities will be provided by three fire stations within the Specific Plan area (see Land Use Plan, Exhibit 2.3-1), other nearby stations, and a system of improved roads and an urban water system with fire flows as required by the County Fire Department. Existing and proposed off-site fire facilities will also serve the Specific Plan Area.	A fire station site has been incorporated into Mission Village... The landscape plans will further define and implement the requirements of the Specific Plan in regards to a fuel modification plan.
Objective No. 2:	
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 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 County Fire Department.	Mitigation proposed as part of the project requires preparation of a fuel modification plan prior to approval of the final Mission Village subdivision map. See mitigation measure MV4.12-1.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
H. Cultural Resources Program	
(a) Archaeological Sites	
Objective No. 1:	
In order to avoid significant impact on the site's archaeological and paleontological resources, Phase I and Phase II archaeological survey work has been conducted. An intensive Phase I archaeological survey of the Specific Plan Area revealed eight prehistoric sites (and the Asistencia and Newhall Ranch headquarters), which represents a low density of archaeological remains for a project site of this size. As a result of Phase II archaeological fieldwork and artifact recovery, it was concluded that future development will not result in adverse impacts to cultural resources for four sites and a part of a fifth site. Sites CA-LAN-2133, -2235, -2241, and the northern portion of -2233, contain subsurface archaeological deposits and intact prehistoric artifacts that may require Phase III recovery if site avoidance and/or preservation is not feasible.	Development of the Mission Village project will comply with County of Los Angeles and CEQA requirements regarding the preservation of significant archaeological resources.
Objective No. 2:	
Any adverse impacts to CA-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) project is to be completed on the sites so affected, with archaeological monitoring of grading to occur during subsequent soils removals on the site. This will serve to collect and preserve the scientific information contained therein, thereby mitigating all adverse impacts to the effected cultural resource.	Development of the Mission Village project will comply with County of Los Angeles and CEQA requirements regarding the preservation of significant archaeological resources.
Objective No. 3:	
Any adverse effects to CA-LAN-2241 are to be mitigated through site avoidance and preservation. Should this prove infeasible, an effort is to be made to re-locate, analyze, and re-inter the disturbed site in the arroyo bottom at some more appropriate and environmentally secure locale within the region.	Development of the Mission Village project will comply with County of Los Angeles and CEQA requirements regarding the preservation of significant archaeological resources.
Objective No. 4:	
To ensure that no additional adverse impacts occur on CA-LAN-2236, -2242 and the southern portion of -2233, an archaeological monitor will be present should any subsurface grading or soils removals occur at these locales.	Development of the Mission Village project will comply with County of Los Angeles and CEQA requirements regarding the preservation of significant archaeological resources.
Objective No. 5:	
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.	An archaeologist will be available in the unlikely event that additional artifacts are found during grading associated with the Mission Village project to stabilize, recover and evaluate such finds.
Objective No. 6:	
The Asistencia de San Francisco/Newhall Ranch Headquarters site is located outside of the development area and is proposed to be preserved as a part of Community Open Area. The Asistencia site is of historical interest and may contain historical structures and artifacts of significant historical value.	The project boundaries have been adjusted to include the historical site of the Asistencia de San Francisco, however, it still remains outside the development footprint. Nevertheless, upon the recordation of the appropriate tract map, the site will be dedicated to the Archaeological Conservancy.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
H. Cultural Resources Program	
(b) Paleontological Resources	
Objective No. 7:	
The Newhall Ranch Specific Plan area is underlain by rocks ranging in age from the late Miocene Epoch (approximately 8 million years B.P.) to the Recent and rated from high to low paleontologic potential. Of the seven geologic units found within the Specific Plan Area, the Modelo, Towsley, Pico, and Saugus formations have high paleontological potential; the Terrace and Older Alluvium formations have moderate paleontological potential; and the Young Alluvium formation has a low paleontological potential. As part of an inspection testing program, a Los Angeles County Natural History Museum-approved inspector is to be on-site during an appropriate number of excavations into the Pico Formation, Saugus Formation, Quaternary Terrace Deposits, and Quaternary Older Alluvium. 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.	Development of the Mission Village project will comply with County of Los Angeles and CEQA requirements regarding the preservation of significant archaeological resources.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
I. Hillside Preservation and Grading Plan	
Objective No. 1:	
The Specific Plan Design Guidelines in Chapter 4 contain grading guidelines designed to achieve the goals of the Specific Plan and assure development that is safe, aesthetic, and cost effective. The Conceptual Grading Plan, Specific Plan Exhibit 2.7-1, identifies areas of grading activities within the Specific Plan Area. As determined by the Conceptual Grading Plan, grading for the project will consist of approximately ninety (90) million cubic yards of earthwork. The grading will be balanced within the Specific Plan Area and will entail the use of four (4) grading elements: mass grading for development areas; final grading for development pads; remedial grading; and custom grading.	Grading associated with Mission Village will be balanced within the Specific Plan area.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
III. RESOURCE PROTECTION, CONSERVATION, AND MANAGEMENT	
J. Drainage and Flood Control	
Objective No. 1:	
The flood corridor must allow for the passage of Los Angeles County Capital Flood Flow without the permanent removal of natural river vegetation (except at bridge crossings).	The Mission Village Tract Map 61105 Drainage and Water Quality Plan demonstrates conformance with the requirements of the Specific Plan, including this objective. The Drainage and Water Quality Plan incorporates innovative methodologies to meet or exceed the continually upgraded National Pollutant Discharge Elimination System requirements. The plan represents a comprehensive series of flood control and water quality options designed to allow for a flexible state-of-the-art system to both protect development and preserve the Santa Clara River. The features of this plan are intended to blend into the community as an extension of the landscaping. Innovative buried bank stabilization will be implemented, which will provide flood control protection for facilities while at the same time allowing for natural Riverfront edge.
Objective No. 2:	
The banks of the river will generally be established outside of the "Waters of the United States," as defined by federal laws and regulations and as determined by the delineation completed by the United States Army Corps of Engineers (ACOE) in August 1993.	The banks of the river within the Mission Village project site will be established outside of the "Waters of the United States," as defined by federal laws and regulations and as determined by the delineation completed by the United States Army Corps of Engineers (ACOE) in August 1993.
Objective No. 3:	
Where the ACOE 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.	This objective is not applicable to Mission Village
Objective No. 4:	
Where development is proposed within the existing Los Angeles County floodplain, the land where development is to occur will be elevated in accordance with Los Angeles County policies to remove it from the floodplain.	In accordance with this objective, land uses in Mission Village will be raised above the floodplain, where applicable, consistent with Los Angeles County Department of Public Works requirements.
Objective No. 5:	
Bank stabilization will occur only where necessary to protect against erosion.	In accordance with this objective, bank stabilization has been placed only in areas necessary to protect against erosion.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
IV. ADJUSTMENT/TRANSFER/CONVERSIONS	
A. Planning Area Adjustments and Transfers	
Objective No. 1: (a) Dwelling Units	
Precise Planning Area boundaries shall be established by the recordation of subdivision maps. A subdivision map submittal may incorporate an adjustment to the current Annotated Land Use Plan boundaries and Annotated Land Use Plan Statistical Table acreages on file at the County without necessitating a Specific Plan Amendment or a Substantial Conformance review, provided that each Planning Area affected by the boundary adjustment must retain a minimum of eighty (80) percent of the original total gross acreage and cannot exceed 120 percent of the original gross acreage approved under the Specific Plan.	The Mission Village Tract Map 61105 is in direct conformance with the approved Specific Plan.
Objective No. 2:	
The transfer of dwelling units between planning areas shall not result in exceeding the maximum units for any Planning Area, as set forth on the Annotated Land Use Plan Statistical Table (Specific Plan Table 5.4-1).	The transfer of dwelling units between planning areas in Mission Village Tract Map 61105 does not result in exceeding the maximum units for any planning area, as set forth on the Annotated Land Use Plan Statistical Table (Specific Plan. Table 5.4-1) (see Section I, Exhibit 1), on page 2.
Objective No. 3:	
The transfer of dwelling units between Planning Areas shall not result in an increase in the total number of planned units permitted in the Newhall Ranch Specific Plan (i.e., 20,885 dwelling units and 423 Second Units).	The transfer of dwelling units between Planning Areas in Mission Village Tract Map 61105 does not result in an increase in the total number of planned units permitted in the Newhall Ranch Specific Plan in these planning areas.
Objective No. 4:	
An updated revised Annotated Land Use Plan (Specific Plan Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Specific Plan Table 5.4-1), and an updated revised Park and Recreation Improvements Summary (Specific Plan Table 5.4-2) must be submitted to Los Angeles County.	An updated, revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table, and a revised Parks and Recreation Improvements Summary (Table 5.4-2) showing adjusted dwelling unit and Second Unit totals and/or adjusted park acreage totals for all planning areas affected has been submitted to the County with Mission Village Tract Map 61105.
Objective No. 5: (b) Commercial/Mixed-Use/Visitor-Serving Planning Areas	
The transfer shall not increase the amount of planned non-residential building square footage within a given Planning Area by more than 50 percent as set forth in the Annotated Land Use Plan Statistical Table (Specific Plan Table 5.4-1).	The transfer of building square footage in Mission Village Tract Map 61105 does not increase the amount of planned non-residential building square footage within a given Planning Area as set forth in the Annotated Land Use Plan Statistical Table (Specific Plan. Table 5.4-1) (see Section I, Exhibit 1), on page 2.
Objective No. 6:	
The transfer of building square footage between planning areas shall be subject to a traffic study which confirms that all traffic impacts will be mitigated.	A traffic study has been conducted which confirms that all traffic impacts will be mitigated.
Objective No. 7:	
The transfer of building square footage between planning areas shall not result in an increase in the total planned non-residential building square footage permitted in Newhall Ranch (i.e., 5,549,000 sq. ft.).	The transfer of building square footage between planning areas in Mission Village Tract Map 61105 does not result in an increase in the total planned non-residential building square footage permitted in Newhall Ranch (i.e., 5,549,000 sq. ft.).
Objective No. 8:	
An updated revised annotated Land Use Plan (Specific Plan Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Specific Plan Table 5.4-1) must be submitted to Los Angeles County.	An updated, revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table, and a revised Parks and Recreation Improvements Summary (Table 5.4-2) showing adjusted dwelling unit and Second Unit totals and/or adjusted park acreage totals for all planning areas affected has been submitted to the County with Mission Village Tract Map 61105.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
IV. ADJUSTMENT/TRANSFER/CONVERSIONS	
A. Planning Area Adjustments and Transfers	
Objective No. 9: (c) Business Park Planning Areas	
The transfer shall not increase the amount of planned non-residential building square footage within a given Planning Area by more than 50 percent, as set forth in the Annotated Land Use Plan Statistical Table (Specific Plan Table 5.4-1).	The transfer in Tract 61105 of planned non-residential building square footage within a given planning area does not increase by more than 50% the amount of planned non-residential building square footage within a given Planning Area, as set forth in the Annotated Land Use Plan Statistical Specific Plan Table (5.4-1) (see Section I, Exhibit 1).
Objective No. 10:	
The transfer of non-residential building square footage between Planning Areas shall be subject to a traffic study, which confirms that all traffic impacts will be mitigated.	A traffic study has been conducted that confirms that all traffic impacts will be mitigated.
Objective No. 11:	
The transfer of building square footage between Planning Areas shall not result in an increase in the total planned non-residential building square footage permitted in Newhall Ranch (i.e., 5,549,000 sq. ft.).	The transfer of building square footage between Planning Areas in Mission Village Tract Map 61105 does not result in an increase in the total planned non-residential building square footage permitted in Newhall Ranch (i.e., 5,549,000 sq. ft.).
Objective No. 12	
An updated, revised Annotated Land Use Plan (Specific Plan Exhibit 5.4-1) and Annotated Land Use Plan Statistical Table (Specific Plan Table 5.4-1) must be submitted to Los Angeles County.	An updated, revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table, and a revised Parks and Recreation Improvements Summary (Table 5.4-2) showing adjusted dwelling unit and Second Unit totals and/or adjusted park acreage totals for all planning areas affected has been submitted to the County with Mission Village Tract Map 61105.
Objective No. 13:	
Dwelling units from any Planning Area on the Annotated Land Use Plan Statistical Table may be exchanged for Second Units at a rate of one (1) dwelling unit for each one (1) Second Unit.	Mission Village Tract Map 61105 proposes 73 Second Units, as set forth in the Annotated Land Use Plan Statistical Table (5.4-1) (see Section I; Exhibit 1). These 73 Second Units will be developed in Planning Area TM-14, a Low Residential planning area that allows up to 122 Second Units. 58 of the Second Units will be transferred/exchanged from Estate Planning Area RW-02 and the remaining 15 Second Units will be transferred/exchanged from Estate Planning Area RW-21. The transferred Second Units from RW-02 and RW-21 will not be replaced by other dwelling units.
Objective No. 14:	
The transfer of Second Units between Planning Areas shall not result in exceeding the maximum Second Units for each Planning Area, as set forth in the Annotated Land Use Plan Statistical Table (Specific Plan Table 5.4-1).	See Response to Objective No. 13, above
Objective No. 15:	
The exchange and/or transfer shall be documented by the submittal to the County of an updated, revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table, and a revised Parks and Recreation Improvements Summary (Specific Plan Table 5.4-2). The updated, revised tables will show adjusted dwelling unit and Second Unit totals and/or adjusted park acreage totals for all Planning Areas affected.	An updated, revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table, and a revised Parks and Recreation Improvements Summary (Specific Plan Table 5.4-2) (see Section 1; Exhibits 1, 2, and 3) showing adjusted dwelling unit and Second Unit totals and/or adjusted park acreage totals for all planning areas affected have been submitted to the County with Mission Village Tract Map 61105.
Objective No. 16:	
In no case shall the total number of dwelling units and Second Units allowed in the Specific Plan Area exceed 21,308 (see Overall Land Use Plan Statistical Table, Specific Plan Table 2.3-1, and Annotated Land Use Plan Statistical Table, Specific Plan Table 5.4-1).	The total number of dwelling units and Second Units in the Mission Village Tract Map 61105 area is consistent with the Newhall Ranch Specific Plan (see Section 1, Exhibit 1).

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
IV. ADJUSTMENT/TRANSFER/CONVERSIONS	
B. Land Use Conversions	
Objective No. 1: (a) Commercial or Mixed-Use to Residential	
No more than twenty (20) acres of Mixed-Use or Commercial in any village may be converted.	This objective is not applicable to the Mission Village project – no conversion of Mixed-Use or Commercial is proposed.
Objective No. 2:	
The conversion of Commercial or Mixed-Use acreage to Residential uses shall be subject to a traffic study, which confirms that all traffic impacts will be mitigated.	See response to Objective No. 1.
Objective No. 3:	
The Residential dwelling units designated for the converted area may be transferred from other Planning Areas pursuant to Specific Plan Section 3.5, paragraph 2b and shall not affect an increase in the total number of planned units in the Specific Plan (i.e., 21,308 dwelling units). The transfer shall be documented by the submittal to the County of a revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table in which dwelling units transferred shall become the planned units for the new Planning Area.	The transfer of dwelling units will not result in an increase in the total number of planned units in the Specific Plan (i.e., 21,308 dwelling units). An updated, revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table, (Specific Plan Table 5.4-2) (see Section 1; Exhibits 1, and 2) showing adjusted dwelling unit and Second Unit totals and/or adjusted park acreage totals for all planning areas affected have been submitted to the County with Mission Village Tract Map 61105.
Objective No. 4:	
The transfer of the non-residential building square footage from the Mixed-Use or Commercial Planning Area being converted to a Residential planning area shall be subject to Section 3.5, paragraph 2c of the Specific Plan.	The transfer of the non-residential building square footage from the Mixed-Use or Commercial Planning Area being converted to a Residential planning area shall comply with Section 3.5, paragraph 2c of the Specific Plan.
Objective No. 5: (b) Residential to Commercial or Mixed-Use	
Each site proposed for conversion must not be less than five (5) acres, unless the conversion is of land immediately adjacent to an existing Commercial or Mixed-Use Planning Area, in which case no minimum acreage is required.	Mission Village Tract 61105 propose one area of conversion of residential to mixed use in new Planning area 33a as shown on the updated, revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table. This area is 9.7 acres.
Objective No. 6:	
A maximum of ten (10) acres of land within a Planning Area originally designated for Residential uses under the Specific Plan may be converted to Commercial or Mixed-Use in each Village (i.e., the total acres converted in a given Village shall not exceed ten (10) acres).	Mission Village Tract 61105 proposes one area of conversion of residential to mixed use in new Planning area 33a as shown on the updated, revised Annotated Land Use Plan and Annotated Land Use Plan Statistical Table. This area is 9.7 acres.
Objective No. 7:	
Sites proposed for conversion to Commercial or Mixed-Use are located on and must have frontage on a secondary or higher classification highway, unless the conversion is of land immediately adjacent to an existing Commercial or Mixed-Use Planning Area.	The area being converted fronts on Magic Mountain Parkway a major and secondary highway.
Objective No. 8:	
The conversion of Residential to Commercial or Mixed-Use shall be subject to a traffic study, which confirms that all traffic impacts will be mitigated.	A traffic study has been conducted that confirms that all traffic impacts will be mitigated.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
IV. ADJUSTMENT/TRANSFER/CONVERSIONS	
B. Land Use Conversions	
Objective No. 9:	
The planned non-residential building square footage of the newly created Commercial or Mixed-Use Planning Area shall be transferred from planned non-residential building square footage from existing Mixed-Use or Commercial Planning Areas and shall not result in an increase in the total planned non-residential building square footage approved under the Specific Plan (i.e., 5,549,000 sq. ft.). The transfer shall be documented by the submittal to the County of a revised Annotated Land Use Plan Statistical Table in which the non-residential building square footage transferred will become the planned non-residential building square footage for the new Planning Area.	A revised Annotated Land Use Plan Statistical Table has been submitted to the County documenting this change.
Objective No. 10:	
The conversion of Residential uses to Commercial or Mixed-Use uses within Planning Areas RW-20 and RW-21 (see Annotated Land Use Plan Exhibit 5.4-1 of the Specific Plan) shall be subject to a Conditional Use Permit.	These Planning Areas are not within Mission Village.
Objective No. 11:	
The conversion of Residential uses, which are within 500 feet of occupied dwelling units to Commercial or Mixed-Use uses, shall be subject to a Conditional Use Permit.	There are no occupied dwelling units within 500 feet of the proposed Commercial or Mixed-Use uses in Mission Village.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
IV. ADJUSTMENT/TRANSFER/CONVERSIONS	
C. Second Units	
Objective No. 1:	
The intent of the Second Unit provisions for Newhall Ranch include: (1) Providing affordable housing opportunities without public subsidies, while maintaining the general character of a single-family neighborhood; (2) Providing a means for homeowners of new or existing homes to meet mortgage payment and household expenses; (3) Providing security for senior residents; and (4) Providing housing opportunities for extended family.	Mission Village Tract 61105 allows for a maximum of 122 Second Units; 73 are proposed.
Objective No. 2: (a) Estate Residential	
423 Second Units are permitted in the Estate Residential land use designation (see Specific Plan Table 3.4-3) subject to the following regulations: (1) One attached or detached Second Unit shall be permitted upon issuance of a CUP. (2) Maximum living area of a Second Unit shall not exceed 1,200 square feet on Estate lots. (3) Second Units shall meet main building setbacks, standard height limits, lot coverage, floor area ratio, and other applicable requirements for Estate Residential (see Specific Plan Section 3.4.)	The Second Units developed as part of Mission Village Tract 61105 will comply with the Specific Plan regulations.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
IV. ADJUSTMENT/TRANSFER/CONVERSIONS	
C. Second Units	
(4) Second Units must be on the same lot as the primary residence; and cannot be subdivided or sold. Second Units may contain kitchen facilities. (5) Planned Second Units for Estate Residential may be transferred to Planning Areas designated for Low Residential pursuant to Specific Plan Section 3.5, paragraph 2b. (6) The total number of Second Units shall not exceed the maximum Second Units for a given Planning Area, as set by the Annotated Land Use Plan Statistical Table, Specific Plan Table 5.4-1.	
Objective No. 3: (b) Low Residential	
Second Units are permitted in the Low-Residential land use designation areas (see Specific Plan Table 3.4-3) subject to the following regulations: (1) One attached or detached Second Unit shall be permitted upon issuance of a CUP, provided a transfer of dwelling units pursuant to Specific Plan Section 3.5, paragraph 3 has been submitted to the County. (2) Maximum living area of a Second Unit shall not exceed 800 square feet on Low-Residential lots. (3) Second Units shall meet main building setbacks, standard height limits, lot coverage, floor area ratio, and other applicable requirements for the Low-Residential land use designation. (4) Second Units must be on the same lot as the primary residence; and cannot be subdivided or sold. Second Units may contain kitchen facilities. (5) The total number of Second Units shall not exceed the maximum Second Units for a given Planning Area, as set by the Annotated Land Use Plan Statistical Table, Specific Plan Table 5.4-1.	The Second Units developed as part of Mission Village Tract 61105 will comply with the Specific Plan regulations.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
IV. ADJUSTMENT/TRANSFER/CONVERSIONS	
D. Affordable Housing Program	
Objective No. 1:	
The Newhall Ranch Affordable Housing Program provides for the direct inclusion of very low, low, and moderate income affordable housing opportunities (as defined in Specific Plan) within the Specific Plan Area.	The Mission Village community will contain up to 300 affordable homes in up to 3 different locations within the development.
Objective No. 2:	
The Newhall Ranch Affordable Housing Program provides very low, low and moderate-income affordable housing opportunities in several housing categories including for-sale units and rental units. While affordable units may be located within any planning area, which allows for residential development, it is anticipated that most units will be located within the land use designations Medium Residential (M), High Residential (H) and Mixed Use (MU). These categories allow for higher-intensity residential uses associated with housing types that can provide sales and rental rates that lower income households can afford. This allows Affordable Housing opportunities to be dispersed throughout the community and within convenient proximity to employment and retail centers.	The Mission Village community will contain up to 300 affordable homes in up to 3 different locations within the development. These homes will be located with access to transportation services, employment opportunities, school facilities, retail services, recreation, and parks.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
IV. ADJUSTMENT/TRANSFER/CONVERSIONS	
D. Affordable Housing Program	
Objective No. 3:	
Affordable Housing Units shall be designated and made available at rental rates or sales prices as required in Specific Plan Section 3.10, paragraph 3, Implementation of Affordable Housing Program.	Please see Objective No. 1, this section.
Objective No. 4:	
The following Affordable Housing categories shall be allowed under the Newhall Ranch Affordable Housing Program: (1) Rental units; (2) For-sale units; and (3) Any units supported by state, local, or private affordable housing programs. Nothing set forth in Specific Plan Section 3.10 shall preclude the use of any affordable housing assistance from any sources, private, public or non-profit, for achieving the Affordable Housing Unit Requirement, provided additional Affordable Housing Units in excess of those set forth in Section 3.10, paragraph 2a are also provided in conjunction with the affordable housing assistance.	The Mission Village community will contain up to 300 affordable homes in up to 3 different locations within the development. Any units may be supported by state, local, or private affordable housing programs. Nothing set forth in Specific Plan Section 3.10 shall preclude the use of any affordable housing assistance from any sources, private, public or non-profit, for achieving the Affordable Housing Unit Requirement, provided additional Affordable Housing Units in excess of those set forth in Section 3.10, paragraph 2a of the approved Specific Plan are also provided in conjunction with the affordable housing assistance.
Objective No. 5:	
Affordable Housing Units as defined in the Specific Plan may be located within any area designated Low-Medium Residential (LM), Medium Residential (M), High Residential (H) or Mixed-Use (MU) on the Newhall Ranch Land Use Plan, Specific Plan Exhibit 2.3-1.	The Mission Village community will contain up to 300 affordable homes in up to 3 different locations within the development. These homes will be located with access to transportation services and employment opportunities, school facilities, retail services, recreation, and parks.
Objective No. 6:	
A monitoring program and Affordable Housing Phasing Increments shall be established as set forth in Specific Plan Section 3.10 to provide Very Low, Low Income (65 percent), Low Income (80 percent), and Moderate Income Affordable Housing Units along with the construction of total residential development within the Specific Plan area. The monitoring program shall be initiated when the Newhall Ranch Tentative Tract Map that includes the 5,000th planned residential unit is submitted to Los Angeles County.	The monitoring program will be initiated when the Newhall Ranch Tentative Tract Map that includes the 5,000th planned residential unit is submitted to Los Angeles County.
Objective No. 7:	
Following the first Affordable Housing Report, Annual Affordable Housing Reports shall be submitted to Los Angeles County Department of Regional Planning and CDC on an annual basis no later than March 1 covering the Affordable Housing Program through December 31 of the previous year until such time as it is demonstrated that the Affordable Housing Unit Requirement set forth in Specific Plan Section 3.10, paragraph 2a has been achieved.	Following the first Affordable Housing Report, Annual Affordable Housing Reports will be submitted to Los Angeles County Department of Regional Planning and CDC on an annual basis no later than March 1 covering the Affordable Housing Program through December 31 of the previous year until such time as it is demonstrated that the Affordable Housing Unit Requirement set forth in Specific Plan Section 3.10, paragraph 2a has been achieved.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
A. Sign Regulations	
Objective No. 1:	
Sign regulations are intended to promote and protect the public health, safety and welfare by regulating proposed signs of all types within Newhall Ranch in order to assure that they are: (1) Legible in the circumstances in which they are seen; (2) Compatible with their surroundings and aesthetically attractive; (3) Appropriate to the type of activity to which they pertain; and (4) Expressive of the identity of individual properties, villages or of the community as a whole. All signage within the Specific Plan Area shall be subject to the General Provisions in Specific Plan Section 3.6, paragraph 3 and the Sign Standards set forth in Specific Plan Section 3.6, paragraph 5 and the non-conflicting provisions of LACPZC Section 22.52, part 10. As an alternative to the Sign Standards in Specific Plan Section 3.6, paragraph 5, individual projects (ranging from individual buildings to centers, and Villages) may elect to develop unique individual Sign Programs subject to the provisions set forth in Specific Plan Section 3.6, paragraph 4.	A unique individual Sign Program will be detailed for Mission Village. These guidelines will specify that all signs will be: 1. Legible in the circumstances in which they are seen; 2. Compatible with their surroundings and aesthetically attractive; 3. Appropriate to the type of activity to which they pertain; and 4. Expressive of the identity of individual properties, villages or of the community as a whole. The guidelines will also specify that all signage is subject to the General Provisions in Specific Plan Section 3.6, paragraph 3. In addition, the Mission Village Sign Program will meet the provisions set forth in Specific Plan Section 3.6, paragraph 4.

OBJECTIVE	IMPLENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
B. Parking	
Objective No. 1:	
The parking regulations govern motor vehicle parking within the Specific Plan Area. They provide parking facilities of sufficient capacity to discourage traffic congestion and provide safe and convenient facilities for motorists and pedestrians. They also establish regulations for the preparation of a Parking Program to provide an alternative to standard parking requirements enabling joint-use or shared parking solutions. Except as otherwise specified in the Specific Plan, parking requirements for the Specific Plan Area shall be in accordance with Los Angeles County Planning and Zoning Code (LACPZC) Section 22.52.1000.	Mission Village Tract Map 61105 parking facilities will be consistent with Los Angeles County Planning and Zoning Code (LACPZC) Section 22.52.1000. To maximize safety, traffic calming components such as traffic circles, medians, landscape parking bays, and innovatively designed crossing points has been incorporated into the street design. Revitalization of the interior roadways of the urban core allows for greater flexibility and safety.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
C. Home Occupations	
Objective No. 1:	
Home occupations are permitted as an accessory use within all Residential and Mixed-Use land use designations (see Specific Plan Table 3.4-3), subject to all of the regulations provided in Specific Plan Section 3.8.	Mission Village Tract Map 61105 allows home occupations as an accessory use within all Residential and Mixed-Use land use designations, subject to all of the regulations provided in Specific Plan Section 3.8. In addition, live/work opportunities would be available in the Village Center.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
D. Design Themes	
Objective No. 1:	
Newhall Ranch will not have a single design theme. A variety of architectural, landscape and other theme elements should be employed in order to create diversity and interest.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. Mission Village will have several architectural styles that will emulate the early California architectural styles. This theme will be carried out in all of the project components.
Objective No. 2:	
Consideration should be given to strengthening Village identity through the use of landscape palettes, landmark buildings, signage, and other such elements.	Mission Village Tract Map 61105 Design Guidelines are being prepared. The Village Center is designed to take advantage of using landmark buildings to strengthen village identity with the Community Recreation Center and Library. They will further define and implement the requirements of the Specific Plan.
Objective No. 3:	
Major natural features should be protected and incorporated into the overall design theme of development areas.	Mission Village protects and incorporates major natural features into the theme such as the river and river bluffs, the spineflower preserve and Lion Canyon which will be stabilized and restored. The river bluffs will be preserved and enhanced by the placement of larger lots along the bluff. A neighborhood park located just above the river leading up the hill is a recreated arroyo, simulating the existing arroyo. Located within this arroyo is a trail that leads to the Village Center.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
E. View Considerations	
Objective No. 1:	
The siting and design of structures should consider the impact on valuable and sensitive views from all residences or public areas within the Specific Plan Area.	Mission Village Tract Map 61105 has implemented the original conceptual viewshed analysis and the siting and design of structures has considered the impact on views from all subject areas.
Objective No. 2:	
Intermittent view opportunities to the Open Area and SMAs should be established along ridges and bluff edges within development areas.	Mission Village has been designed to allow for view opportunities into the river corridor, spineflower preserve, Lion Canyon, and the major ridgelines of the High Country within development areas.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
F. State Route 126 (SR-126)	
Objective No. 1:	
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 development area of Mission Village is located to the south of the river corridor above the bluffs of the river. Therefore, building elevations will not obstruct the views of the river and river bluffs from SR-126.
Objective No. 2:	
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.	The referenced Community Park is not located in Mission Village, and as a result, this objective does not apply to this project.
Objective No. 3:	
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.	The Guidelines will be employed to ensure that views from SR-126 are aesthetically pleasing and existing views are preserved to the extent feasible.
Objective No. 4:	
Mixed-Use and the Commercial site Planning Guidelines set forth in Specific Plan Section 4.3.2 and Architectural Guidelines set forth in Specific Plan 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.	The referenced Guidelines will be employed to ensure that views from SR-126 are aesthetically pleasing and existing views are preserved to the extent feasible.
Objective No. 5:	
Landscape improvements along SR-126 shall incorporate the Landscape Design Guidelines, set forth in Specific Plan 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.	The referenced Guidelines will be employed to ensure that views from SR-126 are aesthetically pleasing and existing views are preserved to the extent feasible.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
G. Site Planning – 1. Residential (a) General Guidelines	
Objective No. 1:	
Residential streets should be designed to direct traffic to the highway system as directly as possible. Circuitous street patterns and very long residential streets should be avoided.	The Mission Village Circulation Plan implements the Specific Plan Mobility Objectives to the greatest degree possible and is consistent with the requirements and intent of the Specific Plan. Collectors are designed to direct traffic to the highway system as directly as possible.
Objective No. 2:	
Multi-family homes should be located in or near the Village Centers.	Multi-family homes are located in and adjacent to the mixed-use Village Center.
Objective No. 3:	
Design solutions for residential street layouts should consider landform, grades, and circulation hierarchy, and employ appropriate street configurations.	The Mission Village Circulation Plan implements the Specific Plan Mobility Objectives to the greatest degree possible and is consistent with the requirements and intent of the Specific Plan. Mission Village is proposing the use of private drives, consistent with the Private Drive Manual, in some neighborhoods of the tract map. In most cases these drives are narrow and allow for the access to conform to the landforms and circulation opportunities in the neighborhood.
Objective No. 4:	
Structures should not dominate the landform as seen from lower elevations; creative siting, design and landscaping solutions should be utilized to blend structures into the terrain, to the extent possible, and to soften their silhouette.	The existing landforms of the Mission Village site are elevated above the River plain on bluffs and continue to increase in elevation as you move south of the River. The Mission Village Tract Map 61105 was designed to conform with the existing landform to the extent possible. Land uses are proposed such that the less intense uses, such as single family detached homes, are located closer to the river bluffs and the more intense uses, such as multi-family and commercial, are located near the Village Center. The intensity of use lessens the further south you are from the Village Center.
Objective No. 5:	
Pedestrian and vehicular circulation should be designed to create a consistent community image of landscaped corridors.	A consistent community image of landscaped corridors will be a part of the Mission Village Tract Map 61105. Along major corridors such as Commerce Center Drive and Magic Mountain Parkway a 24-foot landscape development zone in addition to the 8-foot parkway is provided along one side with the other side containing an 8-foot parkway generally adjacent to landscaped hillside or open space. The streets in the hierarchy will contain generous parkways and landscape setbacks. The Village Center area will capture the true feeling of an urban environment.
Objective No. 6:	
Entries to major residential developments should be visually reinforced through techniques such as broader setbacks, landscape treatments, monument signage, and/or pavement details.	The design guidelines and landscape plans will further define and implement the requirements of the Specific Plan. Entries to major residential developments will be visually reinforced through techniques such as broader setbacks, landscape treatments, monument signage, and/or pavement details.
Objective No. 7:	
Where development adjoins Open Area or SMAs, intermittent view corridors should be provided.	Mission Village Tract Map 61105 is designed to provide views of both the River Corridor and open space. View opportunities include a neighborhood park that overlooks the river corridor and provides significant view opportunities for the entire community and a trail system into Lion Canyon with a river overlook opportunity.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
G. Site Planning – 1. Residential (b) Estates	
Objective No. 1:	
Estate homes should be sited to conserve natural landforms when possible. This includes accessory structures such as barns, tennis courts, and guest houses.	There are no estates within Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 2:	
Higher elevation Estate areas should be sited and designed to capture view opportunities but harmonize with the natural surroundings when viewed from lower elevations.	There are no estates within Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 3:	
Buildings should be sited and designed to minimize disturbance to significant natural resources.	There are no estates within Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 4:	
Exterior radio, television, or other type of antennas and satellite reception disks should be sited or screened so as to reduce visual impact.	There are no estates within Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 5:	
Tennis and other play courts should meet the following criteria: • Courts should be situated so that fencing and lighting fixtures do not unreasonably impair views from, or otherwise inappropriately impact, adjacent dwellings; and • These should also be built to blend with the natural terrain to the extent possible.	There are no estates within Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
G. Site Planning – 1. Residential (c) Single-Family Detached/Attached	
Objective No. 1:	
Varying house configurations on corner lots is encouraged to promote variety in the street scene and, in the interest of safety, to provide adequate sight distance at intersections.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. Mission Village is designed to provide a varied mix of housing types and configurations. The residential neighborhoods will contain a range of single-family and attached homes incorporating the design principles shown in the Mission Village Planning notebook. Home configurations on corner lots are varied and consistent with this objective.
Objective No. 2:	
A combination of side-entering and front-entering garages and varied driveway locations are encouraged to break-up repetitive curb cuts and yard patterns.	Mission Village design guidelines will further define and implement the requirements of the Specific Plan. A variety of garage configurations are used in Mission Village Tract Map 61105 including a combination of side-entering and front-entering garages.
Objective No. 3:	
Common area fencing, walls, gates, and other security features should be sited to accommodate access to pedestrian walkways.	Common area fencing, walls, gates, and other security features are sited to accommodate access to pedestrian walkways.
Objective No. 4:	
Neighborhoods bordering Open Areas should be sited to optimize views, but discourage access into the Open Areas except via established pedestrian trails.	Mission Village neighborhoods bordering Open Areas are sited to optimize views, but discourage access into the Open Areas except via established pedestrian trails.
Objective No. 5:	
Cul-de-sacs are encouraged to improve neighborhood safety and character.	Cul-de-sacs are incorporated into the Tract Map design where appropriate.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
G. Site Planning – 1. Residential (d) Multi-Family	
Objective No. 1:	
Improve the quality of the "front yard" streetscape by minimizing curb cuts and driveway aprons.	The Village Center neighborhood of Mission Village is designed to resemble a true urban environment that is pedestrian friendly with walkable access to the adjacent amenities such as the Community Recreation Center, library, parks and commercial facilities. The sidewalk area minimizes curb cuts and driveway aprons and includes extra width to access and social interaction.
Objective No. 2:	
Cul-de-sacs are encouraged to improve neighborhood safety and character.	Cul-de-sacs are incorporated into the Tract Map design where appropriate.
Objective No. 3:	
Buildings should be staggered to create interest in both architectural facades and in adjoining streetscape.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. A variety of building designs, placement, and street fronts will create visual interest.
Objective No. 4:	
Carports and garages may be detached, but should be clustered in parking "courts" which are removed and/or suitably screened from public thoroughfares.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. Parking areas are included and clustered as appropriate.
Objective No. 5:	
Guest parking should be conveniently accessible.	Guest parking will be designed to be conveniently accessible.
Objective No. 6:	
Parking areas should be screened through the use of berms, landscaping, "headlight" walls, or a combination of these.	Mission Village Design Guidelines and landscape plans will further define and implement the requirements of the Specific Plan. Parking area screening is included.
Objective No. 7:	
Walkways should be provided within multi-family neighborhoods.	Walkways are provided within multi-family neighborhoods and are connected to the Master Trails Plan of Mission Village creating a 'walkable' environment.
Objective No. 8:	
Neighborhoods bordering Open Area and/or SMAs should be sited to optimize views, but discourage access into the Open Area except via established pedestrian trails.	Mission Village Tract Map 61105 is designed to provide views of both the River Corridor and open space and includes pedestrian trails to discourage inappropriate access to these areas.
Objective No. 9:	
Recreation areas/greenbelt features should be visible upon entry to neighborhoods to enhance neighborhood value.	The community has been designed to allow for view opportunities into the river habitat, parks and open space.
Objective No. 10:	
Avoid long linear stretches of parking. Maximum use of parking courts is encouraged.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. Mixed-use areas and Multi-family residential areas incorporate parking courts into their design.
Objective No. 11:	

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
G. Site Planning – 1. Residential (d) Multi-Family	
Individual multi-family buildings should be separated sufficiently to provide a visual break and accommodate walks and other circulation elements.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. Walkways are provided within multi-family neighborhoods and are connected to the Master Trails Plan of Mission Village creating a 'walkable' environment.
Objective No. 12:	
All service areas should be screened from view from adjacent streets and land uses.	All service areas will be screened from view from adjacent streets and land uses.

OBJECTIVE	IMPLENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
G. Site Planning – 1. Residential (e) Gated Communities	
Objective No. 1:	
Gated Communities should contain the following features: • Separate access lanes for residents and guests, when feasible; • Provide turnaround capacity in front of the control entry gate; • Separate pedestrian entry from the vehicular access gate; • Provide adequate stacking distance for cars waiting for admittance at entry gate; and • Provide clear, visible signage to accommodate residents, service deliveries, and guests.	The entrances to Mission Village Gated Communities have been designed to implement the requirements of the Specific Plan.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
G. Site Planning – 2. Mixed-Use/Commercial/Public Facilities	
Objective No. 1:	
Prominent buildings should be sited in key landmark locations and easily accessible.	Mission Village proposes two key buildings, Library and Community Recreation Center, within the Village Center neighborhood. Each will be located in the Village Center in and around the village green (private park). Additionally, at the intersection of Commerce Center Drive and Magic Mountain Parkway commercial buildings will be sited to create an urban entry.
Objective No. 2:	
Service areas should be effectively screened.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that service areas be effectively screened.
Objective No. 3:	
Outdoor space should be designed to create a pedestrian experience, which is visually stimulating, and one, which includes activities that create a sense of variety and excitement.	Outdoor spaces are designed to create a pedestrian experience which is visually stimulating and one which includes activities that create a sense of variety and excitement as exemplified in the Village Center which will contain, in addition to the Community Recreation Center, a Village Green along the central street. This Village Green will offer opportunities for street fairs, farmers markets and a café scene to attract pedestrians in the direction of the Community Park and Library.
Objective No. 4:	
Pedestrian access routes between adjacent uses should be incorporated into the commercial site design, where feasible.	The Village Center commercial site design provides pedestrian routes to and from the adjacent commercial uses.
Objective No. 5:	
Mixed-Use land use areas should be master planned to the maximum extent feasible. Individual uses should be integrated to provide functional and cohesive relationships.	Mission Village Tract Map 61105 is part of the Newhall Ranch Master Plan (NRMP). All uses have been integrated in a functional and cohesive manner within the village and relative to the NRMP.
Objective No. 6:	
Pedestrian spaces should be provided by creating plazas, courtyards, and promenades.	Mission Village includes a vibrant Village Center creating an urban center of plazas, courtyards and promenades and multi-story buildings containing office and retail opening onto a Village Green, a public space designed to encourage community interaction.
Objective No. 7:	
Parking should be oriented to permit pedestrian flow without having to cross numerous traffic aisles.	The Mission Village commercial facilities will be designed so that parking is oriented to permit pedestrian flow without having to cross numerous traffic aisles. Mission Village also includes angled and parallel street parking and medians which help to reduce traffic speeds, increasing pedestrian safety.
Objective No. 8:	
Parking areas should be screened through the use of berms, landscaping, "headlight" walls, or a combination of these.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify landscaping criteria to screen parking areas through the use of berms, landscaping, "headlight" walls, or a combination of these.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
G. Site Planning – 2. Mixed-Use/Commercial/Public Facilities	
Objective No. 9:	
Pedestrian courts are encouraged.	Mission Village includes a vibrant Village Center creating an urban center of multi-story buildings containing office and retail opening onto a village plaza, a public space designed to encourage community interaction.
Objective No. 10:	
Within the Mixed-Use land use designation, commercial and office buildings should be clustered around central gathering places such as plazas.	Mission Village includes a vibrant Village Center creating an urban center of multi-story buildings containing office and retail opening onto a village plaza, a public space designed to encourage community interaction.
Objective No. 11:	
Within the Mixed-Use land use designation the shared use of service areas, parking, access, etc., should be integrated into the design.	The Mission Village Tract Map site planning incorporates the shared use of service areas, parking, access, etc. In addition, Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify how shared use of service areas, parking, access, etc., are integrated into the design of the mixed-use urban core.
Objective No. 12:	
Public entrances to buildings should be visible from entry streets as much as possible.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. Public entrances to buildings are visibly located on entry streets as much as possible.
Objective No. 13:	
When rear or side building facades are adjacent to different land uses, employ one or more techniques such as landscaping, berms, walls or variable setbacks to avoid visibility of extensive unbroken wall planes.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that when rear or side building facades are adjacent to different land uses, one or more techniques such as landscaping, berms, walls or variable setbacks to avoid visibility of extensive unbroken wall planes are designated to be used.
Objective No. 14:	
Pedestrian access to adjacent uses is encouraged.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. The Mission Village Mobility Plan ensures that pedestrian access to adjacent uses is provided.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
G. Site Planning – 3. Business Park	
Objective No. 1:	
Site designs should minimize view impacts.	There is no Business Park in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 2:	
Trash areas should be enclosed with a minimum six (6) foot high masonry wall and located away from public streets.	There is no Business Park in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 3:	
Within the Business Park in Chiquito Canyon (Planning Area RW-24), roof equipment shall be screened from view from public streets.	There is no Business Park in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 4:	
Parking areas should be screened through the use of berms, landscaping, "headlight" walls, or a combination of these.	There is no Business Park in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 5:	
Truck parking should not be located on the street side of any site.	There is no Business Park in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 6:	
Outside storage areas and/or equipment yards should be screened with walls.	There is no Business Park in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 7:	
Outside storage should not be located on the street side of any site.	There is no Business Park in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
G. Site Planning – 4. Parks/Open Area	
Objective No. 1:	
Neighborhood Parks should be located within residential areas and adjacent to schools where feasible.	Neighborhood and pocket parks are appropriately located throughout Mission Village. A focal point of the village center will be the Community Recreation Center, Village Green and central paseo.
Objective No. 2:	
Streambeds and other large natural features should be incorporated as neighborhood focal points.	Mission Village proposes to stabilize and restore Lion Canyon. As part of the restoration, trails along the restored stream channel are proposed to allow the community to take advantage of natural and restored features of this canyon. The Mission Village neighborhood park is designed in a manner to take full advantage of river corridor views.
Objective No. 3:	
Pedestrian circulation systems should link recreation and Open Areas with development.	The Mission Village Trails Plan fulfills the intent of the Specific Plan and ensures that each residence and all community service areas are linked via a practical, aesthetically pleasing pedestrian trail system. The trail system in Lion Canyon is linked with the community trail system.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
G. Site Planning – 5. Visitor-Serving	
Objective No. 1:	
The design of the Visitor-Serving Center shall be sensitive to and integrated into the natural setting of the High Country Special Management Area.	The Visitor-Serving area is located in Potrero Valley, and as a result, this objective does not apply to this project.
Objective No. 2:	
Special landscape and siting techniques should be used to make all structures within the Visitor-Serving land use designation fit the natural resource surroundings.	The Visitor-Serving area is located in Potrero Valley, and as a result, this objective does not apply to this project.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
H. Architecture – 1. Residential	
Objective No. 1:	
A diversity of architectural styles is encouraged to enhance the character of the community.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. Architectural styles will be controlled by Design Guidelines ensuring a diversity of styles which reflect the California heritage of Newhall Ranch.
Objective No. 2:	
Use of roof overhangs to enhance energy conservation is encouraged.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that use of roof overhangs to enhance energy conservation is encouraged.
Objective No. 3:	
Roof equipment should be screened from view from public streets.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that roof equipment is to be screened from view from public streets.
Objective No. 4:	
All utility and service areas should be treated (i.e., color, landscaping, screening) to minimize visual impact.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that all utility and service areas will be treated (i.e., color, landscaping, screening) to minimize visual impact.
Objective No. 5:	
The architecture of ancillary structures (guesthouses, cabanas, barns, storage sheds, etc.) should be compatible with the main structure through the corporation of compatible materials and colors into the design of building walls, roofs, trellises, fence/wall connections, and/or landscaping components.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that the architecture of ancillary structures (guesthouses, cabanas, barns, storage sheds, etc.) is to be compatible with the main structure through the incorporation of compatible materials and colors into the design of building walls, roofs, trellises, fence/wall connections, and/or landscaping components.
Objective No. 6:	
Integrate separate carport structures with materials used in architectural palette and theme walls.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that separate carport structures are to be integrated with materials used in architectural palette and theme walls.
Objective No. 7:	
Siting variations in building facades, articulation, height, mass, and scale is encouraged to create and enhance architectural interest.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. Architectural styles and siting variations will be controlled by Design Guidelines ensuring a varied mix of homes which reflect the California heritage of Newhall Ranch.
Objective No. 8:	
Landscaping and architecture should be designed to minimize garage impact on street scenes in narrow lot product types.	Mission Village Landscaping and Design Guidelines will further define and implement the requirements of the Specific Plan. Architectural styles will be controlled by Design Guidelines which will minimize garage impacts on street scenes.
Objective No. 9:	
Rear or side elevations of residential units should be enhanced with architectural treatments and/or landscaping where visible from streets, parking areas, Open Areas, etc.	Architectural styles will be controlled by Design Guidelines providing that rear or side elevations of residential units should be enhanced with architectural treatments and/or landscaping where visible from streets, parking areas, Open Areas, etc.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
H. Architecture – 1. Residential	
Objective No. 10:	
Elements such as stairways should be architecturally compatible and integrated into buildings.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. Architectural styles will be controlled by Design Guidelines providing that elements such as stairways are to be architecturally compatible and integrated into buildings.
Objective No. 11:	
Reversing floor plans to minimize repetition is encouraged.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. Architectural styles will be controlled by Design Guidelines providing that a variety of floor plans and the reversing of floor plans are to be used to increase the sense of individuality of each home.
Objective No. 12:	
Roof equipment should be screened from public view.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that roof equipment should be screened from public view.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
H. Architecture – 2. Mixed-Use/Commercial/Public Facilities	
Objective No. 1:	
The design of public facilities such as police, fire, recreation facilities, and schools should be compatible with the surrounding neighborhood.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan and specify that the design of public facilities is to be compatible with the surrounding neighborhood.
Objective No. 2:	
Overhangs, trellises, and other architectural elements should be incorporated into the design of retail buildings where feasible, to protect pedestrians from exposure to climatic conditions.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that overhangs, trellises, and other architectural elements are to be incorporated into the design of retail buildings where feasible, to protect pedestrians from exposure to climatic conditions.
Objective No. 3:	
Each Mixed-Use land use area should include a significant architectural, landscape or other special design feature.	The Village Green Area and the central paseo are carefully planned public space located in the mixed use Village Center.
Objective No. 4:	
Signage and lighting should be included as an integral element of buildings.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that signage and lighting are to be included as an integral element of buildings.
Objective No. 5:	
Architectural detailing should be used in Mixed-Use developments to assist in creating a design theme.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan and specify that architectural detailing is to be used in Mixed-Use developments to assist in creating a design theme.
Objective No. 6:	
The use of energy conservation measures such as roof overhangs for sun protection of glass areas, low energy outdoor lighting, and passive solar systems should be used, where practical.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that the use of energy conservation measures such as roof overhangs for sun protection of glass areas, low energy outdoor lighting, and passive solar systems is to be used where practical.
Objective No. 7:	
Roofs or soffits should be sloped to minimize building scale.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that roofs or soffits should be sloped to minimize building scale.
Objective No. 8:	
Multi-storied buildings should relate to the pedestrian. Ground-story front facades should be designed to strengthen a pedestrian scale. Pedestrian scale along streets should also be established through the use of pedestrian arcades and awnings that add horizontal articulation to facades.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. The Guidelines will specify that multi-storied buildings relate to the pedestrian. In this regard, the Village Center has been planned to incorporate pedestrian scale along streets and horizontal articulation.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
H. Architecture – 2. Mixed-Use/Commercial/Public Facilities	
Objective No. 9:	
Architectural elements that are discouraged include: • Highly reflective surfaces; • Large blank walls; • Split-face block; • Exposed concrete block; • Metal siding; and • Plastic siding.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that the following architectural elements are discouraged: • Highly reflective surfaces; • Large blank walls; • Split-face block; • Exposed concrete block; • Metal siding; and • Plastic siding.
Objective No. 10:	
Roof equipment should be screened from view from public streets.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that roof equipment should be screened from view from public streets.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
I. Fencing – 1. General Guidelines	
Objective No. 1:	
Fencing should be compatible with the architectural theme and character of the neighborhood or development project.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan and specify that fencing be compatible with the architectural theme and character of the development.
Objective No. 2:	
A fencing system should be developed that produces aesthetically-pleasing divisions between uses.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that the fencing system is to have aesthetically-pleasing divisions between uses.
Objective No. 3:	
Fencing should be consistent in style.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that fencing should be consistent in style.

OBJECTIVE	IMPLEMENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
I. Fencing – 2. Residential	
Objective No. 1:	
Fencing and walls should be designed to reflect the architectural character of the individual home or neighborhood.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that fencing and walls are to be designed to reflect the architectural character of the individual home or neighborhood.
Objective No. 2:	
Finish colors and materials should integrate with the colors and materials of the individual home or neighborhood.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that finish colors and materials are to integrate with the colors and materials of the individual home or neighborhood.
Objective No. 3:	
Walls constructed parallel to the front face of the house should be stepped back to articulate the front elevation.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that walls constructed parallel to the front face of the house are to be stepped back to articulate the front elevation.
Objective No. 4:	
All fencing and walls of extended length should have posts and/or pilasters to provide for: a. transition breaks between fencing and walls; b. change of over twelve inches in the heights of walls; c. awkward corners and intersections of 45 degrees and greater; and d. transitions between fencing materials.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan and specify that all extended length fencing and walls are to have posts and/or pilasters to provide for: a. transition breaks between fencing and walls; b. change of over twelve inches in the heights of walls; c. awkward corners and intersections of 45 degrees and greater; and d. transitions between fencing materials.
Objective No. 5:	
Wall and fencing material should not be reflective. If a glass panel is used, it should be polarized or treated with anti-reflective coating and bright colors should be avoided.	Mission Village Design Guidelines y will further define and implement the requirements of the Specific Plan. These guidelines will specify that wall and fencing material not be reflective. If a glass panel is used, it is to be polarized or treated with anti-reflective coating and bright colors are to be avoided.

OBJECTIVE	IMPLENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
I. Fencing – 3. Mixed-Use/Commercial/Business Park/Public Facilities	
Objective No. 1:	
Walls should be designed as an integral part of the overall site design. They should be constructed with materials that are complementary to the style of adjacent buildings and incorporate the same finishes and colors.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that walls be designed as an integral part of the overall site design, be constructed of materials that complement the style of adjacent buildings, and incorporate the same finishes and colors.
Objective No. 2:	
Walls should be used to lengthen the horizontal elements of elevations and reduce visual impacts where possible.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that walls are to be used to lengthen the horizontal elements of elevations and reduce visual impacts where possible.
Objective No. 3:	
Wall or fencing sections should be horizontally offset at regular intervals to provide visual relief and landscape opportunities.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that the wall or fencing sections are to be horizontally offset at regular intervals to provide visual relief and landscape opportunities.
Objective No. 4:	
Wall or fencing should not be installed immediately in back of a sidewalk or other hardscape, without intervening landscaping.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that wall or fencing will not be installed immediately in back of a sidewalk or other hardscape, without intervening landscaping.
Objective No. 5:	
Thinly applied stucco walls are discouraged.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that thinly applied stucco walls are discouraged.
Objective No. 6:	
Corrugated metal walls are discouraged.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that corrugated metal walls are discouraged.
Objective No. 7:	
Walls between the landscape setback area and building frontages should not exceed a height of 3 feet.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that walls between the landscape setback area and building frontages should not exceed a height of 3 feet.

OBJECTIVE	IMPLENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
J. Landscape Design – 1. General Guidelines	
Objective No. 1:	
Landscape concept plans should include a palette rich in drought-tolerant and native plants including highlights of ornamentals for accents, area identification, etc. The use of drought-tolerant plant materials is highly encouraged.	Mission Village Design Guidelines and landscape plans will further define and implement the requirements of the Specific Plan, including a landscape concept plan. These guidelines will specify that landscape concept plans include a palette rich in drought-tolerant and native plants including highlights of ornamentals for accents, area identification, etc. The use of drought-tolerant plant materials is highly encouraged.
Objective No. 2:	
Major manufactured slopes should be landscaped with materials that will eventually naturalize, requiring minimal irrigation.	Mission Village Design Guidelines and landscape plans will further define and implement the requirements of the Specific Plan. The landscape plan for major manufactured slopes will specify the use of materials that will eventually naturalize, requiring minimal irrigation.
Objective No. 3:	
Landscaping should be considered to help shade major parking areas.	Mission Village Design Guidelines and landscape plans will further define and implement the requirements of the Specific Plan. These guidelines will include landscaping that is designed to help shade major parking areas.
Objective No. 4:	
The use of landscaped medians at neighborhood entries is encouraged.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan and specify the use of landscape medians at neighborhood entries is encouraged.
Objective No. 5:	
Consider using large groupings of plant materials to create a logical sense of order and continuity throughout the community.	Mission Village Design Guidelines and landscape plans will further define and implement the requirements of the Specific Plan and specify that large groupings of plant materials be considered to create a logical sense of order and continuity throughout the community.
Objective No. 6:	
Groups of accent trees may be used at community, village, and neighborhood focal points to provide distinctive contrast.	Mission Village Design Guidelines and landscape plans will further define and implement the requirements of the Specific Plan and specify that groups of accent trees may be used at focal points to provide contrast.
Objective No. 7:	
Water conservation measures should be incorporated into all irrigation systems.	Mission Village Design Guidelines and landscape plans will further define and implement the requirements of the Specific Plan. The Mission Village Potable and Reclaimed Water Plan provides a detailed framework for implementation within Mission Village and incorporates water conservation measures into all irrigation systems.
Objective No. 8:	
The use of reclaimed water is encouraged.	The Mission Village Potable and Reclaimed Water Plan provides a detailed framework for implementation within Mission Village and encourages the use of reclaimed water.
Objective No. 9:	
Trash, storage areas, and tanks should be screened from view.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that trash, storage areas, and tanks are to be screened from view.

OBJECTIVE	IMPLENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
J. Landscape Design – 1. General Guidelines	
Objective No. 10:	
Landscape concept plans should avoid the use of invasive exotic plant materials such as those shown in the latest available list of "Exotic Pest Plants of Greatest Ecological Concern in California" published by the California Exotic Pest Plant Council.	Mission Village Design Guidelines and landscape plans will further define and implement the requirements of the Specific Plan. A list of approved plant materials is included that is consistent with the referenced list.

OBJECTIVE	IMPLENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
J. Landscape Design – 2. Landscape Zones	
Objective No. 1:	
Landscape zones are distinguished by their water and maintenance requirements. Landscape concept plans submitted pursuant to the subdivision process will incorporate delineation of landscape zones as described below. • Full Maintenance Landscape - Full maintenance landscape is characterized as areas of high visual impact requiring the greatest amount of care and water. Community and neighborhood entries and accent planting areas fall within this category. The size of these areas should be minimized to conserve water and energy. • Ornamental Landscape - Ornamental landscape requires routine maintenance and water; however, a less intense degree than full maintenance landscape. Limited lawn and groundcover/shrub beds are in this zone; however, seasonal flower color or plants of a highly sensitive nature are not included here. This is intended for parkways, parks, schools, and other areas where a good foundation of ornamental planting is required. Enhanced slopes will also include this type of landscaping. • Drought-Tolerant/Naturalized Landscape - This zone is used in low intensity use areas, and where a natural appearance is more appropriate. It will require much less maintenance and water. In many areas, the landscape will be allowed to naturalize. This zone includes plantings at transitions into native areas and major slopes. • Fuel Modification Areas - Fuel modification zones between development and natural open areas should utilize fire retardant and low fuel plant materials. The location and extent of this zone will be determined and regulated by the Fire Department in conjunction with the approval of parcel-level landscape plans and site conditions. Fuel modification zones are further described in the Wildfire Fuel Modification Program of Section 2.6, Resource Management Plan. • Native Landscape - A native landscape zone is an area where existing vegetation will remain with little or no modification. This zone generally includes native canyons and slopes, as well as the Special Management Areas.	Mission Village landscape plans will further define and implement the requirements of the Specific Plan. These guidelines will delineate landscape zones within Mission Village according to the descriptions included in the Specific Plan.

OBJECTIVE	IMPLENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
K. Lighting – 1. General Guidelines	
Objective No. 1:	
Lighting of streets, public facilities (such as ball fields), and commercial areas will be used appropriately to minimize visual nuisance and maximize safety.	Mission Village 5 Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that the lighting of streets, public facilities (such as ball fields), and commercial areas be used appropriately to minimize visual nuisance and maximize safety.
Objective No. 2:	
Light standards should blend in scale and character with buildings, pedestrian areas, landscape, and plaza areas.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that the light standards blend in scale and character with buildings, pedestrian areas, landscape, and plaza areas.
Objective No. 3:	
Lighting fixtures should be in compliance with all state and local safety and illumination standards.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that the lighting fixtures be in compliance with all state and local safety and illumination standards.
Objective No. 4:	
Shielding should be used to avoid lighting glare adversely affecting adjacent properties, uses, buildings, and roadways.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that shielding be used to avoid lighting glare adversely affecting adjacent properties, uses, buildings, and roadways.
Objective No. 5:	
Outdoor lighting should be energy-efficient, and shielded and screened to prevent direct rays from reaching adjacent properties.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that the outdoor lighting be energy-efficient, and shielded and screened to prevent direct rays from reaching adjacent properties.

OBJECTIVE	IMPLENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
K. Lighting – 2. Lighting Fixtures	
Objective No. 1:	
Lighting fixtures and standards located along streets and public places should play a role in establishing the identity and theme of the development.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that the lighting fixtures and standards located along streets and public places should play a role in establishing the identity and theme of the development.
Objective No. 2:	
Roadways – Lighting should be designed to enhance the safety of vehicular and pedestrian flows. Lighting should be concentrated at intersections and crosswalks. This lighting should be in compliance with all government standards.	Roadway lighting will be consistent with Specific Plan requirements and be in compliance with all government standards.
Objective No. 3:	
Parking – The lighting standards should be located within the parking islands. These fixtures should reflect the theme of the village or neighborhood. Fixtures should be shielded to prevent unwanted glare and intrusion into adjacent areas.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that for parking, the lighting standards should be located within the parking islands. These fixtures should reflect the theme of the village or neighborhood. Fixtures should be shielded to prevent unwanted glare and intrusion into adjacent areas.
Objective No. 4:	
Pedestrian and Entry Lighting – To ensure the safety of pedestrians at twilight and evening hours, light fixtures should be located at building entries and along walkway locations. The fixtures should be designed to reflect the character or theme of the village and must be positioned in such a manner as to minimize any glare or distraction for the pedestrian or motorist.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that for the safety of pedestrians at twilight and evening hours, light fixtures should be located at building entries and along walkway locations. The fixtures should be designed to reflect the character or theme of the village and must be positioned in such a manner as to minimize any glare or distraction for the pedestrian or motorist.
Objective No. 5:	
Architectural Lighting – The use of architectural lighting to highlight monument signs and architectural features is an important aspect of the nighttime image of Newhall Ranch and should be considered at entry points and intersections. Wall-washing lighting should be used sparingly. All architectural lighting fixtures should be carefully integrated into building details or concealed.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that the use of architectural lighting to highlight monument signs and architectural features is an important aspect of the nighttime image of Newhall Ranch and should be considered at entry points and intersections. Wall-washing lighting should be used sparingly. All architectural lighting fixtures should be carefully integrated into building details or concealed.
Objective No. 6:	
Landscape – Lighting can be used to highlight key landscape features such as specimen trees, walkways, and public plazas. As with architectural lighting, all light sources should be shielded to eliminate the potential for nighttime glare.	Mission Village Design Guidelines will further define and implement the requirements of the Specific Plan. These guidelines will specify that lighting can be used to highlight key landscape features such as specimen trees, walkways, and public plazas. As with architectural lighting, all light sources should be shielded to eliminate the potential for nighttime glare.

OBJECTIVE	IMPLENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
L. Grading	
Objective No. 1:	
Los Angeles County Hillside Development Guidelines should be followed in hillside areas in order to minimize grading impacts.	The Board of Supervisors concluded in their approval of the Newhall Ranch Specific Plan that the Hillside Preservation and Grading Plan for the Newhall Ranch Specific Plan was prepared in accordance with the County Grading Ordinance and incorporates provisions of the Performance Review Criteria for Hillside Management Areas. The proposed Mission Village project will be developed in conformance with the Hillside Preservation and Grading Plan for the Newhall Ranch Specific Plan and all applicable County codes including, but not limited to, the Subdivision Code, Building Code, and Fire Code. An Environmental Impact Report (EIR) has been prepared to County standards, and the project will comply and monitor all required mitigation measures adopted by the Board of Supervisors. Furthermore, the development will incorporate all conditions and comments from the Department of Public works (DPW) in connection with the review of grading and geotechnical reports.
Objective No. 2:	
Significant ridges, knolls, and rock outcroppings should be respected in the site design and incorporated as features where feasible.	The Board of Supervisors concluded in their approval of the Newhall Ranch Specific Plan that the Hillside Preservation and Grading Plan for the Newhall Ranch Specific Plan was prepared in accordance with the County Grading Ordinance and incorporates provisions of the Performance Review Criteria for Hillside Management Areas. No significant ridgelines, knolls or outcroppings exist in the Mission Village area. The Project would leave the river bluffs intact and undisturbed.
Objective No. 3:	
Contour grading should be employed where feasible to lessen the visual impact of large slopes and long major uniform slopes should be avoided.	The proposed Mission Village project is designed so that it will follow the natural contour lines where feasible and the project design employs contour grading on major slopes.
Objective No. 4:	
Avoid the removal of oak trees to the maximum extent feasible and minimize grading to the edge of tree driplines.	The proposed project will avoid impact to oak trees to the maximum extent feasible. An oak tree permit is requested to remove 158 oak trees and to grade within the protected zone of 49 trees of a total of 564 trees (on-site and off-site) in connection with the development of Vesting Tentative Tract Map 61105.
Objective No. 5:	
Grading should emphasize and accentuate scenic vistas and natural landforms.	The Board of Supervisors concluded in their approval of the Newhall Ranch Specific Plan that the Hillside Preservation and Grading Plan for the Newhall Ranch Specific Plan was prepared in accordance with the County Grading Ordinance and incorporates provisions of the Performance Review Criteria for Hillside Management Areas. The proposed Mission Village project will be developed in conformance with the Hillside Preservation and Grading Plan for the Newhall Ranch Specific Plan. The proposed grading plan preserves the river bluffs and 65 acres of spineflower preserve. The residential and commercial developments are designed to be situated so as to accentuate scenic vistas and natural landforms.
Objective No. 6:	
Slopes requiring special erosion control or fuel modification prevention should be designed for ease of maintenance.	The Development that encroaches within the hillside management area includes grading operations that will include adequate erosion control (to include landscaping) to ensure that the site is not left in a state that would otherwise be unsafe and that is designed for ease of maintenance. The remaining hillside management areas will follow guidelines and landscape criteria that would implement special erosion control or a fuel modification plan to help reduce the threat of fire in high hazard areas.

OBJECTIVE	IMPLENTATION and CONSISTENCY
V. DESIGN GUIDELINES	
L. Grading	
Objective No. 7:	
Special attention should be given to arrangement of landscape materials as means of creating a natural, hillside appearance.	Special attention will be made with respect to landscaping so to create a natural appearing hillside, whenever feasible. Native and naturalized plant material will be incorporated into the landscape palette to the extent feasible and where fire codes allow.
Objective No. 8:	
Graded slopes should be planted and stabilized in compliance with County-approved landscape, irrigation, and maintenance requirements.	Grading operations will include adequate erosion control, including landscaping, to ensure that the site is stabilized in a safe manner. In addition, those portions of the proposed Mission Village project within hillside management areas will follow guidelines and landscape criteria that would implement special erosion control, a fuel modification plan, and maintenance plan.

OBJECTIVE	IMPLENTATION and CONSISTENCY
VI. VAL VERDE CIVIC ASSOCIATION AGREEMENT	
Objective No. 1:	
Newhall Ranch Company will plant a total of 15 oak trees of approximately 20 inch circumference in the following locations: the north end of the Business Park near existing Val Verde homes, the entrance to the proposed fire station off Chiquito Canyon Road, the neighborhood park near Chiquito Canyon Road. If space permits, an equal number of oak trees (5 trees) will be planted at each location. The trees will be planted when water lines are installed as part of the Business Park development.	As none of these sites are found within Mission Village Tract Map 61105, this objective does not apply to this project.
Objective No. 2:	
Newhall Ranch Company will add the following to the Specific Plan (Chapter 4, Section 3 a.) as a mandatory Design Guideline for the Chiquito Canyon Business Park: "Within the Business Park in Chiquito Canyon, roof equipment shall be screened from view from public streets."	As the Chiquito Canyon Business Park is not a part of the Mission Village Tract Map 61105 site, this objective does not apply to this project.
Objective No. 3:	
The Chiquito Canyon Community Trail will be relocated to the west side of Chiquito Creek. Newhall Ranch Company agrees to the following provisions for the area of Chiquito Canyon Road between the intersection of Chiquito Canyon/Business Park Drive and the northerly Newhall Ranch Boundary.	As the Chiquito Canyon Community Trail is not a part of the Mission Village Tract Map 61105 site, this objective does not apply to this project.
Objective No. 4:	
An 8-foot-wide equestrian trail will be added to the Community Trail with fencing.	As the Chiquito Canyon Community Trail is not a part of the Mission Village Tract Map 61105 site, this objective does not apply to this project.
Objective No. 5:	
The Community Trail will be lighted with the lighting directed so as to light the trail only with minimal or no spillover.	As the Chiquito Canyon Community Trail is not a part of the Mission Village Tract Map 61105 site, this objective does not apply to this project.
Objective No. 6:	
Chiquito Canyon Road will not have street lighting, subject to approval by the Department of Public Works.	As the Chiquito Canyon Road is not a part of the Mission Village Tract Map 61105 site, this objective does not apply to this project.
Objective No. 7:	
Trees and groundcover will be planted within the easterly 8-foot parkway of Chiquito Canyon Road adjacent to the Community Trail. The trees will be staggered asymmetrically and will have varied heights and canopies. A second row of trees and bushes will be planted between the east side of the Creek and the Business Park. The objective of the tree planting is to reduce the visibility of the Business Park buildings nearest to Chiquito Canyon Road. The Val Verde Civic Association will be consulted as to the types of trees to be planted, and the Civic Association may provide a list of tree types that are preferred.	As the Chiquito Canyon Community Trail is not a part of the Mission Village Tract Map 61105 site, this objective does not apply to this project.
Objective No. 8:	
The Community Trail section will include a 2-foot wide area in which bushes will be planted, to be located immediately east of the equestrian trail.	As the Chiquito Canyon Community Trail is not a part of the Mission Village Tract Map 61105 site, this objective does not apply to this project.

OBJECTIVE	IMPLENTATION and CONSISTENCY
VI. VAL VERDE CIVIC ASSOCIATION AGREEMENT	
Objective No. 9:	
The Specific Plan areas adjacent to Val Verde will have Open Area, Estate and Low-Medium Residential land uses only, as shown on the revised Land Use Plan for the Specific Plan.	Mission Village Tract Map 61105 is not adjacent to Val Verde, and as a result, this objective does not apply to this project.
Objective No. 10:	
Adoption of the Specific Plan will result in the existing Commercial land use on Planning Area RW-22 being changed to Low-Medium Residential. The Low-Medium Residential land use area (RW-22) is restricted to not more than 30 detached homes. A footnote will be added to Table 5.4-1 Annotated Land Use Plan in Chapter 5 of the Specific Plan to state that Planning Area RW-22 shall not be converted to Commercial land use.	RW-22 is not in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 11:	
Chiquito Canyon Road north of Business Park Drive is to be retained as a two lane Limited Secondary Highway as shown in the "Alternate Highway Plan".	Chiquito Canyon Road north of Business Park Drive is not in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project..
Objective No. 12:	
Newhall Ranch Company agrees to provide directional signage for the Val Verde Community at the intersection of Chiquito Canyon Road and Business Park Drive.	The intersection of Chiquito Canyon Road and Business Park Drive is not in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 13:	
In the design of the directional sign above, Newhall Ranch Company will consider the use of sign elements to be provided by the Val Verde Civic Association. The Val Verde Civic Association recognizes that the directional sign must be compatible with other Newhall Ranch and Business Park signage.	See response to Objective No. 12.
Objective No. 14:	
Within 30 days of recordation of a final subdivision map for purposes of construction within the Estates Planning Area (RW-21), Newhall Ranch Company will pay the costs, not to exceed $2,000, for a community identification sign to identify the Val Verde Community. This community identification sign will be located along Chiquito Canyon Road, north of the Specific Plan boundary. The Val Verde Civic Association is responsible for acquiring a site or the necessary rights to erect the sign.	See response to Objective No. 12.
Objective No. 15:	
Newhall Ranch Company agrees to support the Val Verde Civic Association's efforts to retain the Caltrans directional sign to Val Verde which is located on SR-126.	Mission Village Tract Map 61105 is not adjacent to Val Verde, and as a result, this objective does not apply to this project.
Objective No. 16:	
For grading in hillside areas, the Specific Plan states that the Los Angeles County Hillside Development Guidelines should be followed. These call for contour grading and other techniques to maintain the natural appearance of hillsides, and are more restrictive than the County's Grading Ordinance standards which are normally followed.	The development of Mission Village Tract Map 61105 will comply with all applicable requirements relative to grading in hillside areas.

OBJECTIVE	IMPLENTATION and CONSISTENCY
VI. VAL VERDE CIVIC ASSOCIATION AGREEMENT	
Objective No. 17:	
Newhall Ranch Company agrees to request that the Board of Supervisors adopt a resolution prohibiting trucks weighing more than 14,000 pounds from using that portion of Chiquito Canyon Road north of Business Park Drive, except for any such trucks making local deliveries within Val Verde.	Mission Village Tract Map 61105 is not adjacent to Val Verde, and as a result, this objective does not apply to this project.
Objective No. 18:	
Lighting in the Business Park will conform to the Lighting Design Guidelines in Section 4.7 Design Guidelines of the Specific Plan. (See the attached Section 4.7.)	Mission Village Tract Map 61105 does not include Business Park uses, and as a result, this objective does not apply to this project.
Objective No. 19:	
Newhall Ranch Company will make its best efforts to preserve as many existing oak trees in the Business Park as feasible consistent with the reasonable development of the Business Park.	Mission Village Tract Map 61105 does not include Business Park uses, and as a result, this objective does not apply to this project.
Objective No. 20:	
Trail access will be provided from the Chiquito Canyon Community Trail to the easterly Neighborhood Park north of SR-126 in the Riverwood Village and to the Regional River Trail. Pedestrian crossings of Chiquito Canyon Road and SR-126 will be at grade, except the trail will use a sidewalk across SR-126 when the interchange is built. Equestrian crossings will use the creek bed under Chiquito Canyon Road and SR-126.	As the Chiquito Canyon Community Trail is not a part of the Mission Village Tract Map 61105 site, this objective does not apply to this project.
Objective No. 21:	
Newhall Ranch Company agrees to provide a traffic signal at the Chiquito Canyon/Business Park Road intersection. Newhall Ranch Company agrees to request that the Department of Public Works approve a signal type which has a left-turn arrow for traffic northbound on to Chiquito Canyon Road, and which permits left turns when the arrow is not lighted if there is no opposing traffic. In addition, Newhall Ranch Company agrees to provide a southbound "free-right" turn movement at the above intersection.	The intersection of Chiquito Canyon Road and Business Park Drive is not in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.

OBJECTIVE	IMPLENTATION and CONSISTENCY
VI. VAL VERDE CIVIC ASSOCIATION AGREEMENT	
Objective No. 22:	
In regard to the sewer main lines in SR-126 from the new Water Reclamation Plant to Chiquito Canyon Road, and in Chiquito Canyon Road from SR-126 to the northerly Specific Plan boundary, Newhall Ranch Company agrees: a. If in the future the above sewer lines need to be oversized and those sewer lines can be reserved to provide capacity to serve existing and planned land uses in the Val Verde Community Standards District which are tributary by gravity flow to the Newhall Ranch Water Reclamation Plant, Newhall Ranch Company agrees to fund the costs of over sizing the above sewer lines. (Capacity would not be provided to serve subdivisions proposed by commercial builders or developers.) b. Subject to approval by the County Sanitation Districts of Los Angeles County (CSDLAC), Newhall Ranch Company has no objection to the reservation of the additional sewer main line capacity for the land uses within the Val Verde Community Standards District after the sewer main lines are dedicated to the CSDLAC. c. Newhall Ranch Company and the Val Verde Civic Association mutually agree that in order to avoid delays in construction of the sewer main lines, the amount of over sizing needed to serve the Community Standards District will be estimated by the appropriate County Department or Agency if the Val Verde Community Standards District is not yet adopted by the Board of Supervisors by the time that sewer sizing must be determined. Newhall Ranch Company currently estimates the need to determine sewer sizing could occur in about year 2001.	Mission Village Tract Map 61105 is not adjacent to Val Verde, and as a result, this objective does not apply to this project To the extent the development of Mission Village involves consideration/placement of newer lines in the referenced roads, the project would be consistent with the requirements of Objective No. 22.
Objective No. 23:	
Due to the rapid changes in communications technology, including development of "wireless" systems, Newhall Ranch Company does not know at this time whether underground TV cable would be provided to the 30 homes in Planning Area RW-22 adjacent to Val Verde. If cable is extended to Planning Area RW-22, it will be extended to the northerly boundary of that planning area, and Newhall Ranch Company would have no objection to the system being further extended into Val Verde by the cable company.	To the extent the development of Mission Village includes the extension of cable utilities to Planning Area RW-22, such extension would be consistent with the requirements of Objective No. 23.
Objective No. 24:	
Newhall Ranch Company agrees to fund the preparation of a Community Standards District for Val Verde up to a maximum of $75,000. The funding would be provided to Los Angeles County after the final approval of Newhall Ranch by the Board of Supervisors, and final resolution of all legal challenges to the approvals.	The County of Los Angeles has adopted a Castaic Area Community Standards District which has established development standards for the Val Verde community.
Objective No. 25:	
All of the work needed to determine the standards and set up the District would be completed by the Department of Regional Planning.	See response to Objective No. 25.
Objective No. 26:	
Newhall Ranch Company agrees to provide a representative to attend meetings and provide advice regarding the formation of the Community Standards District.	See response to Objective No. 25.

OBJECTIVE	IMPLENTATION and CONSISTENCY
VI. VAL VERDE CIVIC ASSOCIATION AGREEMENT	
Objective No. 27:	
The Val Verde Civic Association and Newhall Ranch Company agree that the "frontage road" or "outer highway" is not feasible because it would require large amounts of grading, would intrude into an already-filled portion of the Chiquita Landfill, and because it is not supported by the Department of Public Works. Also, an east-west frontage road is being provided on the south side of SR-126 by the extension of Wolcott Avenue from SR-126 eastward to Long Canyon Road, as shown on Specific Plan Revised Exhibit 2.3-1 Land Use Plan.	In accordance with this objective, a frontage road north of SR 126 was not included within the approved Specific Plan.
Objective No. 28:	
The 5.3-acre parcel on the east side of Chiquito Canyon Road (Planning Area RW-22) was changed from Medium Residential to Low Medium Residential. This change reduces the maximum number of homes that can be built on the parcel from 90 homes to 30 homes, and the overall density to 5.7 dwelling units per acre.	Planning Area RW-22 is not in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 29:	
Planning Area RW-22 was restricted to single-family detached homes only, which may include clustered single-family detached homes such as the Court Homes in Valencia.	Planning Area RW-22 is not in Mission Village Tract Map 61105, and as a result, this objective does not apply to this project.
Objective No. 30:	
The northern edge of the Chiquito Canyon Business Park was moved southward, creating an Open Area land use designation adjacent to existing Val Verde residences. (Planning Area RW-23). At the request of Newhall Ranch Company and after review by the Department of Public Works, the Regional Planning Commission approved the "Alternate Highway Plan" which retains the existing two-lane Limited Secondary Highway on Chiquito Canyon Road north of Business Park Drive. There would be a traffic signal at the intersection of Chiquito Canyon Road and Business Park Drive. A southbound "free right" turn would be provided at this intersection. The northerly Business Park access to Chiquito Canyon Road would be for emergencies only.	As the Chiquito Canyon Business Park is not a part of the Mission Village Tract Map 61105 site, this objective does not apply to this project.
Objective No. 32:	
Newhall Ranch Company agreed to seek Caltrans approval for and to fund construction of a traffic signal at the intersection of SR-126 and Chiquito Canyon Road along with the first construction at that intersection.	. Mission Village Tract Map 61105 improvements do not include this intersection, and as a result, this objective does not apply to this project.

OBJECTIVE	IMPLENTATION and CONSISTENCY
VII. PHASING PROGRAM	
Objective No. 1:	
The basic phasing mechanism of the Specific Plan is the tentative subdivision map. As each tentative subdivision map is processed, infrastructure requirements for that subdivision will be established. The infrastructure requirements for each tentative subdivision map will be consistent with the Conceptual Backbone Infrastructure systems set forth in Section 2.5 of the Specific Plan, subject to review for substantial compliance with the Specific Plan by the Planning Director (see Section 5.2, paragraph 2).	Mission Village Tract Map 61105 is consistent with the Conceptual Backbone Infrastructure system set forth in Section 2.5 of the Specific Plan.
Objective No. 2:	
Concurrent with the submittal of each tentative subdivision map, updated Annotated Land Use Plan Statistical Table and Park and Recreation Improvements Table will be filed with the County, as set forth in Section 5.4 of the Specific Plan.	An updated Annotated Land Use Plan Statistical Table and Park and Recreation Improvements Table was filed with the County when Mission Village Tract Map 61105 was submitted.

APPENDIX 3.0

Cumulative Impact Analysis Methodology

DISTRICT_NAME	ENROLLED	CAPACITY	PupilsPerClassroomStnd	SF_PUPILS	MF_PUPILS	MH_PUPILS	Received
CASTAIC UNION SCHOOL DISTRICT - ELEMENTARY	1,135.00	1,430.00	30	0.3021	0.1079	0.1079	
NEWHALL SCHOOL DISTRICT	6,970.00	8,483.00	23.5	0.456	0.162	0.076	1/31/2007
SAUGUS UNION SCHOOL DISTRICT	10,770.00	12,350.00	30	0.48	0.11	0	11/28/2005
SULPHUR SPRINGS UNION SCHOOL DISTRICT	4,662.00	4,975.00	25	0.398	0.182	0.336	
WILLIAM S. HART UNION HIGH SCHOOL DISTRICT - JUNIOR HIGH	5,217.00	5,174.00	32	0.1	0.048	0.048	
CASTAIC UNION SCHOOL DISTRICT - JUNIOR HIGH	1,350.00	1,800.00	30	0.1578	0.0618	0.0618	
WILLIAM S. HART UNION HIGH SCHOOL DISTRICT - HIGH SCHOOL	9,903.00	9,512.00	32	0.188	0.086	0.06	

LIBRARY_NAME	ExistingBooks	ExistingDemand	BooksPerCapita	Received
CANYON COUNTRY	98,806	202,518	2.75	2/5/2007
VALENCIA	238,132	228,198	2.75	2/5/2007

WATER_NAME	EXDEMAND	GROUND_FULL	IMPORT_FULL	1YR	2YR	3YR	4YR	SF(AF/YR)	MF(AF/YR)	MH(AF/YR)	Received
NEWHALL WD	632	0	1000	1050	1150	1200	1250	0.79	0	0	12/27/2005
SANTA CLARITA WC	30,682.00			8893	8893	8893	8893	0.55	0.19	0.15	
VALENCIA WC	30,938.00	11824	14400	17144	17300	17400	18100	0.67	0.32	0	12/27/2005
WATERWORKS #36	1,234.00	380	1374	1480	1540	1600	1670	0.83	0.4	0	12/27/2005
	Acre Feet	Max Ground Prod	Projected Import	Projected Import							

SEWER_NAME	EXIST_FLOW_MGD	ExistingCapacity	DATE_OF_NEXT_EXP	UltimateExpansion	DATE_OF_ULT_EXP	SFGD	MFGD	MHGD	CommercialGd	IndustialGd	Received
S.D. NO. 26 & 32	20.9	28.1	2022	34.1	2022	260	195	156	1440	2009	2/14/2007

Tract Num	Tract Nam	Community Name	Subdivision Name	Acres	Status	S.F. Lots	M.F. Lots	O.S. Lots	Park Lots	Condo Lot	Trail Lots	Commercial Lots	Industrial L	Public Lot	Total Lots	S.F. Units	M.F. Units	Condo Uni	Total Units
PM060030		SANTA CLARITA VALLEY		117.12	Pending	0	0	0	0			0	37	0	0	0	0	0	21
PM060046		SANTA CLARITA VALLEY		20.16	Pending	4	0	0	0			0	0	0	4	4	0	0	4
PM060047		SANTA CLARITA VALLEY		21.4	Pending	4	0	0	0			0	0	0	4	4	0	0	4
PM060475		SANTA CLARITA VALLEY		10.01	Pending	2	0	0	0			0	0	0	2	2	0	0	2
PM060646		SANTA CLARITA VALLEY		13.42	Pending	4	0	0	0			0	0	0	4	4	0	0	4
PM060792	LAS LOMA	SANTA CLARITA VALLEY	Las Lomas	533.8	Pending	1	0	0	0			0	0	0	1	1	0	0	1
PM060792	LAS LOMA	SANTA CLARITA VALLEY	Las Lomas	6.9	Pending	1	0	0	0			0	0	0	1	1	0	0	1
PM060792	LAS LOMA	SANTA CLARITA VALLEY	Las Lomas	6.25	Pending	1	0	0	0			0	0	0	1	1	0	0	1
PM060792	LAS LOMA	SANTA CLARITA VALLEY	Las Lomas	0	Pending	1	0	0	0			0	0	0	1	1	0	0	1
PM060792	LAS LOMA	SANTA CLARITA VALLEY	Las Lomas	0.12	Pending	1	0	0	0			0	0	0	1	1	0	0	1
PM060792	LAS LOMA	SANTA CLARITA VALLEY	Las Lomas	0.01	Pending	1	0	0	0			0	0	0	1	1	0	0	1
PM061062		SANTA CLARITA VALLEY		4.29	Recorded	0	0	0	0			2	0	0	2	0	0	0	2
PM12543		SANTA CLARITA VALLEY		11.27	Pending	2	0	0	0			0	0	0	2	2	0	0	2
PM18108		SANTA CLARITA VALLEY		391.28	Pending	0	0	4	2			0	93	0	99	0	0	0	93
PM18108		SANTA CLARITA VALLEY		32.9	Pending	0	0	4	2			0	93	0	99	0	0	0	93
PM18108		SANTA CLARITA VALLEY		143.47	Pending	0	0	4	2			0	93	0	99	0	0	0	93
PM18654		SANTA CLARITA VALLEY		36.1	Recorded	0	0	2	0			11	0	0	13	0	0	0	11
PM19050		SANTA CLARITA VALLEY		13.76	Recorded	0	0	0	0			5	0	0	5	0	0	0	5
PM19149		SANTA CLARITA VALLEY		20	Pending	4	0	0	0			0	0	0	4	4	0	0	4
PM19776		SANTA CLARITA VALLEY		34.12	Inactive	15	0	0	0			0	0	0	15	15	0	0	15
PM19939		SANTA CLARITA VALLEY		4.16	Inactive	3	0	0	0			0	0	0	3	3	0	0	3
PM20202		SANTA CLARITA VALLEY		27.98	Inactive	3	0	0	0			0	0	0	3	3	0	0	3
PM20685		SANTA CLARITA VALLEY		128.92	Recorded	0	0	0	0			0	21	0	21	0	0	0	21
PM20728		SANTA CLARITA VALLEY		10.36	Inactive	2	0	0	0			0	0	0	2	2	0	0	2
PM20799		SANTA CLARITA VALLEY		12.93	Inactive	1	0	0	0			0	0	0	1	2	0	0	2
PM20938		SANTA CLARITA VALLEY		4.96	Inactive	2	0	0	0			0	0	0	2	2	0	0	2
PM21497		SANTA CLARITA VALLEY		0.56	Inactive	4	0	0	0			0	0	0	4	4	0	0	4
PM22530		SANTA CLARITA VALLEY		5.67	Inactive	2	0	0	0			0	0	0	2	2	0	0	2
PM22638		SANTA CLARITA VALLEY		42.64	Inactive	4	0	0	0			0	0	0	4	4	0	0	4
PM23129		SANTA CLARITA VALLEY		101.4	Inactive	2	0	0	0			0	0	0	2	2	0	0	2
PM23360		SANTA CLARITA VALLEY		12.6	Approved	3	0	0	0			0	0	0	3	3	0	0	3
PM23360		SANTA CLARITA VALLEY		8.55	Approved	3	0	0	0			0	0	0	3	3	0	0	3
PM23401		SANTA CLARITA VALLEY		5.07	Inactive	2	0	0	0			0	0	0	2	2	0	0	2
PM23877		SANTA CLARITA VALLEY		10.21	Inactive	2	0	0	0			0	0	0	2	2	0	0	2
PM23883		SANTA CLARITA VALLEY		14.68	Inactive	3	0	0	0			0	0	0	3	3	0	0	3
PM24179		SANTA CLARITA VALLEY		5.09	Inactive	2	0	0	0			0	0	0	2	2	0	0	2
PM24500	NEWHALL	SANTA CLARITA VALLEY	Newhall Ranch Specific	6781.08	Recorded	22	0	5	0			0	0	0	27	22	0	0	22
PM24801		SANTA CLARITA VALLEY		1.52	Pending	0	0	0	0			2	0	0	2	0	0	0	2
PM25536		SANTA CLARITA VALLEY		31.9	Pending	3	0	0	0			0	0	0	3	3	0	0	3
PM25852		SANTA CLARITA VALLEY		1.16	Approved	4	0	0	0			0	0	0	4	4	0	0	4
PM25884		SANTA CLARITA VALLEY		5.2	Pending	2	0	0	0			0	0	0	2	2	0	0	2
PM26363		SANTA CLARITA VALLEY		113.02	Approved	0	0	8	0			0	11	0	0	0	0	0	0
PM26549		SANTA CLARITA VALLEY		18.05	Pending	3	0	0	0			0	0	0	3	3	0	0	3
PM26574		SANTA CLARITA VALLEY		19.09	Recorded	0	0	0	0			0	16	0	16	0	0	0	16
PM26653		SANTA CLARITA VALLEY		19.02	Approved	4	0	0	0			0	0	0	4	4	0	0	4
PM26755		SANTA CLARITA VALLEY		10	Recorded	2	0	0	0			0	0	0	2	2	0	0	2
PM26866		SANTA CLARITA VALLEY		81.89	Recorded	4	0	0	0			0	0	0	4	4	0	0	4
PM27074		SANTA CLARITA VALLEY		10	Pending	2	0	0	0			0	0	0	2	2	0	0	2
PM27079		SANTA CLARITA VALLEY		4.16	Recorded	0	0	0	0			2	0	0	2	0	0	0	2
PM27081		SANTA CLARITA VALLEY		8.54	Pending	3	0	0	0			0	0	0	3	3	0	0	3
PM27082		SANTA CLARITA VALLEY		38.93	Pending	4	0	0	0			0	0	0	4	4	0	0	4
PM27121		SANTA CLARITA VALLEY		28.91	Pending	2	0	0	0			0	0	0	2	2	0	0	2
PM27143	WESTRIDG	SANTA CLARITA VALLEY	Westridge Executive Pl	4.61	Pending	0	0	0	0			2	0	0	2	0	0	0	2
TR060024		SANTA CLARITA VALLEY		8.1	Recorded	0	2	0	0			0	0	0	2	0	0	84	84
TR060259	TICK CANY	SANTA CLARITA VALLEY	Tick Canyon/Park Place	500.13	Pending	492	0	36	1			0	0	9	0	492	0	0	492
TR060319		SANTA CLARITA VALLEY		5.71	Pending	0	1	0	0			0	0	0	1	0	0	35	35
TR060359		SANTA CLARITA VALLEY		81.72	Pending	50	0	8	0			0	0	0	58	50	0	0	50
TR060611		SANTA CLARITA VALLEY		2.05	Recorded	0	1	0	0			0	0	0	1	0	18	0	18
TR060665	PALMER / I	SANTA CLARITA VALLEY		134.22	Pending	0	3	0	0			0	0	0	3	0	109	0	109
TR060674		SANTA CLARITA VALLEY		2.31	Recorded	21	0	0	0			0	0	0	21	21	0	0	21
TR060678	NEWHALL	SANTA CLARITA VALLEY	Heritage	426.11	Pending	680	58	326	9			16	0	5	1094	789	4678	0	5467
TR060678	NEWHALL	SANTA CLARITA VALLEY	Heritage	1850.63	Pending	680	58	326	9			16	0	5	1094	789	4678	0	5467
TR060678	NEWHALL	SANTA CLARITA VALLEY	Heritage	615.08	Pending	680	58	326	9			16	0	5	1094	789	4678	0	5467
TR060922	SKYLINE R	SANTA CLARITA VALLEY	Skyline Ranch	2190.24	Pending	1341	0	16	3			0	0	1	1361	1251	0	0	1251
TR060999		SANTA CLARITA VALLEY		11.78	Pending	42	0	1	0			0	0	1	0	42	0	0	42
TR061105	MESAS EA	SANTA CLARITA VALLEY	Mission Village	34.45	Pending	690	36	140	2			18	0	3	889	291	5103	0	5394

TR061105	MESAS EA	SANTA CLARITA VALLEY	Mission Village	1216.27	Pending	690	36	140	2			18	0	3	889	291	5103	0	5394
TR31803		SANTA CLARITA VALLEY		31.36	Recorded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TR31803		SANTA CLARITA VALLEY		30.82	Approved	444	0	8	1	6		0	0	0	0	444	0	54	498
TR31803		SANTA CLARITA VALLEY		64.16	Approved	444	0	8	1	6		0	0	0	0	444	0	54	498
TR31803		SANTA CLARITA VALLEY		26.87	Recorded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TR31803		SANTA CLARITA VALLEY		31.94	Recorded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TR31803		SANTA CLARITA VALLEY		23.44	Approved	444	0	8	1	6		0	0	0	0	444	0	54	498
TR33608		SANTA CLARITA VALLEY		111.62	Recorded	140	4	2	1			0	0	2	149	101	871	0	972
TR35783		SANTA CLARITA VALLEY		72.16	Recorded	419	0	3	0			0	0	0	422	419	0	0	419
TR35783		SANTA CLARITA VALLEY		78.7	Recorded	419	0	3	0			0	0	0	422	419	0	0	419
TR42537		SANTA CLARITA VALLEY		552.7	Approved	222	0	0	2			0	0	0	224	95	0	0	95
TR43589		SANTA CLARITA VALLEY		75.62	Pending	90	0	1	0			0	0	1	0	90	0	0	90
TR43737		SANTA CLARITA VALLEY		10.05	Inactive	0	4	1	2			0	0	0	7	0	80	0	80
TR43896	SOUTHERI	SANTA CLARITA VALLEY	Southern Oaks (Stevens	248.73	Recorded	280	0	16	1			0	0	0	297	704	242	0	946
TR45023		SANTA CLARITA VALLEY		8.29	Recorded	0	0	1	0	24		0	0	0	0	0	0	752	752
TR45084		SANTA CLARITA VALLEY		135.82	Recorded	294	0	0	0			0	0	0	294	294	0	0	294
TR45123		SANTA CLARITA VALLEY		40.79	Pending	10	0	0	0			0	0	0	10	10	0	0	10
TR45433	WESTRIDC	SANTA CLARITA VALLEY	Westridge	794.06	Recorded	730	11	45	2	30		5	0	34	0	1232	997	526	2755
TR46018	PLUM CAN	SANTA CLARITA VALLEY	Plum Canyon	225.67	Pending	62	0	2	1	3		0	0	1	0	62	0	791	853
TR46018	PLUM CAN	SANTA CLARITA VALLEY	Plum Canyon	3.24	Recorded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TR46018	PLUM CAN	SANTA CLARITA VALLEY	Plum Canyon	373.84	Recorded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TR46353		SANTA CLARITA VALLEY		65.01	Recorded	0	0	0	0	2		0	0	0	0	0	0	110	110
TR46443	ION COMM	SANTA CLARITA VALLEY	Ion Communities	159.15	Recorded	95	0	2	0			0	0	0	97	95	0	0	95
TR46648		SANTA CLARITA VALLEY		94.04	Inactive	73	0	0	0			0	0	0	73	73	0	0	73
TR46760		SANTA CLARITA VALLEY		39.66	Inactive	8	0	0	0			0	0	0	8	8	0	0	8
TR46775		SANTA CLARITA VALLEY		1.14	Inactive	2	0	0	0			0	0	0	2	2	0	0	2
TR46798		SANTA CLARITA VALLEY		37.08	Recorded	1	1	0	0			0	0	0	2	55	0	0	55
TR46908		SANTA CLARITA VALLEY		303.88	Recorded	563	0	6	1			0	0	2	0	563	0	0	563
TR47573		SANTA CLARITA VALLEY		245.6	Pending	75	0	3	0			0	0	6	0	75	0	0	75
TR47574		SANTA CLARITA VALLEY		148.75	Approved	7	0	1	0			0	0	0	8	7	0	0	7
TR47760	MACMILLA	SANTA CLARITA VALLEY	MacMillan / Meadow Pea	376.25	Pending	479	0	7	0			0	0	1	0	479	0	0	479
TR47760	MACMILLA	SANTA CLARITA VALLEY	MacMillan / Meadow Pea	78.12	Pending	479	0	7	0			0	0	1	0	479	0	0	479
TR47807		SANTA CLARITA VALLEY		197.4	Approved	77	0	0	0			0	0	0	77	77	0	0	77
TR48007		SANTA CLARITA VALLEY		79.67	Inactive	33	0	0	0			0	0	0	33	33	0	0	33
TR48086	SPRING CA	SANTA CLARITA VALLEY		551.05	Approved	542	0	6	0			0	0	2	550	542	0	0	542
TR48202		SANTA CLARITA VALLEY		9.15	Recorded	190	11	26	3			0	0	0	230	458	0	0	458
TR48208		SANTA CLARITA VALLEY		20.12	Recorded	0	0	2	1	6		0	0	0	0	0	0	51	51
TR48465		SANTA CLARITA VALLEY		10.34	Inactive	5	0	0	0			0	0	0	5	5	0	0	5
TR48637		SANTA CLARITA VALLEY		29.91	Inactive	18	0	0	0			0	0	0	18	18	0	0	18
TR49024		SANTA CLARITA VALLEY		48.99	Inactive	83	0	0	0			0	0	0	83	83	0	0	83
TR49079		SANTA CLARITA VALLEY		151.93	Inactive	78	0	0	0			0	0	0	78	78	0	0	78
TR50070		SANTA CLARITA VALLEY		5.16	Inactive	18	0	0	0			0	0	0	18	18	0	0	18
TR50168		SANTA CLARITA VALLEY		312.2	Inactive	30	0	0	0			0	0	0	30	30	0	0	30
TR50220		SANTA CLARITA VALLEY		120.29	Inactive	21	0	0	0			0	0	0	21	21	0	0	21
TR50242		SANTA CLARITA VALLEY		19.47	Pending	8	0	0	0			0	0	0	8	8	0	0	8
TR50259	RIO DULCE	SANTA CLARITA VALLEY	Rio Dulce Ranch	936.56	Inactive	616	0	4	1			0	0	1	622	616	0	0	616
TR50353		SANTA CLARITA VALLEY		158.05	Inactive	14	0	0	0			0	0	0	14	14	0	0	14
TR50385		SANTA CLARITA VALLEY		704.85	Pending	339	0	5	0			0	0	3	0	339	0	0	339
TR50385		SANTA CLARITA VALLEY		162.71	Recorded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TR50467		SANTA CLARITA VALLEY		507.75	Inactive	172	0	3	0			0	0	1	176	172	0	0	172
TR50592		SANTA CLARITA VALLEY		15.21	Inactive	0	0	0	0			0	4	0	4	0	0	0	4
TR51182		SANTA CLARITA VALLEY		31.52	Inactive	6	0	0	0			0	0	0	6	6	0	0	6
TR51644	TESORO	SANTA CLARITA VALLEY	Tesoro	667.34	Pending	714	0	73	0	0	0	0	0	3	790	714	0	0	714
TR51644	TESORO	SANTA CLARITA VALLEY	Tesoro	594.49	Pending	714	0	73	0	0	0	0	0	3	790	714	0	0	714
TR51644	TESORO	SANTA CLARITA VALLEY	Tesoro	436.02	Recorded	898	0	0	0	8	0	1	0	104	1011	898	0	893	1791
TR51644	TESORO	SANTA CLARITA VALLEY	Tesoro	94.94	Pending	2	0	2	3	0	0	0	0	0	7	2	0	0	2
TR51789		SANTA CLARITA VALLEY		79.01	Recorded	194	0	1	0			0	0	0	195	194	0	0	194
TR51852	NORTHLAI	SANTA CLARITA VALLEY	Northlake Specific Pla	779.27	Pending	1053	0	48	21	20		1	1	12	0	1051	0	645	1696
TR51852	NORTHLAI	SANTA CLARITA VALLEY	Northlake Specific Pla	26.09	Pending	1053	0	48	21	20		1	1	12	0	1051	0	645	1696
TR52192	OVERLANI	SANTA CLARITA VALLEY	Overland 1	245.64	Pending	141	0	5	1			0	0	0	147	155	0	0	155
TR52193	OVERLANI	SANTA CLARITA VALLEY	Overland 2	80.81	Pending	179	0	12	0			0	0	1	192	179	0	0	179
TR52193	OVERLANI	SANTA CLARITA VALLEY	Overland 2	178.94	Pending	179	0	12	0			0	0	1	192	179	0	0	179
TR52475		SANTA CLARITA VALLEY		70.44	Pending	44	0	2	0			0	0	0	46	44	0	0	44
TR52535	LARWIN / (	SANTA CLARITA VALLEY	Larwin / Golden Valley	259.9	Pending	199	0	1	0			0	0	0	200	199	0	0	199
TR52584	HASLEY G	SANTA CLARITA VALLEY	Hasley Golf Course	429.14	Approved	209	0	20	3			0	0	33	265	209	0	0	209
TR52608	FAIR OAK	SANTA CLARITA VALLEY	Fair Oaks Ranch (TR526	0.84	Recorded	0	0	0	0	2		0	0	0	0	0	0	63	63
TR52608	FAIR OAK	SANTA CLARITA VALLEY	Fair Oaks Ranch (TR526	6.95	Recorded	0	0	0	0	2		0	0	0	0	0	0	63	63

TR52715		SANTA CLARITA VALLEY		71.19	Recorded	8	0	1	0			0	0	0	9	8	0	0	8
TR52729		SANTA CLARITA VALLEY		79.73	Inactive	70	0	0	0			0	0	0	70	70	0	0	70
TR52763		SANTA CLARITA VALLEY		10.3	Pending	5	0	1	0			0	0	0	6	5	0	0	5
TR52790		SANTA CLARITA VALLEY		53.39	Recorded	75	0	2	0			0	0	0	77	75	0	0	75
TR52796	PICO CAN'	SANTA CLARITA VALLEY	Pico Canyon	230.44	Pending	184	0	4	1			0	0	16	205	102	0	0	102
TR52807		SANTA CLARITA VALLEY		5.42	Recorded	5	0	0	0			0	0	0	5	5	0	0	5
TR52829	SOMERSE	SANTA CLARITA VALLEY	Somerset Ridge	74.89	Approved	97	0	1	0			0	0	0	98	95	0	0	95
TR52833	FAIR OAKS	SANTA CLARITA VALLEY	Fair Oaks Ranch (TR528	203.21	Recorded	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TR52833	FAIR OAKS	SANTA CLARITA VALLEY	Fair Oaks Ranch (TR528	387.35	Approved	751	0	23	2	8		0	0	10	0	751	0	140	891
TR52905	SOUTHERI	SANTA CLARITA VALLEY	Southern Oaks Adjacent	94.44	Pending	38	0	0	17			0	0	0	55	37	0	0	37
TR52908		SANTA CLARITA VALLEY		37.69	Approved	19	0	0	0			0	0	0	19	19	0	0	19
TR52938	FAIR OAKS	SANTA CLARITA VALLEY	Fair Oaks Ranch (TR529	28.23	Recorded	0	0	2	0	19		0	0	0	0	0	0	194	194
TR52990		SANTA CLARITA VALLEY		79.3	Approved	63	0	0	0			0	0	0	63	63	0	0	63
TR53108	LANDMARI	SANTA CLARITA VALLEY	Landmark	292.74	Pending	1444	0	0	0			24	0	0	1468	313	1131	0	1444
TR53189		SANTA CLARITA VALLEY		0.59	Pending	44	0	3	0	0	0	0	0	4	51	44	0	0	44
TR53189		SANTA CLARITA VALLEY		180.31	Pending	44	0	3	0	0	0	0	0	4	51	44	0	0	44
TR53189		SANTA CLARITA VALLEY		0.8	Pending	44	0	3	0	0	0	0	0	4	51	44	0	0	44
TR53725		SANTA CLARITA VALLEY		139.45	Pending	42	0	0	0			0	0	0	42	42	0	0	42
TR53822		SANTA CLARITA VALLEY	Cunningham / Tapia Can	1186.36	Pending	405	0	4	0			0	0	70	0	405	0	0	405
TR53933	LAKE VIEV	SANTA CLARITA VALLEY	Lake View Estates	46.94	Pending	70	0	0	3			3	0	0	76	70	0	0	70
TR54372		SANTA CLARITA VALLEY		23.73	Pending	74	0	0	1			0	0	0	75	74	0	0	74

APPENDIX 4.1

Geologic Reports

ALLAN E. SEWARD
ENGINEERING GEOLOGY, INC.
Geological And Geotechnical Consultants

GEOLOGIC REPORT

Fault Investigation for Airport Mesa Area
Portion of Mesas East VTT61105, Newhall Ranch
Castaic, California

Prepared For:
Newhall Ranch Company®
A Division of the Newhall Land & Farming Company
23823 W. Valencia Blvd.
Valencia, CA 91355

Dated July 20, 2004
Job No: 04-1703H-1

27825 Smyth Drive, Valencia, California 91355 661-294-0065 FAX 661-294-0833

EXECUTIVE SUMMARY

The main purposes of the investigation were (1) to evaluate possible fault-related features and lineaments in the Airport Mesa area; (2) to determine their significance, lateral extent and activity; and (3) to make appropriate recommendations to mitigate potential ground rupture hazards. This was accomplished by interpretation of aerial photographs and published maps and reports, by field mapping, by excavating, sampling and logging 82 backhoe trenches and 17 bucket-auger borings, and by geologic analysis of the data.

Most of the site is underlain by the Plio-Pleistocene, nonmarine Saugus Formation. This unit is overlain by extensive late Pleistocene terrace deposits (Qt_1) in the Airport Mesa area. Recent alluvium is present in the larger canyon areas. No significant ground water was encountered during our subsurface investigations.

Previous geologic mapping suggested the presence of poorly defined, complex geologic structure and possible faulting in the Airport Mesa area. Review of stereoscopic, aerial photographs and topography of the area also indicated possible fault-related geomorphic expression along two alignments designated as the Saddle Lineament to the south and the Airport Mesa Lineament to the north. Our multi-phase investigation revealed that the Saugus Formation bedrock has been tectonically deformed to produce several east-plunging folds and local faulting. The overlying Qt_1 terrace deposits are also tectonically deformed along the Saddle and Airport Mesa Lineaments. The block between the two lineaments was found to have been uplifted at least 40 ft. as a result of folding and reverse faulting within the last 100,000 (±) years. A zone of normal faults was discovered in the terrace deposits overlying the trace of the anticlinal fold on the northwestern portion of Airport Mesa. This style of deformation is consistent with tensional stresses at the crest of a tightening anticline. Because the anticline intersects the Airport Mesa Lineament and minor, oblique strike-slip faults were encountered between the lineament and the anticline, the structures are considered to be related.

Based on the observed geologic conditions and discussions with Dr. Roy Shlemon regarding the age of the materials cut by faulting and the style of deformation, building setbacks were recommended for the Airport Mesa and Saddle Lineaments and for the anticline. Because of the potential for sympathetic movement, zones of restricted development and structural mitigation are also recommended between the two lineaments, in the area between the

Airport Mesa Anticline and the Airport Mesa Lineament/Fault, and for 100 ft. beyond the recommended building setbacks.

Based on our investigations we have prepared a geologic map (see **Plate I**) using the 1999 digital topography prepared by Psomas for a base. The fault and fold traces, building setback zones, areas of restricted development, as well as geologic units, bedding orientations, and the locations of our subsurface investigations (verified with GPS survey control) are illustrated on the geologic map. Geologic cross sections have been prepared to illustrate the three-dimensional structural geometry of the bedrock and terrace deposits. The following report describes the results of our investigation and presents preliminary conclusions and recommendations regarding potential ground rupture hazard and appropriate mitigation measures. Dr. Roy Shlemon reviewed evidence for the age of the soils developed on Airport Mesa and reviewed critical trench exposures. He has prepared an Appendix for this report which presents his description of the soils and summarizes his opinions on the age of the soils and implications for the age of fault movements.

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ALLAN E. SEWARD
ENGINEERING GEOLOGY, INC.
Geological And Geotechnical Consultants

July 20, 2004 Job No: 04-1703H-1

Newhall Ranch Company®
A Division of the Newhall Land & Farming Company
23823 W. Valencia Blvd.
Valencia, CA 91355

Attention: Mr. Corey Harpole

Subject: **Geologic Report**
Fault Investigation for Airport Mesa Area
Portion of Mesas East, VTT 61105, Newhall Ranch
Castaic, California

References: see end of text

Dear Mr. Harpole:

The following report presents the findings of our fault investigations of the Holser Structural Zone in the Airport Mesa area of Newhall Ranch.. The purpose of this investigation was to evaluate the existence of possible fault-related features and lineaments in the Airport Mesa area, to determine their significance, lateral extent, and activity, and to make appropriate recommendations to mitigate potential ground rupture hazards. The following report is based on the findings of our detailed investigations in 1999 and 2000 and has been reviewed and updated in consideration of the proposed development grades for vesting tentative tract map 61105 dated June 14, 2004.

1.0 SCOPE OF WORK

1. Review of published geologic maps and geologic reports covering the subject site.

2. Review of the Alquist-Priolo earthquake fault zone map of the Newhall quadrangle.

3. Review of the L.A. County Safety Element and the ground rupture hazard map presented therein.

4. Review of the site topography and the following aerial photographs to evaluate geomorphic evidence for faulting and fault-related features:

Date	Photograph	Scale	Agency
1928	C300-E94, E95, E120, and E121	1″=2000′ ±	Fairchild
1945	9800-14-1529	1″=1200′ ±	Fairchild
1977	1 Ven 2-47	1″=1500′ ±	Continental
1980	1080-150 and 1080-151	1″=4000′ ±	USDA
?	02714-0048 and 0049	1″=2775′ ±	? (Infrared)

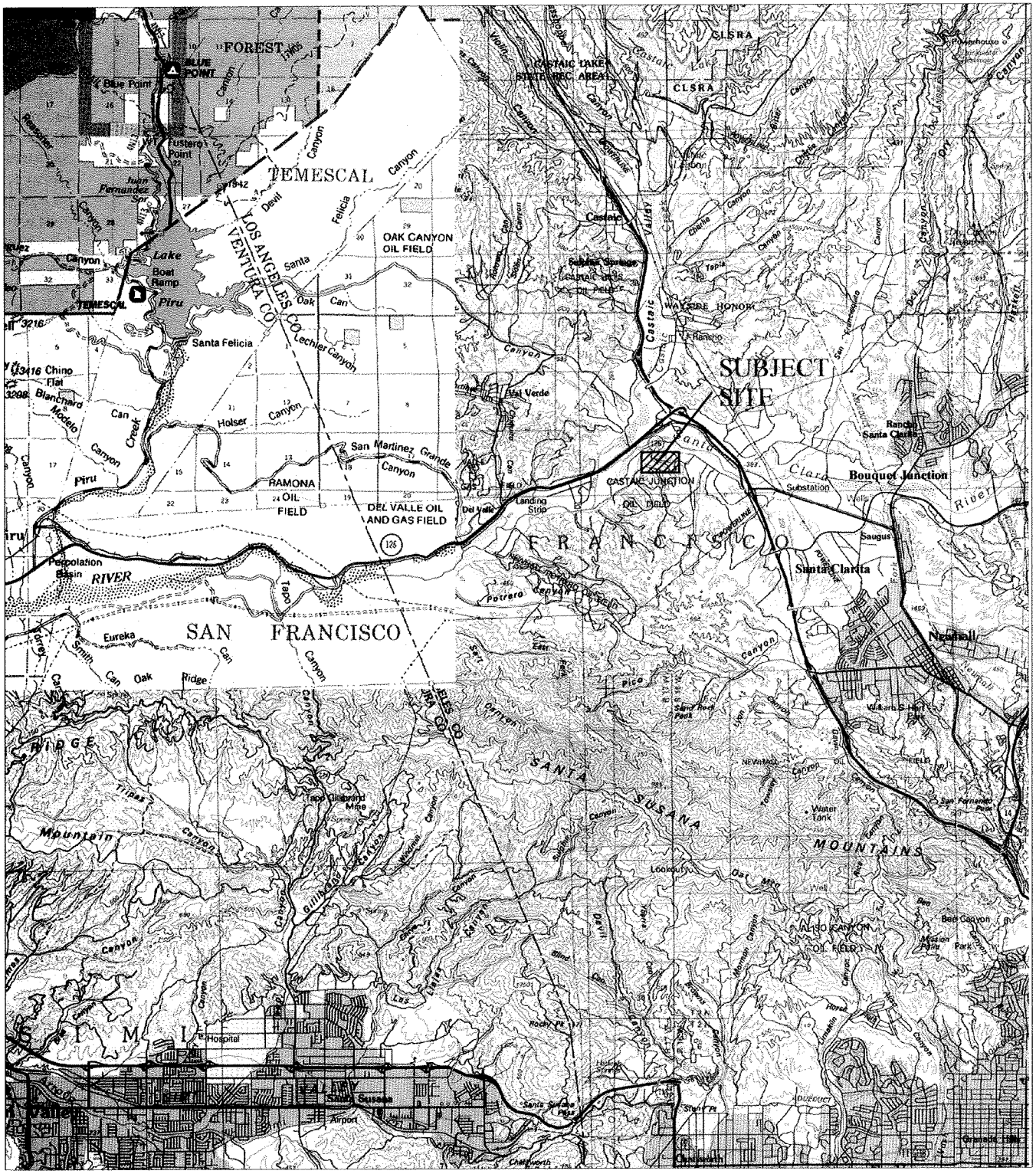
5. Field mapping of existing outcrops and road cuts.

6. Coordination with Underground Service Alert and agricultural personnel with Newhall Land and Farming Company prior to starting our subsurface investigations.

7. Excavation and geologic logging of 82 trenches and one existing dozer cut, designated T-1H through T-82H and DC-1H respectively. Of these excavations, 58 were backhoe pits and the rest were elongate trenches and dozer trenches totaling 4820 lineal ft. Five of the backhoe pits were excavated for Dr. Shlemon to examine the stratigraphy and development of the soils (pedogenic profiles) present on and adjacent to Airport Mesa.

8. Excavation and geologic logging of 17 bucket-auger borings (B-1H through B-17H), drilled to a maximum depth of 82 ft., to evaluate variations in the elevation of the base of the terrace deposits and the geologic structure in the underlying bedrock.

9. Review of pertinent trench and boring logs excavated and logged for our landslide investigation of the Mesas Area (Q designation) and our landslide investigation of the Mesas Entertainment Area (M designation).



Source:
U.S. Geological Survey 7.5' Quads From Topo! - Wildflower Productions 1997

Approximate Scale: 1"=2.5 Miles

NOTE: THIS IS NOT A SURVEY OF THE PROPERTY

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ALLAN E. SEWARD
ENGINEERING GEOLOGY, INC.
Geological and Geotechnical Consultants

LOCATION MAP

Job No.: 04-1703H-1 | *Date: 7/20/04*

10. Location of all exploratory excavations with Trimble GPS instrumentation. We have coordinated with Psomas to have all of our GPS locations incorporated into the data base for Newhall Ranch.

11. Laboratory testing of selected drive samples to determine the engineering properties of the site materials. Testing included dry density and moisture content of in-situ soils.

12. Preparation of the attached boring and trench logs (Appendices B and D) which graphically illustrate the observed geologic conditions.

13. Preparation of five geologic cross sections (Appendix C) illustrating the three-dimensional geometry of folding and faulting observed in the bedrock and overlying terrace deposits and proposed grades from the tentative map dated June 14, 2004.

14. Preparation of the attached location map and our geologic map (Appendix D) which illustrates the approximate limits of exposed geologic units, structural attitudes, faults, folds and boring and trench locations based on GPS surveying. Our geologic maps were prepared using the AutoCAD Computer Program and topographic base provided by Psomas.

15. Preparation of our conclusions and recommendations and this report.

2.0 PROPOSED DEVELOPMENT

We understand that the Airport Mesa Area is proposed for mixed use/commercial development and Open Space areas. Conventional cut/fill grading operations are proposed to provide building pads, parking areas and roads.

3.0 SITE DESCRIPTION

Airport Mesa is located on the northeastern portion of Mesas East (See location map). The mesa is informally named for a small landing strip which was abandoned many years ago. The main mesa area is currently utilized for various agricultural crops. The adjacent slope areas are typically covered by annual grasses and sparse chaparral vegetation. Oak trees are locally present in protected areas. Previous site development is minimal and consists primarily of dirt roads and pads associated with past oil well drilling and production. The site topography is dominated by a broad, elevated mesa, bounded by the Santa Clara River to the north and by tributary canyons to the east and west. Steep bluffs occur on the northern and western margins of the mesa. Three north-draining canyons dissect the mesa. The mesa

is underlain by old, uplifted stream and fan deposits. Elevations at the site range from approximately 980 ft. along the Santa Clara River to 1200 ft. on the south side of Airport Mesa. Details of the site topography are presented on the **Location Map** and **Plate I**.

4.0 GEOLOGIC SETTING

The Airport Mesa area is located in the Transverse Ranges geomorphic province of southern California in the eastern portion of the Ventura Basin. The Ventura Basin has been tectonically downwarped in the geologic past to produce a large-scale synclinal structure in which a thick sequence of Cenozoic sediments have accumulated. The site is underlain by sedimentary rock of the Saugus Formation, which has been tectonically deformed into southeast-plunging folds with local faulting. Younger fluvial and fan terrace deposits discordantly overlie the bedrock. Alluvium is present in the larger drainages and soil and slopewash mantle most of the site.

5.0 GEOLOGIC UNITS

5.1 Bedrock

5.1.1 Saugus Formation (TQs and TQs_u)

The bedrock underlying the site consists of Plio-Pleistocene, non-marine, sedimentary rock of the Saugus Formation. The age of this formation ranges from 2.5Ma to 0.7Ma based on magnetostratgraphic studies in this area (Levi et al. 1986; Levi and Yeats, 1993). South of the Saddle Lineament (Plate I), this formation includes interbedded light-gray to yellowish-gray sandstone, pebbly sandstone and pebble to cobble conglomerate and light yellowish-brown to olive-brown sandy siltstone, siltstone and mudstone, and rare moderate-brown to dark yellowish-brown claystone. Siltstone and mudstone units are typically very expansive. The Saugus Formation observed north of the Saddle Lineament is dominantly coarse grained and moderately to well indurated.

Our subsurface investigations and field mapping indicate that the upper section of the Saugus Formation is lithologically distinct from the lower section. The lower (older) stratigraphic section of the Saugus Formation is generally coarse grained, moderately to well indurated, and lithologically similar to its type section as exposed along railroad cuts near Bouquet Junction (Hershey, 1902). The upper (younger) stratigraphic section (exposed south of the Saddle Lineament) is less indurated and commonly contains more

thinly bedded siltstone and mudstone than the type section. Thick reddish-brown "red beds" are not common.

In contrast to the geologic maps of Kew (1924), Winterer and Durham (1962) and Dibblee (1996), the maps by Weber (1982) and Treiman (1986) have designated the upper section of the Saugus Formation as Pacoima Formation. Review of Oakeshott (1958), however, indicates that the type section of the Pacoima Formation consists of a very poorly sorted mix of angular pebbles, cobbles and boulders in a dark-brown to reddish-brown mudstone matrix which was rapidly deposited in an alluvial fan environment. In contrast, the upper section of the Saugus Formation on Newhall Ranch is dominated by thinly bedded siltstone, mudstone and sandy siltstone with sandstone and rounded pebble to cobble conglomerate interbeds. Unlike the Pacoima Formation, the upper Saugus Formation is moderately well bedded and appears to be a fluvial deposit. Oakeshott (1958) also indicates that the Pacoima Formation lies with distinct angular discordance above the Saugus Formation, but this distinction is not prominent on Newhall Ranch.

We have designated the bedrock exposed to the south of the Saddle Lineament as the upper member of the Saugus Formation (TQs_u). The bedrock exposed north of the Saddle Lineament is mostly coarse grained and is designated as undifferentiated Saugus Formation (TQs).

5.1.2 Terrace Deposits (Qt_1 and Qt_2)

Deposits of typically flat-lying older alluvium occur up to 200 feet above active stream channels, and are designated as terrace deposits on the attached Geologic Maps (**Plate I**). This older alluvium was deposited in a fluvial and/or alluvial fan environment. At least two fill-terrace levels occur on site. The dominant upper terrace deposit (designated Qt_1 on the geologic map) underlies the Airport Mesa area approximately 180 to 200 ft. above the active Santa Clara River. Three remnants of younger terrace deposits (designated Qt_2 the geologic map) are located between approximately 120 and 160 ft. above the Santa Clara River on the north and eastern sides of Airport Mesa (**Plate I**).

The Qt_1 deposit typically consists of yellowish-gray to yellowish-brown sandstone, pebbly sandstone, silty sandstone and local siltstone up to 60 feet thick. The base of this deposit is typically marked by a coarse basal layer approximately 6 to 10 ft. thick consisting of interbedded, friable sands and gravels. Cobbles and boulder-sized clasts

are common at the basal contact. Borings B-11H through B-14H show that a local coarse-grained layer, up to 15 ft. thick, underlies the laterally extensive, cobble- to boulder-rich bed (see Cross Section 3H-3H'). North of the Saddle Lineament, the stratigraphy and sedimentary structures are consistent with a fluvial depositional environment. South of the Saddle Lineament, the terrace deposits are less sorted, and the north-dipping geomorphic surfaces suggest that the sediments were deposited in a fan environment. These fan deposits probably interfinger with or grade into the fluvial deposits observed at Airport Mesa.

The three remnants of terrace deposits on the north and eastern margins of Airport Mesa are designated as Qt_2 on the geologic map (**Plate I**). These terrace deposits may represent separate levels or one level, which has since been tilted down to the east. The western remnant is designated as Qt_{2a}, and the central is designated as Qt_{2b} (**Plate I**). A third terrace deposit on the eastern margin of the site, between the Saddle and Airport Mesa Lineaments, is queried as part of the Qt_2 level (**Plate I**). The Qt_{2a} deposit is fine grained at the top and has a coarse-grained bed containing common pebbles and cobbles at the base. No subsurface explorations were completed in the Qt_{2b} deposit.

Although a distinct angular discordance is generally present between the Qt_1 terrace deposits and the underlying Saugus Formation at Airport Mesa, the angularity is minor south of the Saddle Lineament and the two units are sometimes indistinguishable in isolated exposures.

5.2 Landslides (Qls)

Two landslides are recognized east of Airport Mesa along the eastern extension of the Airport Mesa Lineament. Evidence of landslide movement overprinting apparent tectonic faulting was observed in trench T-42H and boring B-24M.

5.3 Surficial Deposits

5.3.1 Alluvium (Qal)

The larger canyon areas and Santa Clara River floodplain are underlain by alluvium. Older, incised alluvium is commonly present on the margins of the canyons. Both of these units are mapped as Qal on the attached Geologic Map. These deposits typically consist of sands and gravel with cobbles, boulders and local silty interbeds.

5.3.2 Slopewash (Qsw)

Slopewash (colluvium) is a non-bedded, heterogeneous accumulation of soil and weathered bedrock deposited by gravity on nearly all of the site slopes. It consists of yellowish-brown silty sand with scattered pebbles and clasts of sandstone and mudstone derived from the adjacent parent rock. Deposits of possible older slopewash were locally identified in trenches excavated on slopes located below the Qt_1 terrace deposits. The maximum thickness of slopewash encountered was 17 ft. and includes colluvium and minor debris flow deposits. This unit is noted on our Geologic Logs, but only the larger accumulations are shown on the Geologic Map (**Plate I**).

5.3.3 Soil

A thick mantle of soil (pedogenic profiles) has developed over most of the site, except at bedrock outcrops, areas of steep slopes, and areas disturbed by man. Typical soils above the bedrock consist of yellowish-brown silty sand to sand with scattered pebbles. Soils observed on the Qt_1 geomorphic surface are typically strongly developed with distinct argillic and calcic B-horizons. The stratigraphy of the Qt_1 soils was reviewed in the field by Dr. Roy Shlemon in order to evaluate the age of soil development, the age of the Qt_1 geomorphic surface, and provide a minimum age for the underlying terrace deposits. Detailed descriptions of the Qt_1 soils and the results of Dr. Shlemon's review are presented in **Appendix A**.

5.4 Artificial Fill (af)

Artificial fill is present on many portions of the site as shown on the attached Geologic Map. Most fill is the result of past oil well drilling and oil production. All uncompacted fill should be removed and recompacted prior to placement of compacted fill.

6.0 Geologic Structure

South of the Airport Mesa area, bedrock of the Saugus Formation strikes northwest and typically dips 10° to 25° to the northeast. In the Airport Mesa area, the Saugus Formation is folded into two easterly plunging synclines and an anticline. Much of the Mesa is part of the "Holser Structural Zone" as defined by Weber (1982). Faulting is associated with the Airport Mesa Lineament, the syncline along the Saddle Lineament, and the Airport Mesa Anticline. The overlying terrace deposits have been deformed as well along these features.

Specific details of the geologic structure at Airport Mesa are described under **Section 7.5** below and illustrated on the attached Geologic Map (**Plate I**) and Cross Sections (**Plate II**).

7.0 FAULT INVESTIGATION

7.1 Approach of Investigation

Although new faults may develop during a seismic event, significant ground rupture is generally expected to occur along pre-existing faults because they are zones of weakness that accommodated movement in the past. By documenting evidence of recent activity, the potential for ground rupture hazard under the current tectonic framework can be assessed. Ground rupture cannot be prevented; therefore, mitigation of the ground rupture hazard involves identifying major faults, which show evidence of recent activity, and avoiding construction of structures for human occupancy (as defined by the Alquist-Priolo Act) over their surface traces. Recognition and mapping of these pre-existing fault breaks is accomplished by field mapping, by review of topography and geomorphology, by evaluation of aerial photo lineaments, by geophysical techniques, by review of data from nearby oil wells, and by excavating appropriate trenches and geologically logging the trench walls with an emphasis on identifying faults and features potentially indicative of faulting.

Fault zones typically consist of a main zone of deformation along which most of the accumulated movement has occurred, and secondary faults and splay faults which have accommodated substantially less slip and are laterally discontinuous. Although secondary faults may rupture during an earthquake along the main fault zone, the potential hazard is substantially less than along the main zone. The relative density of faulting and magnitude of displacements along these secondary faults tend to decrease away from the main zone to a point where little or no faulting is present. Geomorphic and structural indicators for the location of the more distant secondary faults is generally lacking and, therefore, it is not realistically feasible to discover and evaluate all potential secondary faults. The Alquist-Priolo Act (Hart and Bryant, 1997) addresses this issue by requiring a 50-foot setback around active fault traces to incorporate nearby fault splays unless they are demonstrated not to exist. For the purposes of this investigation, discontinuous minor faults more than 50 ft. beyond zoned fault strands are defined as subsidiary. The potential for significant primary ground rupture on subsidiary faults is reasonably considered negligible within the life of proposed structures.

7.2 Methods and Procedures

The boundary between main fault zones and subsidiary faults is generally gradational and; therefore, the delineation of main zones of deformation relative to subsidiary faults is somewhat subjective. However, a distinction can be made between the continuous main zone and the subsidiary faults by utilizing data collected on the style and magnitude of deformation and activity of a fault.

The following five criteria were used to evaluate the style of deformation within the Holser Structural zone.

1. Evaluation of slip magnitude
2. Determination of fault gouge thickness
3. Evaluation of structural and lithologic disparities across a given fault
4. Determination of the lateral continuity (length) of a given fault
5. Evaluation of evidence for Holocene activity.

Main zones of deformation will display one or more of these five criteria. Large separation across a fault zone is considered to be the result of repeated movement along a few, discrete fault surfaces. Bedrock adjacent to a fault surface is crushed and sheared to form a fine-grained gouge during seismic events. Thicker gouge, therefore, suggests that repeated movements have occurred along a given fault in the past, and that there is a greater likelihood of additional movement in the future. As the separation across a fault increases through time, bedding adjacent to the fault may be folded owing to drag. Therefore, bedding attitudes may change abruptly adjacent to a main fault zone that has accommodated substantial slip. Such faults may also juxtapose bedding with different orientations or even different rock units. The larger the fault, the more disparate the structure or rock units may be. Because large earthquakes are generated along larger faults, and faults can only display a certain amount of displacement over a given length, main fault zones are typically laterally continuous for a significant distance (typically tens of meters or more). Because faults can only display a certain amount of displacement over a given length, those faults which cannot be traced a significant distance have probably not experienced large surface displacement. Exceptions to this rule include blind thrust faults, which may not be laterally extensive at the surface yet have the capability to generate relatively high magnitude earthquakes.

In brief, main zones of deformation will usually display large separation, thick gouge, structural and/or lithologic disparities across their traces, lateral continuity and evidence for Holocene activity. However, subsidiary fault zones will not. Evidence for Holocene activity on main faults may be lacking at a given site. Nevertheless, because of their size and continuity (both laterally and at depth), such faults may require mitigation owing to potential sympathetic movements.

7.3 Criteria for Aerial Photo Analysis

In order to locate and assess the significance of potential fault lineaments, a series of historic aerial photographs (listed in Item #4 of Section 1.0) were obtain and analysed. Photographic lineaments were identified and assessed based on their relative strength, continuity, topographic expression, tonal (color) contrast, and vegetation contrast and/or alignment. Each significant photo lineament was assigned a strength based on the following criteria:

1. Strong = very distinct
2. Moderate = distinct
3. Weak = not very distinct to indistinct.

The lateral continuity of each lineament was assigned based on the following definitions:

1. Continuous = an uninterrupted lineament
2. Intermittent = a segmented lineament
3. Discontinuous = a lineament apparently unconnected to any other lineament

The strength of a lineament can be an important indicator of the relative age of associated faulting, depending on the age of the geologic units and stability of the geomorphic surface traversed. The continuity of a lineament may indicate the lateral extent of associated faulting or possible segmentation of faulting. However, variations in the continuity and strength of a lineament along strike may result from changes in the age of the units traversed rather than from changes in the existence or activity of a fault. Changes in topographic expression may provide direct evidence of offset along a fault and may document the style and relative age of movement. Variations in color (tonal contrast) along a lineament may indicate juxtaposition of different units by fault movement, or fault-controlled deposition. Vegetation alignments or changes along a lineament may represent different underlying units across a fault or possibly the presence of ground water concentrated along, or ponded adjacent to a fault.

Alternatively, apparent photo lineaments may be unrelated to faulting. Natural processes such as differential erosion or weathering along bedding or geologic contacts, active and/or abandoned channel margins and associated color or vegetation changes may also produce lineaments. Human activities such as the placement of roads, pipelines, fences and grading activities may also produce non-tectonic lineaments. Therefore, subsurface explorations are typically required in order to verify the origin and significance of each lineament. Subsurface investigations during this investigation identified two moderate to strong lineaments in the Airport Mesa area, as described under **Section 7.5** below.

7.4 Summary of Fault Investigation Program

Geologic maps by Weber (1982), Winterer and Durham (1962), Dibblee (1996) and Treiman (1986) suggested the possible existence of faulting in the Airport Mesa area on Newhall Ranch. Weber (1982) defined a broad zone of possible fault-related features and lineaments near the southeastern end of the Holser Fault as the "Holser Structural Zone". The southern portion of this zone includes the Airport Mesa area. Detailed review of aerial photographs by this firm also indicated the possible presence of faulting in this area. We therefore conducted a multi-phase geologic fault investigation in order to assess the existence, lateral extent and activity of possible faults in this area.

The first phase of the investigation included the excavation and geologic logging of 16 exploratory fault trenches, totaling over 2700 lineal ft. to evaluate the structural geometry of the bedrock and overlying terrace deposits. This work revealed evidence for faulting and folding within the terrace deposits along two lineaments, designated as the Airport Mesa and Saddle Lineaments (**Plate I**). In order to evaluate the significance of the faulting at depth below the shallow, weathered terrace deposits and within the underlying bedrock, we completed additional trenches and 8 bucket-auger borings. This verified that substantial late Quaternary fault movement had occurred along the Airport Mesa Lineament, the presence of folding and faulting along the Saddle Lineament, and evidence for possible faulting associated with a structure change on the northwestern portion of Airport Mesa. Two additional borings were then completed to verify the geometry and lateral extent of the Saddle Lineament. A dozer trench and two hand-dug pits were also completed on the northwestern margin of the mesa in order to evaluate possible faulting at the change in structure. These excavations demonstrated that the structure change is an antclinal fold (designated the Airport Mesa Anticline, on **Plate I**) in the bedrock rather than a fault, but evidence of minor faulting was observed in the overlying terrace deposits. Oil well data obtained from the California Division of Oil and Gas were reviewed, and

evidence of faulting was indicated at depth near Airport Mesa. However, correlation with the faulting observed during our investigation was inconclusive, owing to the wide spacing of the oil wells in this area and paucity of available dip logs.

Dr. Roy Shlemon was contracted to review critical trench exposures, evaluate the age of the soils developed on the surface of the terrace deposits, assist in determining the scope of additional subsurface investigations needed to delineate the extent of faulting at Airport Mesa, and develop appropriate mitigation measures. Based on discussions with Dr. Shlemon, additional subsurface investigations, including 7 additional borings and over 2100 lineal ft. of trenches and dozer trenches, were completed to evaluate the significance and extent of minor faulting associated with the Airport Mesa Anticline and adjacent area to the west, and to check for evidence of minor sympathetic faulting between the Saddle and Airport Mesa Lineaments. Minor normal faulting was found to consistently occur in the terrace deposits along a broad zone above the anticline and minor strike-slip faults were found southwest of the anticline. Local evidence of minor sympathetic faulting was observed between the two lineaments.

The remaining portion of this report presents the details of our investigation, our conclusions and recommendations for mitigation of potential fault rupture hazards, a geologic map illustrating fault mitigation zones and the locations of our subsurface explorations, geologic cross sections illustrating the three-dimensional geometry of the bedrock at depth, and geologic logs describing and illustrating the geologic conditions observed in our subsurface explorations.

7.5 Results of Investigation

7.5.1 Airport Mesa Lineament/Fault

Review of aerial photographs indicated the presence of a continuous strong, west-trending lineament as defined by a break in slope on the southern portion of Airport Mesa, and by a linear color change and vegetation alignment on the descending slope to the west. This is designated as the "Airport Mesa Lineament" in this report and on the Geologic Map (**Plate I**). This lineament becomes weak east of Airport Mesa and nonexistent along the Santa Clara River.

Geologic maps by Kew (1924), Winterer and Durham (1962), Treiman (1986), and Dibblee (1996) do not show any faulting at the Airport Mesa Lineament. However, mapping of the Holser Structural Zone by Weber (1982) suggested a north-side-down

fault along the eastern portion of the lineament. This possible fault was also included on the fault rupture hazard map in the Technical Appendix of the L.A. County Safety Element. However, no active faults are shown in this area on the Alquist-Priolo map of the Newhall Quadrangle.

Trenches T-37H, T-39H and T-43H were excavated across the lineament on Airport Mesa proper. These trenches revealed evidence for a south-dipping fault cutting Qt_1 terrace deposits with splay faults and drag features in the hanging wall indicative of reverse movement. Stratigraphic units could not be matched across the main fault suggesting more movement than the height of the trench exposures. Borings B-1H and B-2H were therefore drilled on either side of the main fault to verify the sense and amount of offset within the terrace deposits and the structural geometry in the underlying bedrock. These borings documented that the base of the terrace has been vertically displaced approximately 40 ft. along a south-dipping reverse fault (see **Cross-Section 3H-3H′, Plate II**). Total dip-slip movement is near 50 ft., and there was no evidence for a substantial strike-slip component of fault movement. Based on our observations and trench logging, we interpret this to be a bedding-plane fault within the steeply south-dipping Saugus Formation bedrock. At least some of the splay faults in the upper plate of the main fault are also the result of slippage along bedding planes in the underlying bedrock (see T-38H for example).

West of Airport Mesa, trenches T-45H and T-46H confirmed that faulting continues along the observed lineament and follows the strike of bedding (approximately east-west). Dozer trench T-76H was excavated within the young alluvium/slopewash just west of T-46H; however, no evidence of faulting was observed.

East of trench T-39H, the fault apparently truncates the southeastern end of the Airport Mesa Anticline at depth below the terrace deposits. East of the anticline, the fault cuts across bedding in the lower plate, as documented in trench T-41H (see **Cross Sections 1H-1H′ and 2H-2H′, Plate II**). The fault dips 30-37° south in this trench exposure, which is shallower than that observed to the west. Farther east, the fault zone appears to be overprinted and obscured by landslide movement, as identified in trench T-42H and boring B-24M. However, the distribution and elevations of the terrace deposits indicates that the fault at least continues to the eastern property boundary of Newhall Ranch.

The 40 ft. of uplift documented at the base of the terrace deposits across the Airport Mesa Fault is roughly the same as the change in elevation of the Qt_1 geomorphic surface across the fault. This suggests that all of the observed movement occurred after

deposition of the terrace deposits. The selective development of soils suggests a minimum approximate age of 100,000 years for the Qt_1 surface (**Appendix A**). Exposures in trench T-43H indicate that a colluvial wedge is present along the fault scarp. A portion of the colluvial wedge appears to have been subsequently tilted beyond the angle of repose and possibly offset by recurrent fault movement.

No unequivocal evidence for fault movement in Holocene times (i.e. the last 11,000 years) was observed during this investigation. However, ~100,000 year-old terrace deposits have been displaced ~50 ft., yielding an average slip rate of ~5 ft. every 10,000 years. The presence of a well defined lineament, a well preserved scarp, and evidence of tilted and offset colluvial wedge deposits also suggest recent activity. We therefore, judge that the airport lineament fault is active for the purposes of developing appropriate mitigation measures.

7.5.2 Saddle Lineament/Fault

The site topography indicates the presence of aligned saddles and tributary drainages that are designated as the "Saddle Lineament" in this report and on **Plate I**. Review of aerial photographs indicates the presence of a continuous, moderate strength lineament to the east and a possible weak lineament within Middle Canyon to the west (**Plate I**). Geologic mapping by Kew (1924) shows a syncline along this trend and Weber (1982), Treiman (1986) and Dibblee (1996) show possible faulting as well. However, no faults are shown at this location on the Alquist-Priolo map of the Newhall Quadrangle or the fault rupture hazard map in the L.A. County Safety Element.

In order to evaluate the origin of the Saddle Lineament, trenches T-7H, T-8H, T-21H, T-23H, T-31H and T-40H and dozer cut DC-1H were initially excavated and logged. These exposures showed the presence of tilted terrace deposits and minor, north-dipping reverse faults. Bucket-auger borings were therefore drilled to evaluate the significance and geometry of these features at depth. These borings revealed that the terrace deposits are folded and cut by north-dipping reverse faults above a faulted syncline within the Saugus Formation bedrock (see **Cross Section 2H-2H'** for details). The basal terrace gravels have been uplifted to the north approximately 50 ft. The observed relationships and structural geometry above and below the basal Qt_1 unconformity indicate that the trace of the syncline has migrated southward since the time when the basal terrace gravels were initially deposited.

In order to trace the fault laterally and to observe the bedrock structure along the Saddle Lineament to the west, trenches T-65H and T-75H were excavated and logged. Trench T-65H verified the structural geometry indicated in the borings and also exposed a north-dipping reverse fault in the bedrock underlying the zone of folded terrace deposits. A bedding plane fault which offsets the basal terrace gravel was also observed in the upper plate of the reverse fault. Trench T-75H revealed shearing along clay-rich bedding planes adjacent to a dominant north-dipping fault.

Evidence of Holocene activity along the Saddle fold/fault zone was not unequivocally demonstrated during this investigation. However, as shown in the cross-sections provided in Plate II, the north-dipping reverse faults along the Saddle Lineament likely intersect with the Airport Mesa Fault at depth and are probably genetically related. As shown on the cross sections, the basal Qt_1 gravel is uplifted approximately 50 ft. to the north, which is roughly the same as the displacement on the subparallel Airport Mesa Fault. In addition, the alluvium in the drainage at trench T-72H appears to narrow down canyon where it crosses the trace of the Saddle Lineament. These lines of corroborating evidence all suggest uplift during Holocene time. In Middle Canyon, the active drainage bends northwesterly within the canyon and appears to follow the trend of the Saddle Lineament. This could indicate uplift of the alluvium on the north side or, alternatively, could be related to changes down canyon in the quantity of sediments derived from the adjacent canyon margins. Just east of the project boundary, the mapped Qt_2 terrace deposit, which is younger than the Qt_1 deposit, also appears to possibly be elevated between the Saddle and Airport Mesa Lineaments. Based on these multiple lines of evidence, we conclude that the Saddle Lineament is a locus of late Quaternary tectonic deformation and faulting for the purposes of developing appropriate mitigation measures.

7.5.3 Airport Mesa Anticline

Previous mapping by Kew (1924) and Treiman (1986) suggested the presence of a southeast-plunging anticline in the bedrock below the northern portion of Airport Mesa. Winterer and Durham (1962) and Weber (1982) indicated the possible existence of a fault at this location. However, review of aerial photographs and the site topography did not reveal any distinct evidence for a fault-related lineament and no fault is shown on the Alquist-Priolo map of the Newhall Quadrangle. However, Weber (1982) correlated his fault with the Airport Mesa Lineament to the southeast and this feature was included on the fault rupture hazards map in the L.A. County Safety Element.

In order to determine if the mapped changes in structure were the result of folding or faulting, we first logged two hand-dug exposures on the steep bluff slopes north of Airport Mesa. These trenches (T-66H and T-67H) showed that the structure change is primarily the result of folding. Borings B-6H, B-7H and B-16H were drilled across the trend of the anticlinal fold and evidence for substantial offset of the basal terrace gravels was not observed. However, minor faulting was observed in the bedrock in B-7H and steeply dipping, sheared clay beds were observed in B-6H.

Dozer trench T-64H was subsequently excavated across the projected trace of the anticline to determine if the terrace deposits were affected by faulting. Four minor northwest-tending normal faults with up to 12 inches of offset were encountered. Based on discussions with Dr. Shlemon, we recommended additional subsurface explorations to refine the trend of the Airport Mesa Anticline and to evaluate if faulting in the overlying Qt_1 terrace deposits were consistently associated with the fold. Accordingly, borings B-11H through B-15H and B-17H were excavated across the Mesa to search for the fold at depth. The axis of the fold was encountered in boring B-14H, thus providing a tight constraint on the concealed trace of the fold. Minor faults were observed in the bedrock at the anticline and in the overlying terrace deposits in B-14H and B-15H. Trenches T-79H and T-80H were excavated across the fold trend and a zone of northwest-trending, southwest-dipping normal faults was observed with a maximum observed displacement of 20 inches on a single fault. The northeastern limits of the zone appears to be defined in trench T-79H and the southwestern limits appear to be defined in trench T-80H. A maximum cumulative normal displacement of over 7 ft. was observed across the zone in trench T-80H.

Unequivocal evidence of Holocene activity was not observed along the Airport Mesa Anticline during this investigation. However, many of the logged faults were traceable up through the 100 ka soil on Airport Mesa and silty backfills were locally observed along the upper portions of the faults just below the plow pan. Stone lines within the soil were commonly displaced the same as beds within the underlying terrace deposits, indicating that all of the observed movement occurred after deposition of the terrace deposits and probably after formation of the overlying soil. The data also suggest that the observed offsets were possibly the result of rare large events rather than many small events. The minor faults generally parallel the anticline and the observed displacements are normal, which is consistent with tensional deformation along the crest of a tightening anticline. The density of minor faults appears to increase along the trend of the anticline from T-64H to T-80H toward the Airport Mesa Fault and the two structures intersect

east of trench T-39H. This suggests that faulting above the anticline may be related to or triggered by earthquakes on the Airport Mesa and/or the Saddle Faults. Accordingly, the Airport Mesa Anticline is similarly judged to be a broad zone of late Quaternary, and probably on-going deformation.

7.5.4 Other Features

During our investigation, several additional areas were reviewed for evidence of potential fault rupture hazard. These included the area between the Airport Mesa and Saddle Lineaments, the area between the Airport Mesa Anticline and the Airport Mesa Lineament, the Airport Mesa Syncline, and the slope break on the northwestern portion of Airport Mesa at Trench T-47H (**Plate I**).

Trench exposures along the Airport Mesa Lineament/Fault (e.g. T-39H) indicate the presence of secondary splay faults in the upper plate south of the main fault trace. Bedding plane shears and faults were also observed north of the main Saddle Lineament/Fault in trenches F-65H and T-75H. In order to assess the extent of secondary faulting between the two lineaments, continuous trenches were excavated and logged across this zone at two locations (T-44H and T-77H at Airport Mesa and T-78H to the east). No significant faults were observed to cut the terrace deposits in this area, although one minor fault with approximately 1 inch of reverse offset was observed in trench T-78H.

During our initial investigations, a pair of small faults were observed to cut Qt_1 terrace deposits and the overlying soil in trench T-35H located north of the Airport Mesa Lineament/Fault and southwest of the Airport Mesa Anticline. These faults strike approximately N15W to N30W and dip steeply to the southwest. This is oblique to the dominant fault trend, to the underlying steeply south-dipping bedding structure, and to the anticline trace. No distinct aerial photo lineament or geomorphology representative of these faults was observed. However, evidence of strike-slip movement was observed, as indicated by changes in unit thickness, by variations in the amount and apparent sense of vertical separation observed on individual beds, and by truncation of beds across the faults. Tentative correlations of channel deposits observed in opposite walls of trench T-35H indicate a right-lateral sense of movement. In order to evaluate the lateral extent of these faults, trenches T-81H and T-82H were excavated and logged. Additional faults with similar characteristics were encountered in these trenches and at the south end of T-80H. These faults are interpreted to be the result of local stresses between the tightening anticline and the Airport Mesa Fault.

The trace of a broad, east-plunging syncline, which intersects the Airport Mesa Anticline to the west, was delineated during this investigation (See **Cross-Sections 2H-2H′ and 3H-3H′**). Dozer trench T-68H was excavated across the trend of this fold to assess if any faulting were present. This trench verified the location of the fold and found only very minor faulting, which is typical of the core area of most folds. Vertical displacements observed in the bedrock were less than 3 inches. Boring B-17H also penetrated the fold axis and further constrained the fold trace. One minor fault was observed above the fold in the terrace deposits in Boring B-17H.

In order to assess the significance of a break in slope on the northwestern margin of Airport Mesa, we conducted field mapping of the adjacent bluff area and excavated and logged dozer trench T-47H across the slope break. The field mapping found that bedding structure in the Saugus Formation is consistent across the trend of the slope break. The trench exposed the basal Qt_1 gravels overlying regionally oriented Saugus Formation to the south, and a deep zone of slopewash and soil above the lower Qt_{2a} surface to the north. Review of the basal gravels of the Qt_{2a} terrace exposed on the northern bluff indicates it is not as coarse as the typical Qt_1 basal gravel. These exposures indicate that the break in slope likely represents the old drainage margin present at the time the Qt_{2a} terrace materials were deposited rather than a scarp related to faulting.

7.5.5 Summary

The Airport Mesa area is underlain by Saugus Formation bedrock at depth which has been complexly deformed to produce a series of east-plunging folds and several zones of related faulting. Continued activity along these structures during late Quaternary times is recorded by deformation of late Pleistocene terrace deposits (Qt_1) which overly most of the mesa. At least 40 ft. of late Quaternary vertical uplift has occurred on the fault block lying between the Airport Mesa and Saddle Lineaments/Faults. The overall structure geometry of the bedrock and south vergence of the Airport Mesa Anticline and Saddle Syncline suggest that the north-dipping fold/fault zone along the Saddle Lineament is a locus of uplift and thrust faulting, which is beginning to cut through the overlying terrace deposits along a south-migrating syncline. The Airport Mesa Fault is interpreted as a bedding-plane slip splaying off of the Saddle Fault at depth.

The Airport Mesa Anticline intersects and apparently is offset or truncated by the Airport Mesa Fault to the southeast. Minor normal faulting above this fold is interpreted to be the result of tensional deformation above the crest of a tightening anticline and

may be triggered by movement on the adjacent Airport Mesa Fault. The minor strike-slip faults observed between the Airport Mesa Anticline and the Airport Mesa Fault are not related to any known structure at depth and are considered subsidiary features that accommodate local stresses between the anticline and the fault. Minor faults associated with the Airport Mesa syncline are also judged to be subsidiary.

8.0 MITIGATION

8.1 Building Setbacks

The locations of late Quaternary folding and faulting observed along the Airport Mesa and Saddle Lineaments during this investigation are illustrated on the attached Geologic Map (**Plate I**). All of the subsurface excavations and most of the significant fault features were located in the field with Trimble GPS instrumentation. Unequivocal evidence for Holocene activity was not observed on the faults mapped during this investigation. However, there is substantial evidence for at least 40 ft. of vertical uplift during the last 100,000 years along both fold/fault zones based on offset of the Qt_1 terrace deposits. No evidence constraining the observed fault movement as pre-Holocene was observed. An uplift rate of 40 ft. in 100,000 years corresponds to 4.4 ft. (1.34 m) of uplift in Holocene times (i.e. the last 11,000 years). This average level of movement along with the presence of strong aerial photo lineaments, a distinct fault scarp preserved on the terrace surface, deformed colluvial wedge deposits, and "flowering" of faults near the ground surface all strongly suggest the presence of Holocene activity along the Airport Mesa and Saddle Fold/Fault zones. Building setbacks have therefore been recommended to mitigate potential ground rupture hazard along these zones.

A zone of normal faults was observed cutting the Qt_1 terrace deposits overlying the crest of Airport Mesa Anticline. Cumulative offset exceeded 7 ft. in trench T-80H. These faults also cut the soil zone and appear to be related to continued tightening of the underlying anticline. The anticline intersects the Airport Mesa Fault and the observed faulting is probably related to and/or possibly triggered by events on the Airport Mesa Fault and/or Saddle Fold/Fault zone. Potential distress resulting from regional compression along the anticline during a seismic event includes offset along the observed faults, uplift, tensional cracking, tilting and/or flexural slip along inclined bedding planes in the Saugus Formation. Therefore, a **Building Setback** zone extending at least 75 ft. on either side of the anticline trace and at least 20 additional feet beyond any associated minor faulting has therefore been designated on the attached map (**Plate I**). The zone is

wider on the south side of the anticline trace because of the up-dip projection of the anticline axial plane, and the observed distribution of minor faults.

In accordance with the requirements and policies of the State of California and the Los Angeles County Department of Public Works, Geology Group, a Building Setback has been established at least 50 feet beyond faults interpreted by this firm to be active or potentially hazardous along the Airport Mesa and Saddle lineament fault zones. A minimum 75 ft setback from the Airport Mesa anticline and 20 ft. setback from associated minor faults has also been established. Structures for human occupancy are prohibited within the setback zone. Human occupancy is defined in the Alquist-Priolo act as structures which are utilized for more than 2000 man hours per year. Alternative uses include roadways, yards, parking lots, parks, equestrian areas, golf courses and open space areas. Specific uses should be approved on a case-by-case basis with the reviewing agency. It is also recommended that pipelines (including gas, water, storm drain and sewer) crossing this zone should be constructed to allow for some flexure. It may also be prudent to incorporate emergency shut-off valves for gas and water lines in the building setback zone in case of leaks resulting from ground rupture during a future earthquake.

The **Building Setbacks** delineated on the attached geologic map are based on current information and are therefore subject to modification based on additional data obtained during future geologic investigations or grading operations. The proposed grades shown on vesting tentative tract map 61105 dated June 14, 2004 were taken into consideration in establishing the Building Setbacks shown on the attached maps. **Building Setback** zones will be designated as restricted use areas on the final map. Grading operations in the vicinity of the mapped fault zone should be conducted under **continuous** geologic observation to confirm the anticipated conditions.

The zone of minor strike-slip faults observed between the Airport Mesa Anticline and the Airport Mesa Lineament/Fault are not related to any known, specific fold or fault at depth. These faults are therefore considered subsidiary as previously defined in Section 7.1. Minor faults locally observed along the Airport Mesa syncline and elsewhere which are isolated from the main fault and fold structures are also considered subsidiary and **Building Setbacks** are not recommended for these faults.

8.2 Areas of Restricted Development

Because minor, sympathetic movement may occur along subsidiary faults during an earthquake on a nearby fault, particularly on the Airport Mesa and/or Saddle Faults, and

because ground cracking and unusually strong ground motions may occur near the mapped faults during future potential earthquakes, zones of restricted development have been designated as follows:

1. The area between the Saddle and Airport Mesa Faults;
2. The wedge shaped area of minor strike-slip faults observed between the Airport Mesa Anticline and the Airport Mesa Lineament/Fault; and
3. The area within 100 ft. of any **Building Setback** zone.

To be reasonably conservative in the interest of public heath and safety, the following restrictions are recommended within these areas:

1. No construction of so-called "critical" and "essential facilities", as defined in the Uniform Building Code.
2. If standard structures are proposed in these areas, a minimum 8 ft. thick fill cap should be constructed below the pad and the foundation and slab should be constructed with increased reinforcement (e.g. post tension slabs). Thicker fill caps may be required if sheared clayey beds are encountered in the Saugus Formation.
3. Pipelines, including gas, water, storm drain and sewer, should be constructed to allow for some flexure and emergency shut off valves may be prudent for gas and water lines within these zones in case of possible ground deformation during an earthquake.
4. Specific recommendations should be provided at the Grading Plan or Building Plan stages.

9.0 LIMITATIONS

This report has been prepared for the exclusive use of Newhall Ranch Company® and their design consultants for the specific site discussed herein. This report should not be considered transferable. Prior to use by others, we should be notified, as additional work may be required to update this report.

In the event that any modifications in the design or location of the proposed development, as discussed herein, are planned, the conclusions and recommendations contained in this report will require a written review by this firm with respect to the planned modifications.

In performing these professional services, we have used the degree of care and skill ordinarily exercised, under similar circumstances, by reputable engineering geologists and geotechnical engineers practicing in this or similar localities.

The analyses and interpretations presented in this report have been based on the results of pertinent field and laboratory soil investigations. It should be recognized that subsurface conditions can vary in time and laterally and with depth at a given site. Our conclusions and recommendations are based on the data available and our interpretation of the data based on our experience and background. Hence, our **conclusions** and **recommendations** are **professional opinions** and are **not meant** to be a control of nature; therefore, **no warranty** is herein **expressed** or **implied**.

It should be noted that faulting is normally confined to the area immediately adjacent to a known fault, or within a few feet of the last fault movement. Regardless of what criteria are used however, absolute assurance against future fault displacement or strong ground motion cannot be obtained in tectonically active areas. New faults can form, as the orientation and magnitude of deformational forces in the earth's crust change with time. Therefore, the location of new breaks or ground motions during a seismic event cannot be located or anticipated.

This opportunity to be of service is appreciated. If you have any questions concerning this report, please give us a call.

Respectfully submitted,

Brian J. Swanson, CEG 2055
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Reviewed by:

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Principal Engineering Geologist
President

Eric J. Seward, CEG 2110
Principal Engineering Geologist

The following attachments and appendices complete this report.

Location Map Following Page 1

APPENDIX A

Geomorphic and Soil-Stratigraphic Assessment of Fault Activity, Airport Mesa Area, Newhall Ranch, Castaic California, by Dr. Roy Shlemon

APPENDIX B

Pit Trench Logs:
T-1H through T-6H, T-9H through T-34H,
T-36H, T-38H, T-48H through T-63H, T-66H,
T-67H, T-69H through T-74H

Bucket-Auger Boring Logs:
B-1H through B-17H
B24M and B-25M

APPENDIX C

Geologic Map of Airport Mesa Area (1″=100′)	Plate I
Geologic Cross-Sections 1H-1H′ through 5H-5H′ (1″=100′)	Plate II

APPENDIX D

Fault Trench Logs:

T-7H, T-8H, T-35H and T-37H	Plate III
T-39H, T-40H and T-41H	Plate IV
T-42H, T-43H and T-44H	Plate V
T-44H (cont.), T-45H and T-46H	Plate VI
T-47H and T-64H	Plate VII
T-65H, T-75H and T-76H	Plate VIII
T-77H and T-78H	Plate IX
T-78H (cont.) and T-79H	Plate X
T-80H, T-81H and T-82H	Plate XI
DC-1H, T-68H and Logs Legend	Plate XII

Note: All plates in pockets.

Distribution: (1) Newhall Ranch Company
Attn: Mr. Corey Harpole
(2) Los Angeles county Department of Public Works Geotechnical and Materials Engineering Division
Attn: Soils
Attn: Geology
(1) Psomas
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Published

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Appendix A

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APPENDIX A

GEOMORPHIC AND SOIL-STRATIGRAPHIC ASSESSMENT OF FAULT ACTIVITY, AIRPORT MESA AREA, NEWHALL RANCH, CASTAIC, CALIFORNIA

by

Roy J. Shlemon

for

Allan E. Seward Engineering Geology, Inc.
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on behalf of

Newhall Ranch Company
Valencia, California

August 2001

APPENDIX A

GEOMORPHIC AND SOIL-STRATIGRAPHIC ASSESSMENT OF FAULT ACTIVITY, AIRPORT MESA AREA, NEWHALL RANCH, CASTAIC, CALIFORNIA

INTRODUCTION

This report summarizes geomorphic field observations, soil-stratigraphic measurements and critique of a draft report, geologic maps and cross-sections prepared by Allan E. Seward Engineering Geology, Inc. (AES) concerning the location and age (relative activity) of faults encountered on the Airport Mesa area of the Newhall Ranch in Castaic, California. The main objectives of the AES investigations were four-fold: to determine the origin of aerial-photographic lineaments; to date Quaternary geomorphic surfaces and soils; to assess the relative activity of faults encountered; and to recommend appropriate setbacks or other mitigation consistent with professional standards-of-care and current health and safety codes.

Field observations and reviews of AES draft trench logs and maps were carried out periodically throughout 2000 and 2001 as exposures became available. Pertinent geologic maps, logs and sections are given in the AES report, and hence are referred to, but not replicated in this Appendix. Field support was kindly provided by the AES staff, in particular by Brian J. Swanson, Senior Engineering Geologist.

TECTONIC SETTING

As documented by AES (Plate I), the Airport Mesa site is crossed by several distinct aerial-photographic lineaments. Based on regional geologic mapping, on trenching and on examination of roadcuts and natural exposures, AES determined that two lineaments and the axis of one tectonic anticline were the locus of Quaternary age faults. These faults are within the Holser structural zone, some faults of which have demonstrable late Quaternary activity (AES

report, p. 11). The AES investigation was therefore designed to date the offset sediments, to determine the relative activity (time of last displacement) of the faults, and to recommend appropriate setbacks or other structural mitigation in accordance with California law (Hart and Bryant, 1997).

AES designated the major site lineaments as the "Saddle" and the "Airport Mesa," respectively (Plate I), and documented their tectonic origin (Appendices B and C). Other site geologic structures were informally named the "Airport Mesa Anticline" and "Syncline," respectively (Plate I). The "Anticline" similarly proved to be fault related, but the Syncline was demonstrated to be a general fold zone affecting underlying Tertiary and Quaternary sediments, and although inherently an area of deformation, has not been the locus of extensive Holocene, near-surface faulting (Plate II).

GEOMORPHIC SETTING

The Airport Mesa is mostly underlain by the Plio-Pleistocene Saugus formation. This formation contains a wide variety of lithologies and grain-sizes, ranging from expansive clays to local zones of boulder conglomerates.

At and near Airport Mesa, the Saugus is overlain by several flights of Quaternary alluvial fan and fluvial terrace deposits. The fan deposits graded northward to ancestral base levels (fluvial terraces) associated with now-abandoned channels of the Santa Clara River. The two main fluvial terraces deposits (AES units Qt1 and Qt2) occur at elevations approximately 180-200 and 120-160-ft above the modern channel. Lower incised terraces - some fill and some strath – occur lower than the Qt2 deposits, but these are too poorly preserved to warrant distinct mapping-unit descriptions (Plate I). Nevertheless, the major fan and fluvial terrace surfaces provide excellent site-specific and regional stratigraphic markers and levels to assess the general locality, timing and relative magnitude of late Quaternary deformation.

DATING THE AIRPORT MESA DEPOSITS

In the absence of abundant detrital charcoal or other materials amenable to unequivocal numeric dating, the age of most Quaternary sediments and geomorphic surfaces is traditionally deduced by relative-dating techniques. Specifically, soil-stratigraphic age assessments have long been used to date geomorphic surfaces, and hence provide a minimum age for the underlying sediments (Shlemon, 1985; Birkeland, 1999). The principles of soil stratigraphy and the terminology follow those of the Natural Resources Conservation Service (Soil Survey Staff, 1992; Soil Survey Division Staff, 1993). In brief, once an active surface is abandoned (for example, an uplifted floodplain becomes a non-

inundated terrace), the soil (weathering profile) begins to form. As mainly controlled by the well-known, five major soil-forming factors (Jenny, 1980), a well-drained profile slowly evolves with the passage of time, giving rise to sequential relative soil formation qualitatively deemed "slightly developed" to "very strongly developed" (Birkeland, 1999). As calibrated by various numeric dating methods (Harden, 1982; Harden and Taylor, 1983; Busaka et al., 1989; McCalpin, 1996; Noller, et al., 2000) soils on stable landforms in Mediterranean climates usually reach "very strong" development in about 100,000 years. So-called "moderately" or "slightly developed" soils are inherently younger, but often can be relatively dated by association with the marine, oxygen-isotope stage chronology (Shackleton and Opdyke, 1976; Shlemon, 1985).

Once the relative ages of sediments and geomorphic surfaces are established, it is possible to deduce the approximate time of last displacement (relative age) of faults encountered at a site. Accordingly, in the Airport Mesa area, AES observed the relative development of soil profiles in various trenches and cuts. Additionally, a representative soil-stratigraphic section was formally measured and described from exposures (Trench 69-H; Plate I) in the upper (oldest) Qt1 fluvial terrace. This soil is typified by a thick, strongly developed argillic horizon, with distinct reddish-brown, angular blocky structure, and common thick clay films that line ped faces, fill root pores and bridge mineral grains. Additionally, horizon boundaries are visibly abrupt and smooth (Table 1). This soil thus provides a minimum ~100,000-yr age for the underlying fan deposits on which it has formed. Conceivably, the soil may represent some ~200,000 years of weathering, but this is difficult to discern in the field, for generally there is little megascopic change in profile characteristics after about 100,000 years (Shlemon, 1985).

RELATIVE ACTIVITY OF THE AIRPORT MESA FAULTS

The ~100,000 soil-stratigraphic age estimate for the Airport Mesa fan and fluvial terrace sediments provides a means to date the AES-documented faults associated with the Airport Mesa and Saddle Lineaments and the Airport Mesa Anticline.

Airport Mesa Lineament

AES identified a strong aerial-photographic lineament in the southern part of the site. Deemed the "Airport Mesa lineament," the AES mapping and trenching showed that this lineament was the locus of up to 50-ft of total dip-slip separation (see AES trench logs and cross-section 3-3, Plate III). These faults

extend up through the Saugus formation and the overlying, late Quaternary deposits. Although not demonstrably Holocene, the fault is reasonably judged to be active based on (1) the ~50-ft displacement of probably 100,000-yr old sediments; (2) the presence of offset colluvial wedges indicative of recurrent movement; and (3) the strong aerial-photographic and geomorphic expression. Though only approximate, the age of the sediments and the total offset yields an average slip rate of ~0.5 ft/1,000 years. This rate, though not extremely high, is reasonable, for the Airport Mesa lineament/fault may well be one of several, concurrently active splays that comprise the eastern extension of the Holser structural zone (Plate I; see AES references). Based on the high likelihood of Holocene activity, AES has therefore recommended an appropriate setback zone for the Airport Mesa lineament/fault (Plate I).

Saddle Lineament

AES identified the Saddle Lineament as the aerial-photographic expression of aligned topographic saddles and drainage (Plate I). Emplacement of borings and trenches showed that the Lineament defines a zone of late Quaternary folding and local faulting. The AES cross-sections (Plate II) also demonstrate that the Saddle and Airport Mesa lineament/fault zones are probably genetically related and thus are judged as "active" for purposes of seismic-hazard mitigation.

Airport Mesa Anticline

Based on geological mapping, AES recognized an abrupt change of regional dip within the Saugus formation. Based on trenching, this proved to mark the "Airport Mesa Anticline," another generally west-trending structure within the Airport Mesa area of investigation (Plate I). Several AES trenches showed that the anticlinal axis is characterized by many, relative short faults, almost all with dip-slip offset. These faults, with up to 7-ft of apparent cumulative displacement, extend up through the Saugus formation and the overlying ~100,000-yr old terrace deposits, and even into the base of the argillic horizon. Locally, even near-surface stone lines are offset (see for example, AES trench logs T-79H and T-80H). Also, the faults generally parallel the anticline axis, consistent with continued deformation on an increasingly compressed fold. Based on the common trend and on the probable genetic relation of these faults with those of the nearby Airport Mesa and Saddle lineaments, AES judges that the probability of Holocene activity along the Airport Mesa Anticline faults is high. Accordingly, this zone of through-going, near-surface deformation similarly warrants setbacks and other structural mitigation (Plate I).

Airport Mesa Syncline

AES mapping also identified a broad syncline in the north-central part of the Airport Mesa (Plate I). Trenching and interpretation of boring logs show that only a few minor faults characterize this structure (Plates I and II). Therefore, the probability of new-fault generation in this area is very low, and a structural setback zone is not warranted.

SUMMARY AND CONCLUSIONS

The Airport Mesa area lies adjacent to the extension of several, nearby west-trending splays associated with the late Quaternary, Holser structural zone. As part of their paleoseismic investigations, AES identified aerial-photographic lineaments, and determined the origin of these features primarily by geologic mapping, trenching and interpretation of boring logs. The Airport Mesa and Saddle lineaments, as well as the Airport Mesa anticline, proved to be zones of near-surface faulting. In contrast, the Airport Mesa syncline, though broadly deformed, was essentially devoid of faults.

In order to determine relative fault activity (time of last displacement), soil-stratigraphic and geomorphic techniques were used to date the age of late Quaternary alluvial fan and fluvial terrace deposits that cap much of the Airport Mesa. These techniques indicate that the Qt1 "high-level" terrace, well over 100-ft above the floodplain of the modern Santa Clara River, is at least ~100,000-years old. However, trench exposures show that many faults within the three zones extend through the underlying Plio-Pleistocene Saugus formation and the capping terrace deposits. Further, trench evidence indicates that up to 50-ft of recurrent late Quaternary displacement has occurred, with at least some likely taking place within Holocene time. Accordingly, AES has established appropriate setback and structural foundation zones to mitigate potential near-surface ground rupture and related surface deformation. The AES investigations have been extensive, and therefore produced above-average, site-specific data to justify recommended variable-width setback zones. The variable widths are based on local fault geometry, are reasonable, and are consistent with applicable professional standards-of-care and seismic safety codes.

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Table 1

Soil Profile Measurement and Description, Qt1 High-Level Terrace Airport Mesa, Newhall Ranch, Castaic, California

Trench 69-H, East Wall, Station 0+3

Depth (ft)	Horizon	Description
0.0 – 0.2	O/Ap	Dark brown (7.5YR 3/2, dry and moist) pebbly loamy fine sand; moderate medium platy structure; soft, non-sticky and non-plastic; many fine to medium vertical roots; common fine pores; abrupt smooth boundary. Surface plowed, slightly disturbed; horizon incorporates agricultural-derived duff and fragments of eroded, reddish-brown clayey sediments (argillic horizon).
0.2 – 0.6	A1	Dark yellowish brown (10YR ¾) to dark brown (10YR 3/3) when moist, fine sandy loam with few subrounded pebbles; weak, moderate angular blocky structure; firm, non-sticky and slightly plastic; common fine to medium vertical roots; few fine pores; few worm casts; gradual diffuse boundary.
0.6 –1.1	A2/Bh	Dark yellowish brown (10YR ¾) to dark brown (10YR 3/3) when moist, fine sandy clay loam; soft to firm; non-sticky and slightly plastic; few to common fine vertical roots; few to common fine pores; few thin fine sand lenses to ¾-inches thick; few subrounded pebbles increasing in frequency near base; gradual wavy to diffuse boundary.
1.1 – 1.4	Bh/Bt1	Dark brown (7.5YR ¾) to brown to dark brown (7.5YR 3/2) when moist, find sand and loamy clay; moderate medium subangular blocky structure; soft to friable, slightly sticky and plastic; few fine vertical roots; common fine pores; few krotovinas to 1-inch diameter; abrupt wavy boundary.

Table 1 (continued)

Depth ft	Horizon	Description
1.4 – 2.0	Bt2	Yellowish red (5YR 4/6) dry and moist, pebbly coarse sandy loamy clay; moderate to strong medium angular blocky structure; extremely hard, sticky and plastic; common very fine vertical roots; common very fine, reddish brown (5YR 3/3) clay films lining ped faces and filling root pores; gradual wavy boundary.
2.0 – 2.2	Bt3	Reddish brown (5YR 4/4) to dark brown (7.5YR 3/3) when moist, subrounded pebbly sandy clay loam; weak moderate angular blocky structure; hard, firm, non-sticky and slightly plastic; few vertical roots; few very fine, reddish brown (5YR 4/4) clay films lining ped faces, bridging mineral grains and filling root pores; lenticular pebble lenses common; abrupt wavy boundary.
2.2 – 3.0	2Bt4	Brown to dark brown (7.5YR 4/4) to dark brown (7.5YR ¾) and dark yellowish brown (10YR ¾) when moist, gravelly sandy loam; massive to weak fine subangular blocky structure; hard to firm; slightly sticky, non-plastic; few very fine vertical roots; few very fine, brown to dark brown (7.5YR 4/4) clay films lining ped faces and filling root pores; angular and subrounded mixed metamorphic and granitic clasts to 2-inches diameter; gradual diffuse boundary.
3.0 – 3.6	2Bt5	Brown to dark brown (75YR 4/4) to dark yellowish brown (10YR4/4 when moist, pebbly to coarse sandy clay; massive; hard to firm; non-sticky and slightly plastic; few fine vertical roots; few fine pores; few very fine clay films lining ped faces near base; common lenticular pebble lenses; gradual wavy boundary.
3.6 – 4.2	2Bt6	Dark yellowish brown (10YR 4/6) to dark yellowish brown (10YR 4/4) when moist, very gravelly coarse sandy loam; massive; hard to firm; non-sticky; slightly plastic; few very fine and patchy, strong brown (7.5YR 4/6) clay films lining clast faces; many grussified clasts; gradual wavy boundary.

Table 1 (continued)

Depth (ft)	Horizon	Description
4.2 – 5.3	2Bt7/C1	Dark yellowish brown (10YR 4/6) dry and moist pebbly loamy coarse sand; massive, hard, friable; non-sticky and non-plastic; very few, thin strong brown (7.5YR 4/6) clay films on clast faces; common angular metamorphic and granitic clasts to 4-inches diameter; abrupt wavy boundary.
5.3 – 6.3+	3C2	Light yellowish brown (10YR 6/4) to brownish yellow (10YR 6/6) when moist, pebbly coarse sand; massive; hard, friable; non-sticky and non-plastic; common rounded to subrounded metamorphic and granitic clasts to 2-inches diameter; common, brown to dark brown (7.5YR 4/4) lamellae ("beta horizons") to ~l-inch thick near base of trench.

Notes:

1. Profile measurement and description by RJS, 11 February 2000; field assistance by B. Swanson, AES.
2. Exposure from east wall of AES trench T-69H, station 0+3.
3. Trench emplaced across "high-level" Qt1 terrace sediments on Airport Mesa ~150 ft above floodplain of modern Santa Clara River (see AES Plate 1 for location).
4. Profile is very strongly developed; estimated age at least ~100,000 years (see Appendix A for discussion).

Appendix B

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY MJD

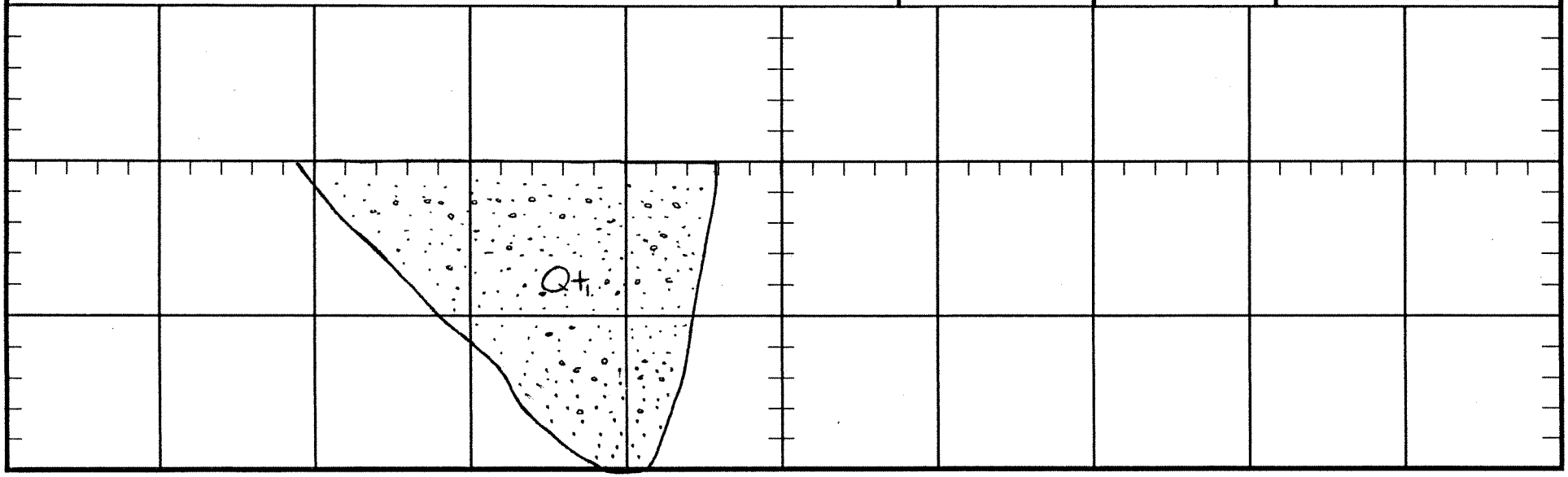
Trench Log No. 1H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 10' TERRACE DEPOSITS; Qt_1, Light reddish- to orangish-brown coarse-grained sandstone and conglomerate; moderately dense; damp	Horizontal		Trenches T-1H thru T-6H excavated with a 4WD rubber-tired backhoe and logged on 8/26/99 No Ground Water No Caving TOTAL DEPTH 10 Ft.

SCALE 1" = 5'

N 10 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY MJD

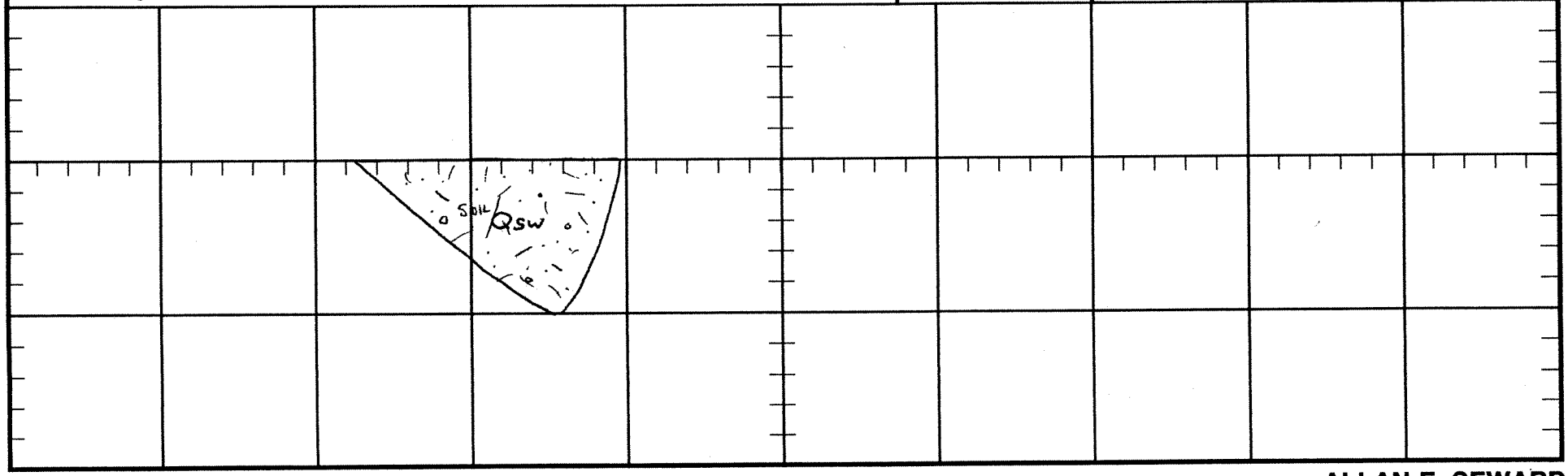
Trench Log No. 2H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 5' SOIL/SLOPEWASH; soil/Qsw, Dark reddish-brown, fine- to coarse-grained silty sand with scattered pebbles; loose to moderately dense; slightly moist			No Ground Water No Caving TOTAL DEPTH 5 Ft.

SCALE 1" = 5'

N 14 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY MJD

Trench Log No. 3H

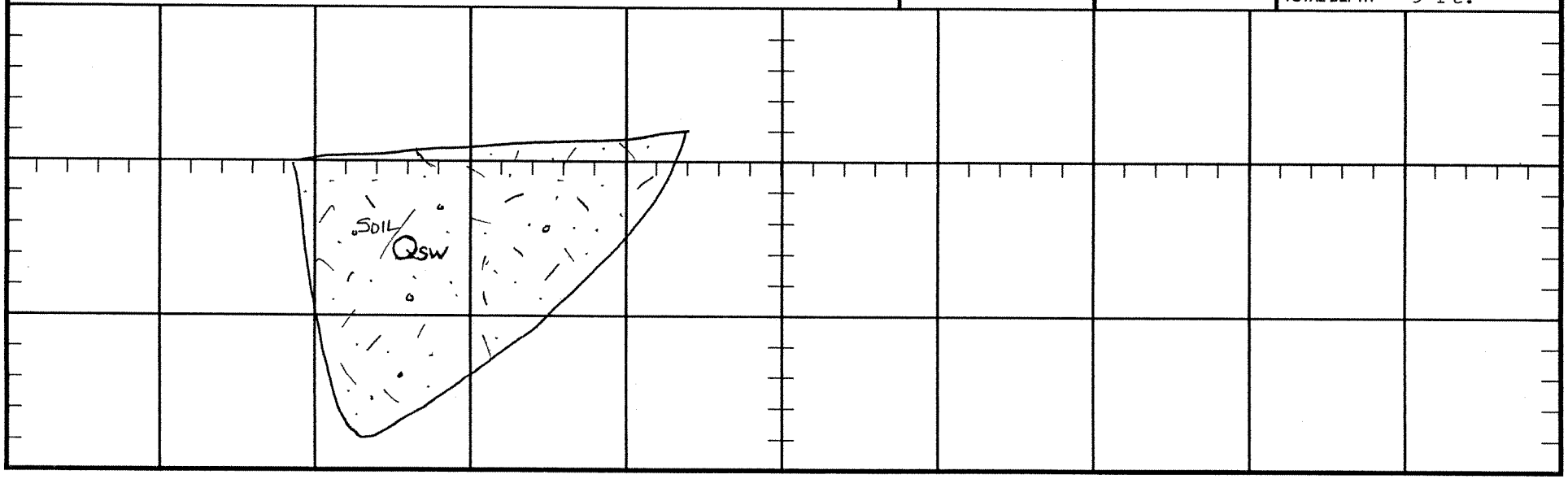
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 9' SOIL/SLOPEWASH; soil/Qsw, Reddish-brown to dark-brown silty sand and sandy silt with scattered pebbles; moderately dense; dry to damp			No Ground Water No Caving TOTAL DEPTH 9 Ft.

SCALE 1" = 5'

N 5 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1 PROJECT Newhall Ranch - Phase IB

LOGGED BY MJD

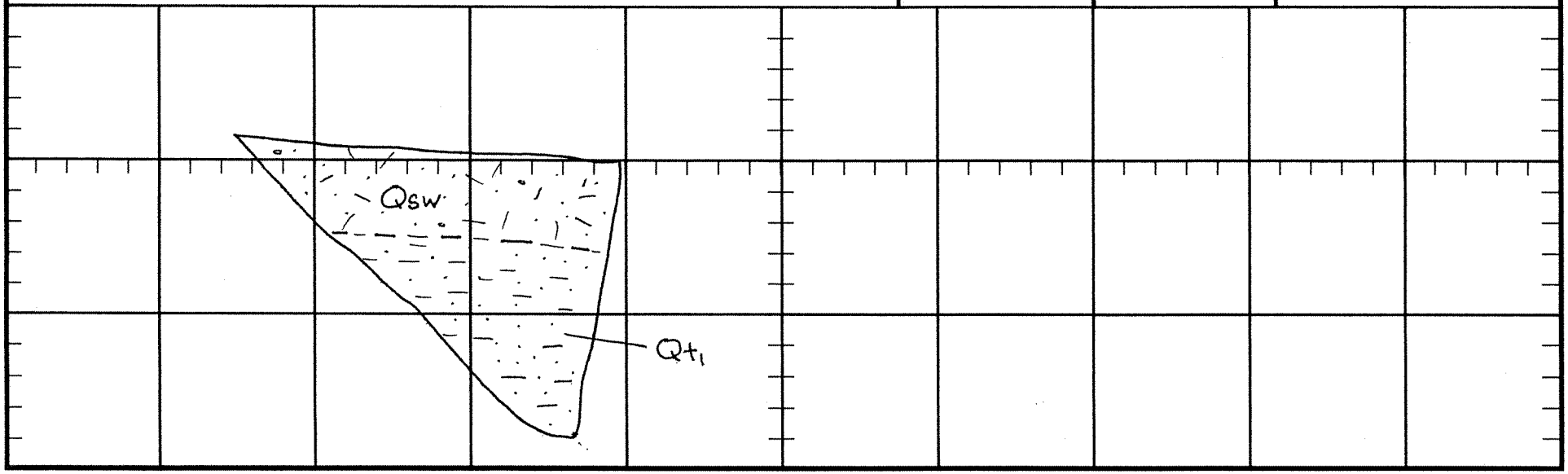
Trench Log No. 4H

DATE 7/22/09

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 3' SOIL/SLOPEWASH; soil/Qsw, Reddish- to dark-brown silty sand and sandy silt with scattered pebbles; moderately dense; dry to damp 3 - 9' TERRACE DEPOSITS: Qt_1, Reddish-brown sandy siltstone; dense; dry to damp; massive			No Ground Water No Caving TOTAL DEPTH 9 Ft.

SCALE 1" = 5'

N 54 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY MJD

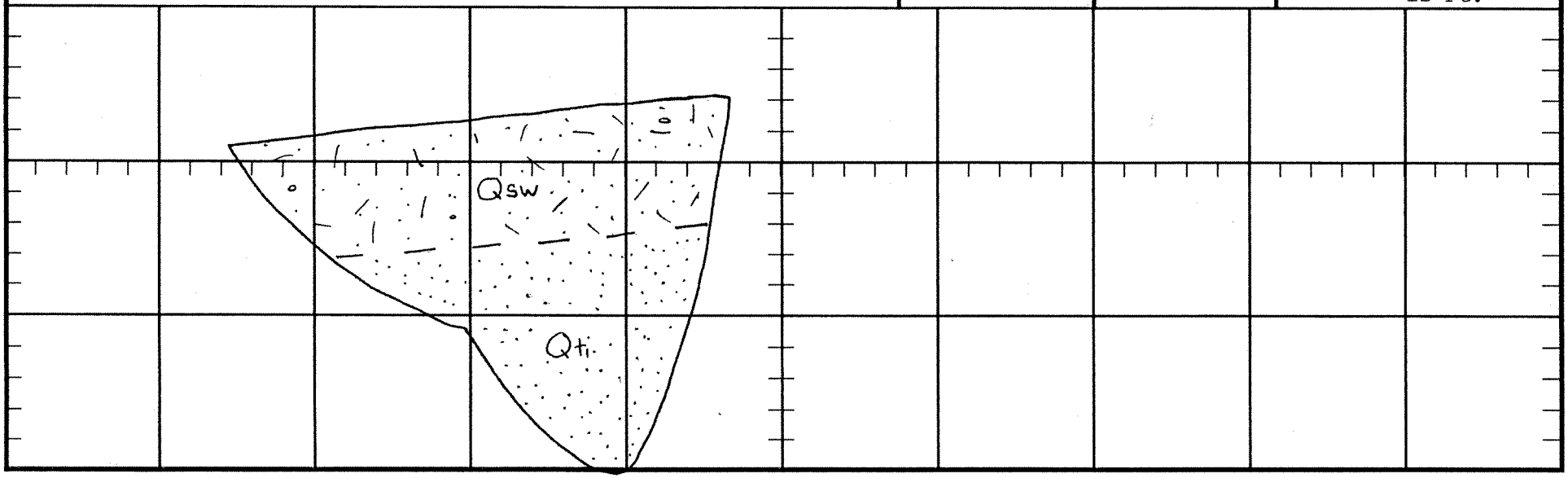
Trench Log No. 5H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 4' SOIL/SLOPEWASH; soil/Qsw, Moderate-brown silty sand and sandy silt with scattered pebbles and cobbles; loose to moderately dense; dry to damp 4 - 12' TERRACE DEPOSITS; Qt_1, Light orangish-brown fine- to medium-grained sandstone; massive; moderately dense; moist			No Ground Water No Caving TOTAL DEPTH 12 Ft.

SCALE 1" = 5'

N 28 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY MJD

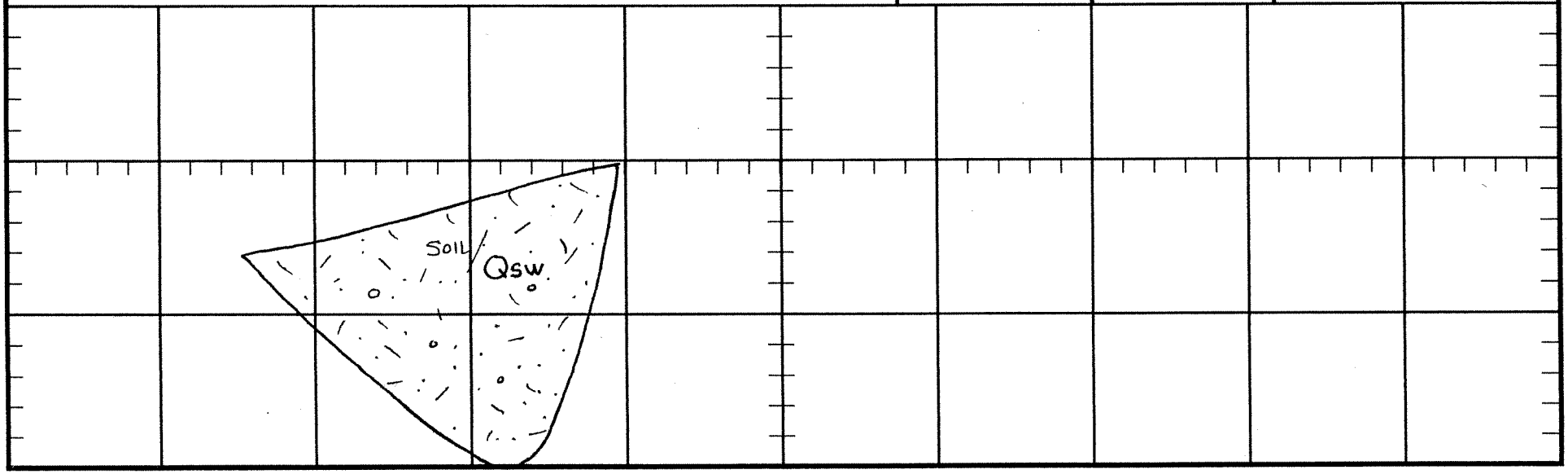
Trench Log No. 6H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 10' SOIL/SLOPEWASH; soil/Qsw, Dark orangish-brown, silty sand with scattered pebbles and cobbles; loose to moderately dense; dry to damp			No Ground Water No Caving TOTAL DEPTH 10 Ft.

SCALE 1" = 5'

N 83 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY CJS

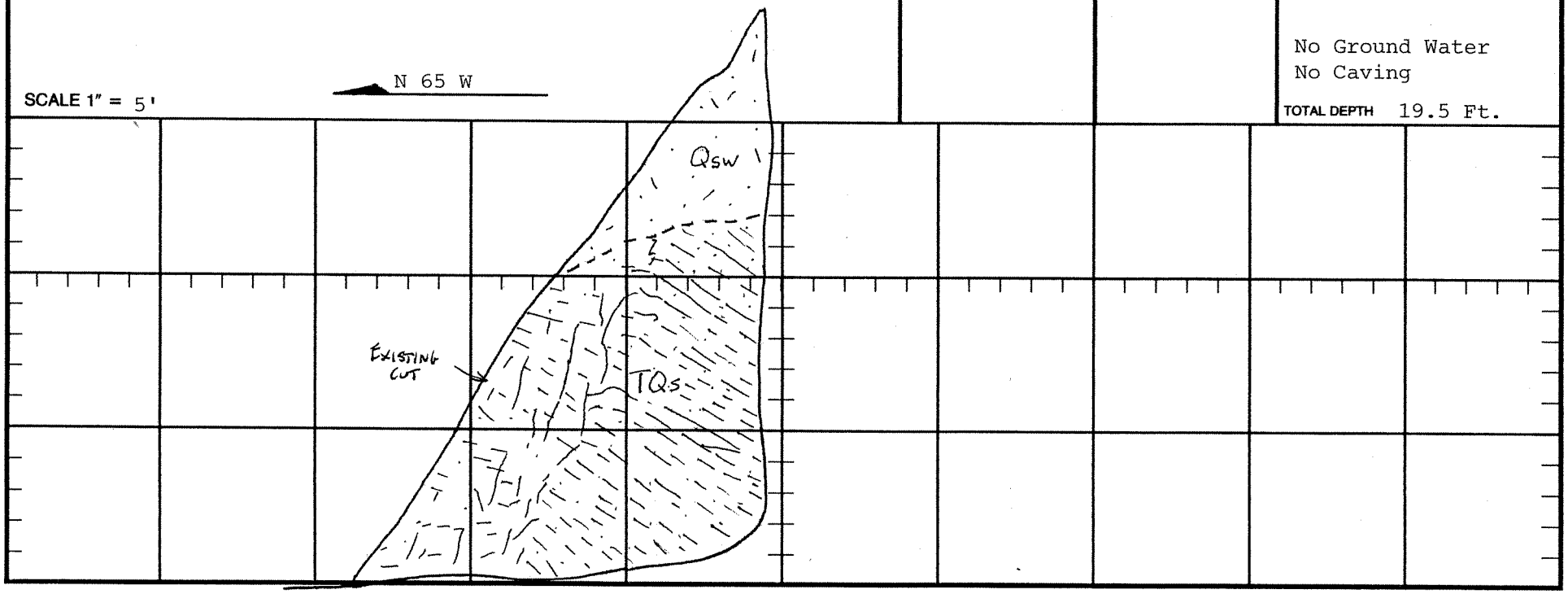
Trench Log No. 9H

PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 7' SOIL/SLOPEWASH; soil/Qsw, Pale to moderate grayish-brown, fine- to medium-grained, silty sand with minor coarse-grained fraction and isolated metamorphic and granitic boulders; loose to moderately dense; dry to damp 7 - 19.5' BEDROCK; TQs, Pale to moderate yellowish-brown siltstone and sandy siltstone; damp; moderately hard except where very highly fractured in outer 5 feet; carbonate common in small, lenticular pods (2-3"); bedding defined by laminations	B:N78W,47SW	f:N10W,86SW	Trenches T-9H thru T-15H excavated with a rubber-tired backhoe (4WD) and logged on 8/27/99 Qsw may be weathered Qt No Ground Water No Caving TOTAL DEPTH 19.5 Ft.

SCALE 1" = 5'



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY CJS

Trench Log No. 10H

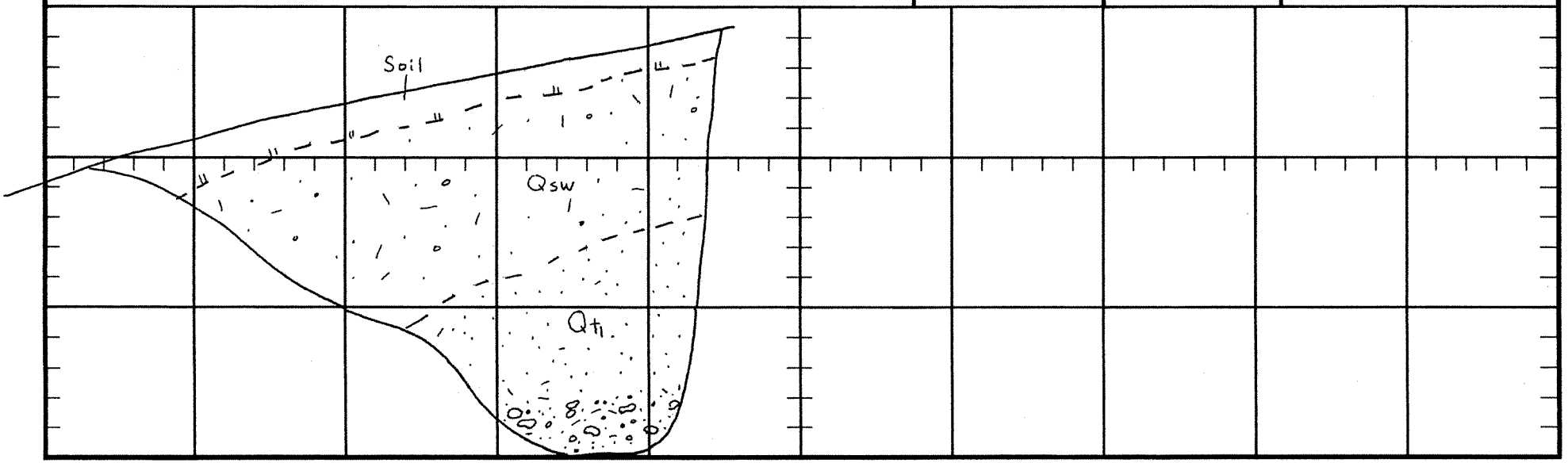
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 10" SOIL; Light- to moderate-grayish-brown, fine- to medium-grained, silty sand with scattered pebbles; very porous; dry 10" - 6' SLOPEWASH; Qsw, Moderate grayish-brown to moderate reddish-brown, fine- to coarse-grained sand with minor clay and scattered pebbles; moderately dense; damp 6 - 14' QUATERNARY TERRACE DEPOSIT; Qt_1, Pale yellow to pale yellow-brown, fine-grained silty sand and pale yellow-brown pebble and cobble, sandy gravel; overall friable to moderately indurated; damp; fractures common to 12 ft.	Apx N78E,8NW		Qt_1 identified based on semi-indurated nature of material and presence of rounded cobbles No Ground Water No Caving TOTAL DEPTH 14 Ft.

SCALE 1" = 5'

N 38 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY MJD

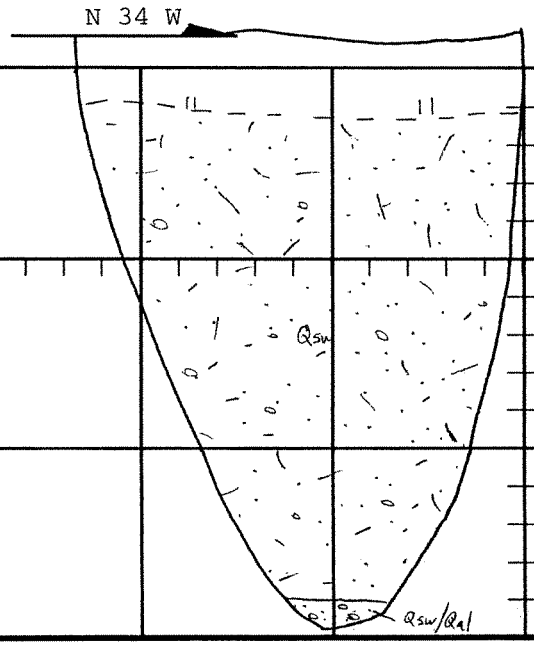
Trench Log No. 11H

PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 2' SOIL; Moderate grayish-brown fine- to coarse-grained silty sand with gravel; poorly sorted; loose; dry; voids; porous; roots abundant			Trench Logged from surface
2 - 15' SLOPEWASH; Qsw, Moderate-brown to moderate reddish-brown, fine- to coarse-grained, silty sand and sandy silt with gravel; moderately dense; slightly moist			
15 - 16' SLOPEWASH/ALLUVIUM; Qsw/Qal, Yellowish-brown, medium- to coarse-grained sand with scattered pebbles; moderately dense; moist			No Ground Water No Caving TOTAL DEPTH 16 Ft.

SCALE 1" = 5'



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY BJS

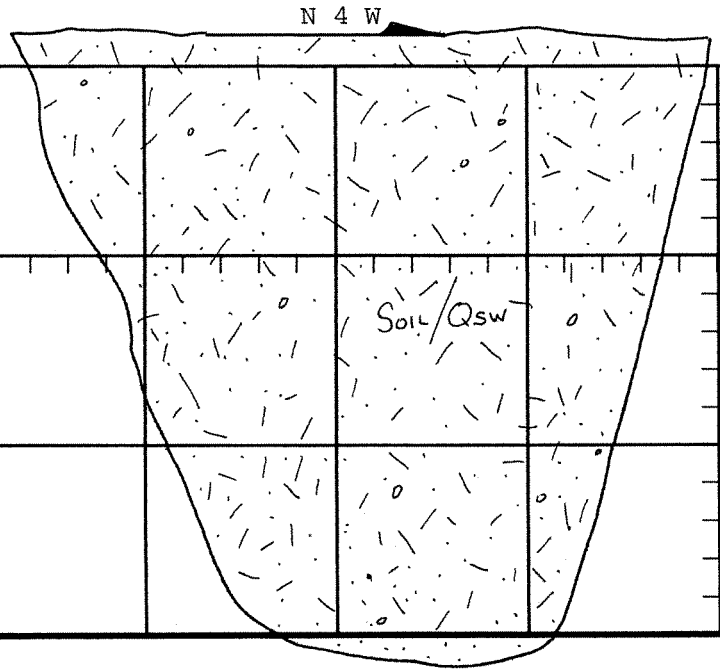
Trench Log No. 12H

PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 17' SOIL/SLOPEWASH; soil/Qsw, Brown to yellowish-brown muddy pebbly sand; firm to tight; dry to damp at base; grades slightly lighter and sandier at base; structureless			Trench logged from surface No Ground Water No Caving TOTAL DEPTH 17 Ft.

SCALE 1" = 5'



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY BJS

Trench Log No. 13H

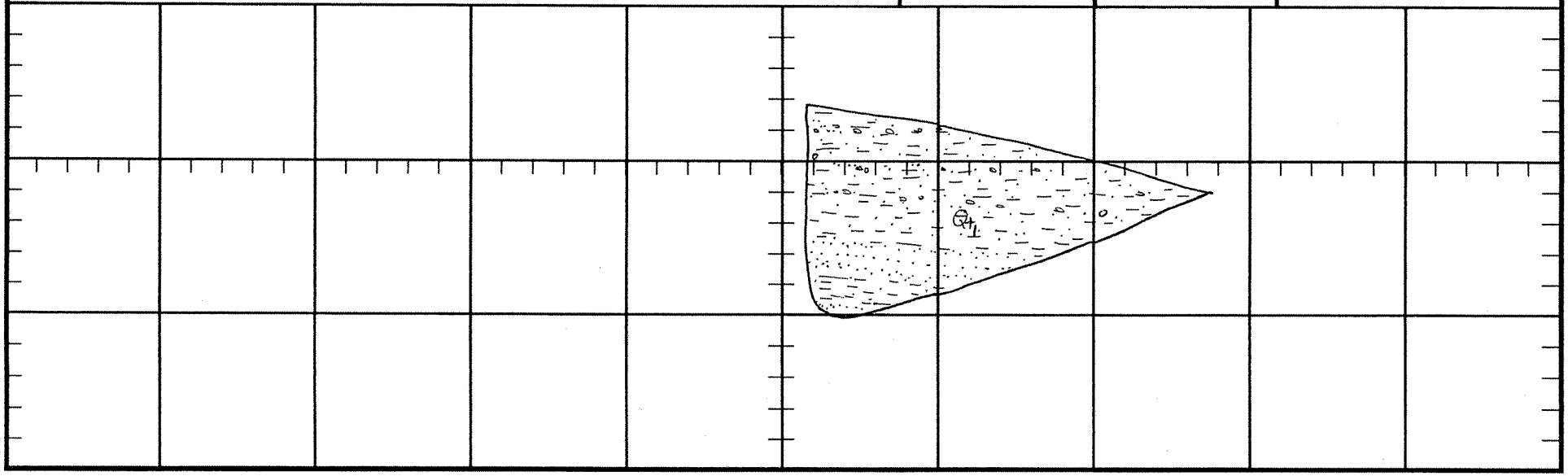
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 7' TERRACE DEPOSITS; Qt_l, Yellowish-gray to light yellowish-brown sandstone, pebbly sandstone and siltstone; dense; dry to slightly damp	N80W,4NE		Surficial material removed No Ground Water No Caving TOTAL DEPTH 7 Ft.

SCALE 1" = 5'

N 22 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY BJS

Trench Log No. 14H

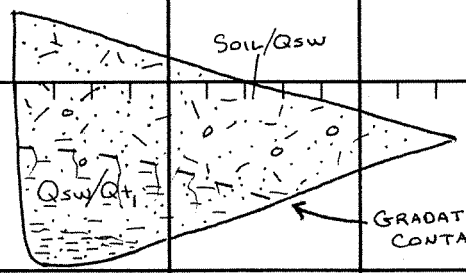
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 3.5' SOIL/SLOPEWASH; soil/Qsw, Yellowish-brown silty pebbly sand, firm; dry; 1-2% voids 3.5 - 7' SLOPEWASH/TERRACE DEPOSIT; Qsw/Qt_1, Light yellowish-brown silty pebbly sand and sandy siltstone; firm to tight; dry to slightly damp; local caliche stains			Vague subhorizontal layering suggests possible Qt No Ground Water No Caving TOTAL DEPTH 7 Ft.

N 24 W

SCALE 1" = 5'



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY CJS

Trench Log No. 15 H

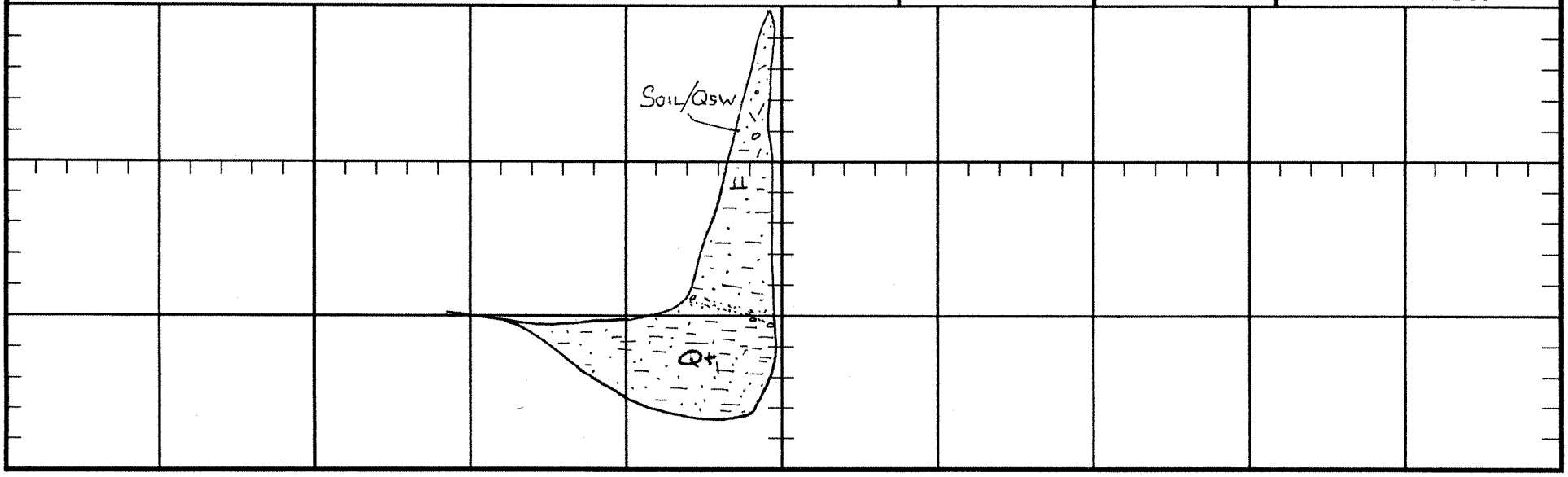
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 6.5' SOIL/SLOPEWASH; soil/Qsw, Light yellowish-brown, fine-grained, silty sand with scattered pebbles and cobbles; dry; loose to moderately dense 6.5 - 13' QUATERNARY TERRACE DEPOSIT: Qt_{II}, Light-brown to light yellowish-brown siltstone, very fine-grained silty sandstone, and medium-grained pebbly sandstone; moderately hard; damp	B:N25W,2NE		No Ground Water No Caving TOTAL DEPTH 13 Ft.

SCALE 1" = 5'

N 25 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY CJS

Trench Log No. 16H

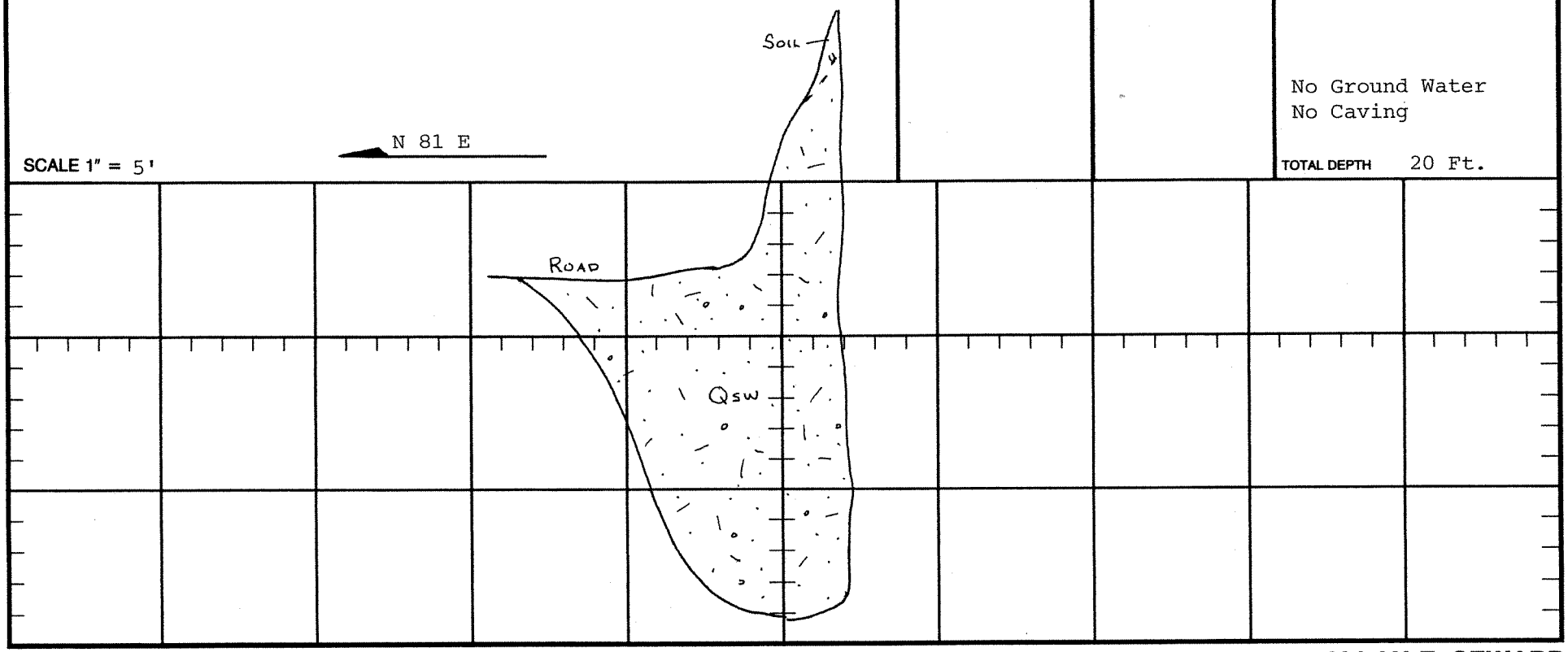
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 8" SOIL; Light grayish-brown fine-grained, silty sand with 2-4% rounded pebbles; fine haired roots common; dry; loose and porous 8" - 20' SLOPEWASH; Qsw, Moderate yellowish-brown, fine- to medium-grained silty sand with 2-3% rounded pebbles; damp; moderately dense were undisturbed, but with numerous, loosely backfilled rodent burrows			Trenches 16H thru 29H excavated 8/30/99 using a 24" bucket on a rubber-tired backhoe Trench logged from surface Bag sample of slope-wash at 5 Ft. No Ground Water No Caving TOTAL DEPTH 20 Ft.

SCALE 1" = 5'

N 81 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY CJS

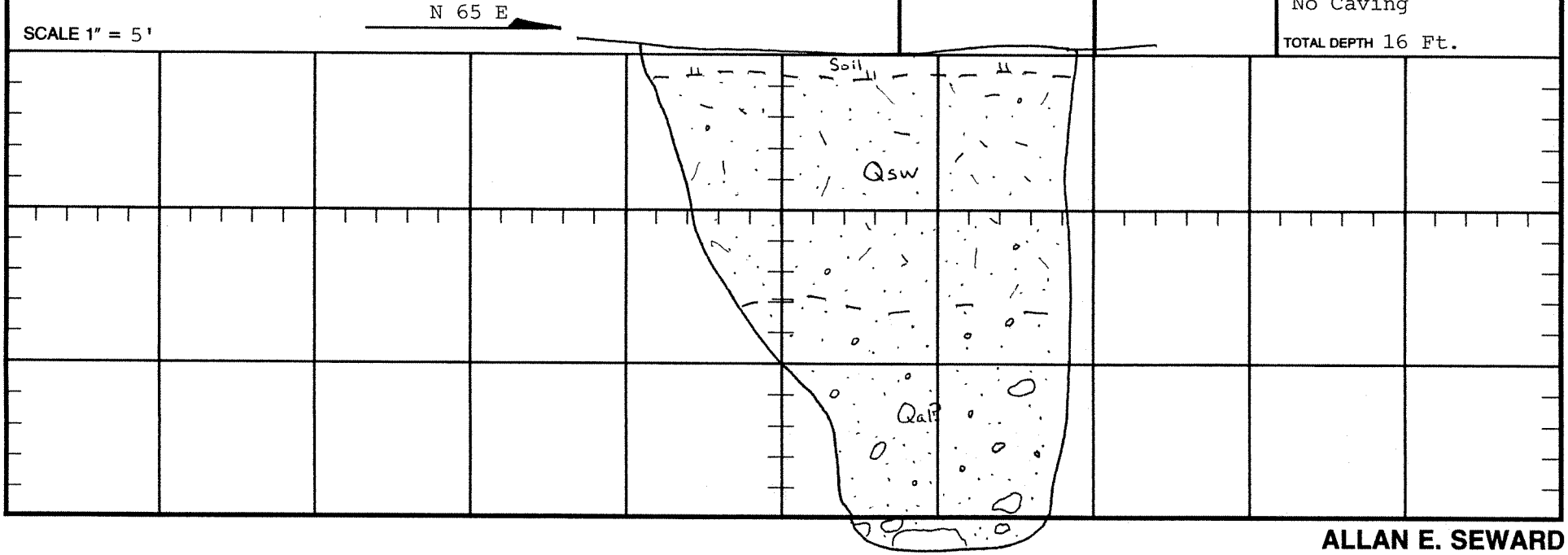
Trench Log No. 17H

PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 10" SOIL; Light grayish-brown, fine-grained silty sand with scattered pebbles; dry to damp; loose 10" - 8' SLOPEWASH; Qsw, Moderate yellowish-brown, fine- to medium-grained, silty sand with scattered pebbles and cobbles; damp to moist; moderately dense 8 - 16' ALLUVIUM?; Qal?, Moderate yellow to yellow-brown, fine- to coarse-grained pebbly sand with cobbles and (rare) boulders; dense, but non-cohesive; damp to moist; cobbles and boulders (up to 36") increase below 15 ft.; cannot excavate below 16 ft. due to boulders			No Ground Water No Caving TOTAL DEPTH 16 Ft.

SCALE 1" = 5'



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY CJS

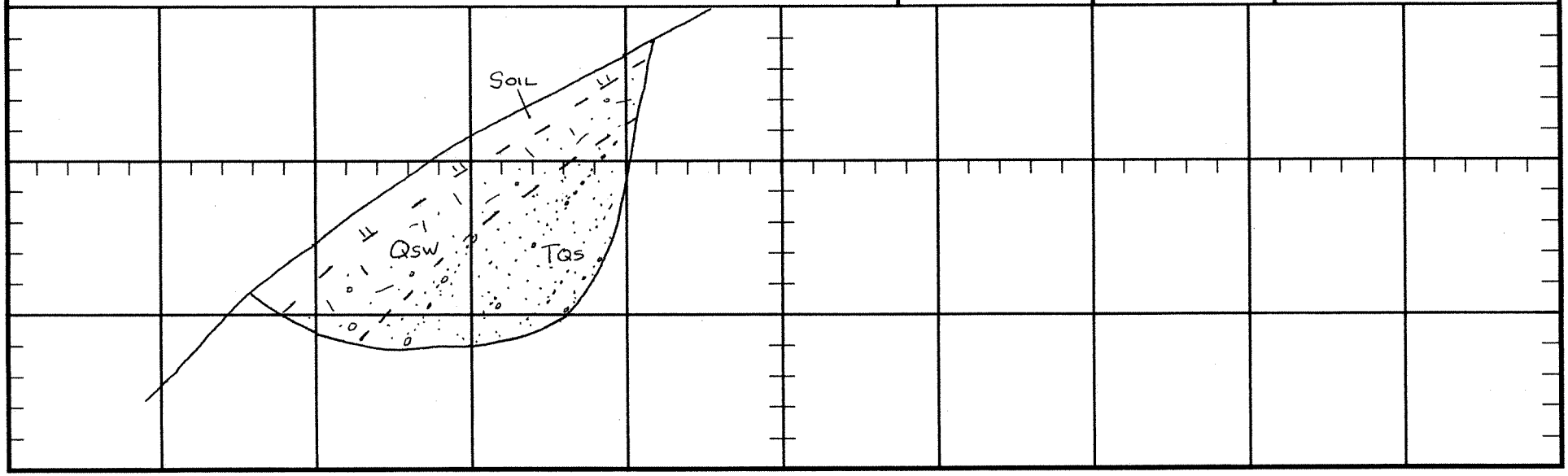
Trench Log No. 18H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 6" SOIL; Pale grayish-yellow-brown; fine- to coarse-grained pebbly sand; dry; loose; numerous roots 6 - 24" SLOPEWASH; Qsw, Pale grayish-yellow, coarse-grained pebbly sand with scattered cobbles; loose; dry 24" - 10' BEDROCK; TQs, Pale to moderate yellowish-gray, coarse-grained sandstone and pebbly sandstone; moderately cemented; dry	N88W,60SW		No Ground Water No Caving TOTAL DEPTH 10 Ft.

SCALE 1" = 5'

N 60 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY CJS

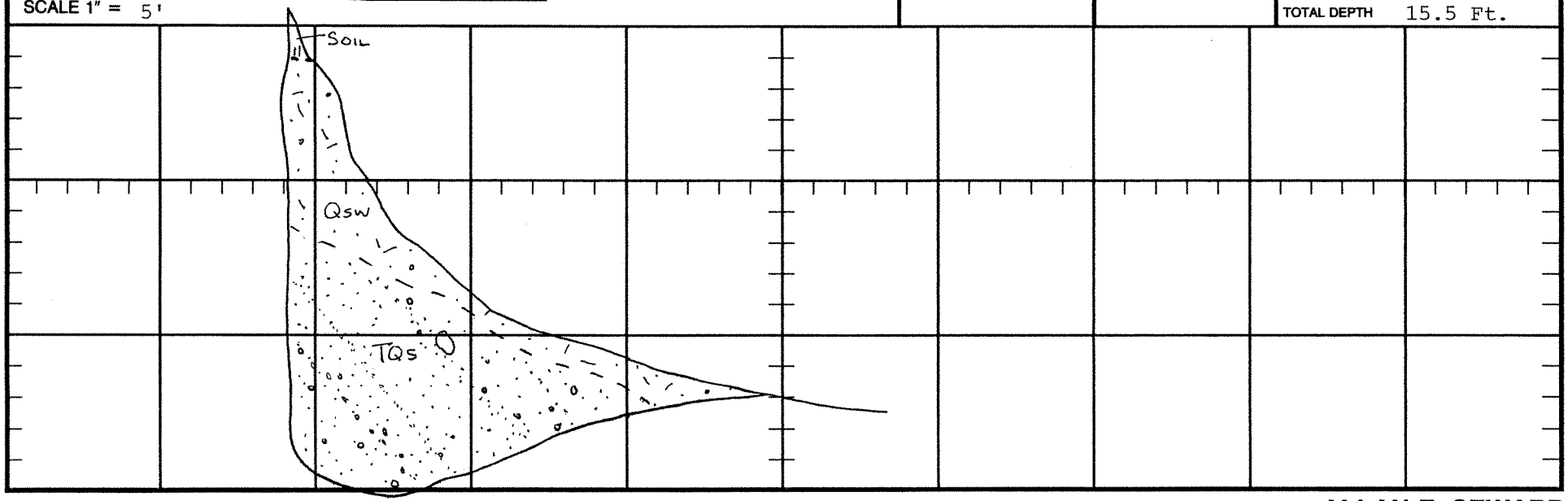
Trench Log No. 19H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 12" SOIL; Moderate-brown, fine- to coarse-grained silty sand with pebbles and cobbles; dry; loose			
12" - 7' SLOPEWASH; Qsw, Light-brown, light yellowish-brown fine- to coarse-grained, silty sand with pebbles and cobbles; roots common to 3 feet; moderately dense; dry to damp	N75E,73SE		
7 - 15.5' BEDROCK; TQs , Pale grayish-yellow, fine- to coarse-grained sandstone and pebbly to cobbly sandstone; dry to damp; very friable			No Ground Water No Caving

SCALE 1" = 5'

N 60 E



TOTAL DEPTH 15.5 Ft.

ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY CJS

Trench Log No. 20H

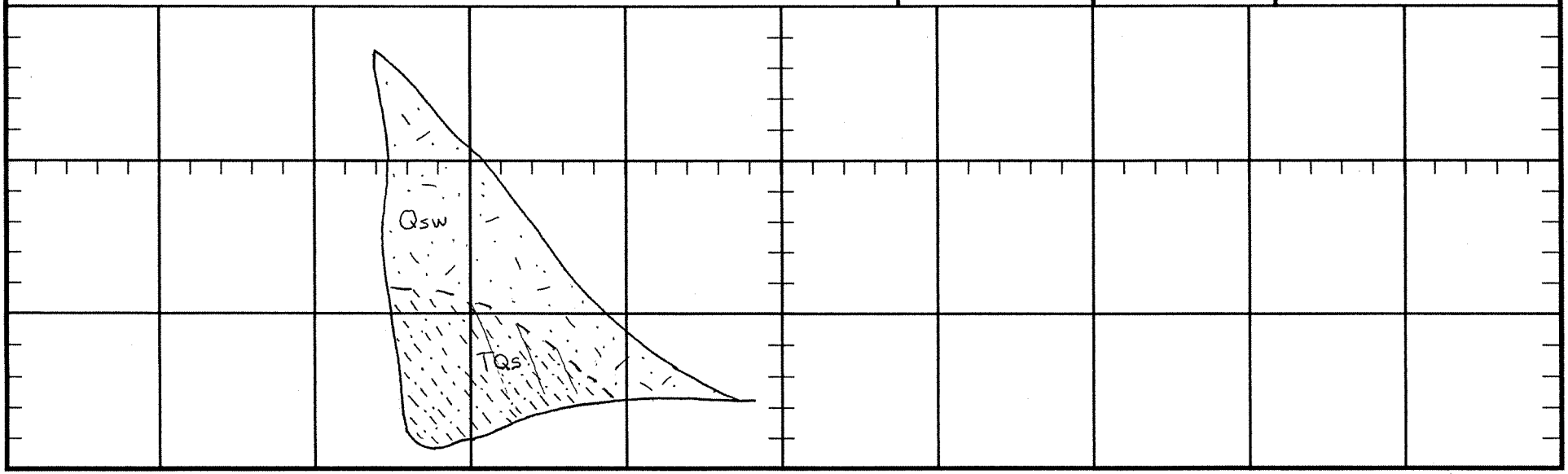
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 7' SLOPEWASH; Qsw, Very pale yellow-brown, very fine-grained silty sand; moderately dense; damp; probably deeply weathered bedrock			
7 - 12' BEDROCK; TQs, Moderate yellow-brown siltstone; moderately hard; moderately fractured; carbonate common along fracture surfaces	N85E,34SE	f:N20E,70SE	No Ground Water No Caving TOTAL DEPTH 12 Ft.

SCALE 1" = 5'

N 65 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY CJS

Trench Log No. 21H

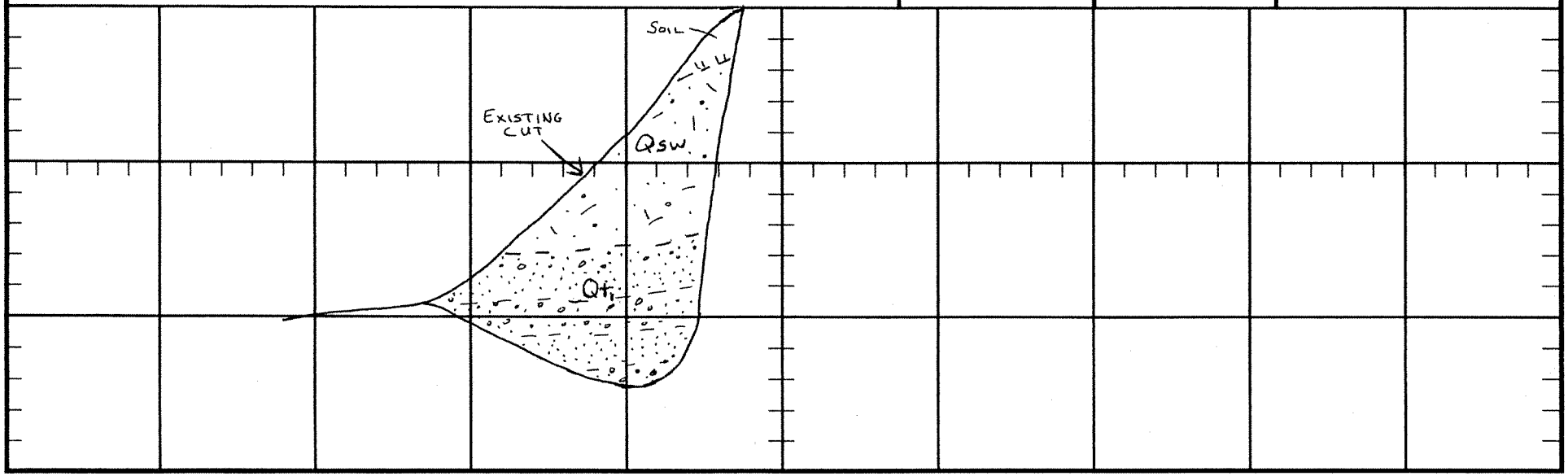
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 18" SOIL; Light grayish-brown, fine-grained silty sand with scattered pebbles; loose; dry			
18" - 7' SLOPEWASH; Qsw, Pale yellow-brown, fine- to medium-grained silty sand with scattered pebbles; loose to moderately dense; damp; probable weathered upper sandstone unit in bedrock	N80E,23SE		
7 - 13' TERRACE DEPOSITS; Qt_1, Pale yellowish-brown to yellowish-gray, interbedded fine-grained sandstone and medium- to coarse-grained, pebbly sandstone; all units very friable; damp			No Ground Water No Caving TOTAL DEPTH 13 Ft.

SCALE 1" = 5'

N 40 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY CJS

Trench Log No. 22H

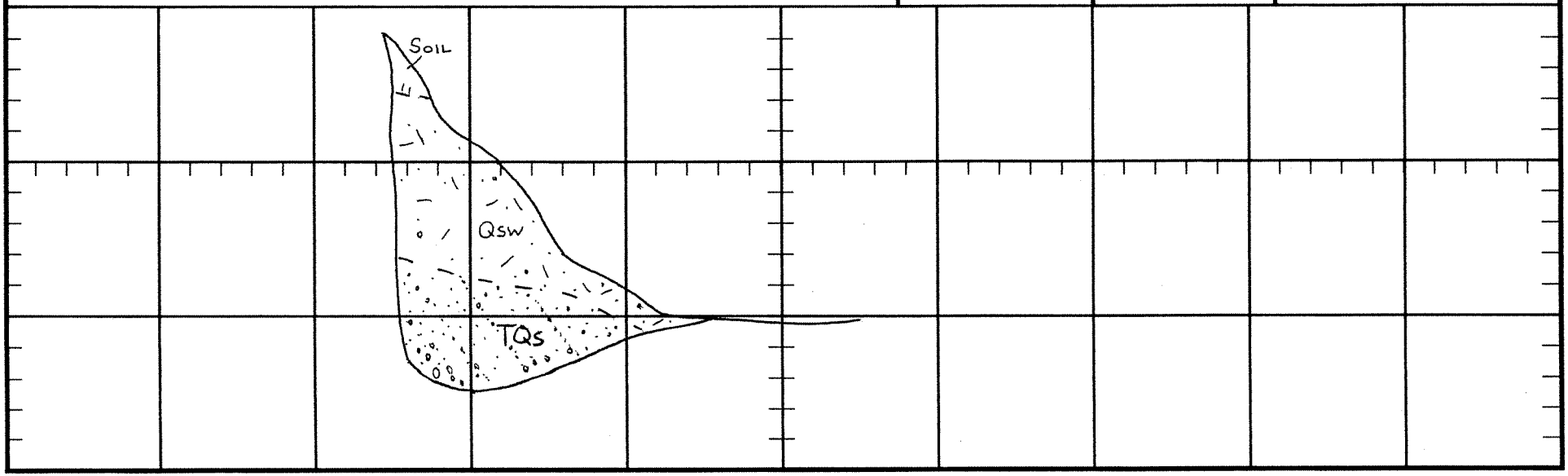
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 18" SOIL; Light- to moderate-grayish-brown, fine- to medium-grained silty sand with scattered pebbles; loose; dry			
18" - 7' SLOPEWASH; Qsw, Moderate-yellowish-brown silty sand with scattered pebbles and cobbles; moderately dense; damp	N87E,58SE		
7 - 11' BEDROCK; TQs, Pale grayish-yellow, coarse-grained pebbly sandstone; weakly cemented; dry to damp; bedding defined by pebble lineations and laminations of heavy minerals			No Ground Water No Caving

SCALE 1" = 5'

N 52 W



TOTAL DEPTH 11 Ft.

ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY CJS

Trench Log No. 23H

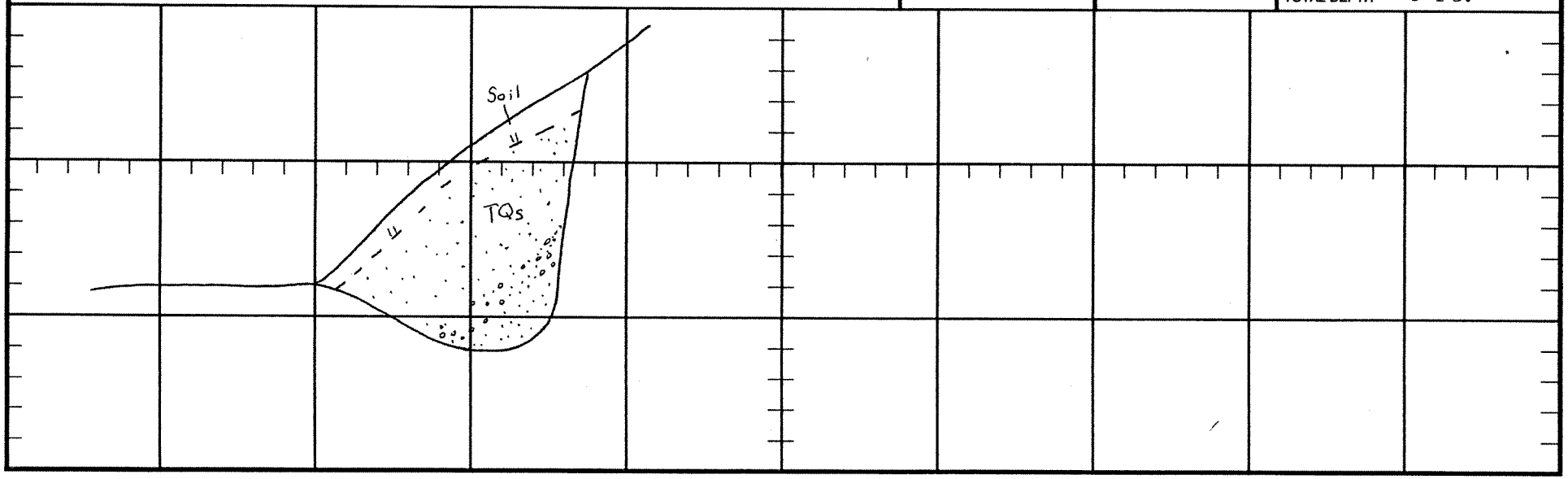
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 12" SOIL; Light- to moderate grayish-brown; fine- to medium-grained silty sand with minor coarse-grained fraction; dry; loose 12" - 9' BEDROCK; TQs, Moderate yellow-brown fine- to medium-grained sandstone and coarse-grained, pebbly sandstone; moderately hard to hard; damp	N82E,45SE		No Ground Water No Caving TOTAL DEPTH 9 Ft.

SCALE 1" = 5'

N 20 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY CJS

Trench Log No. 24H

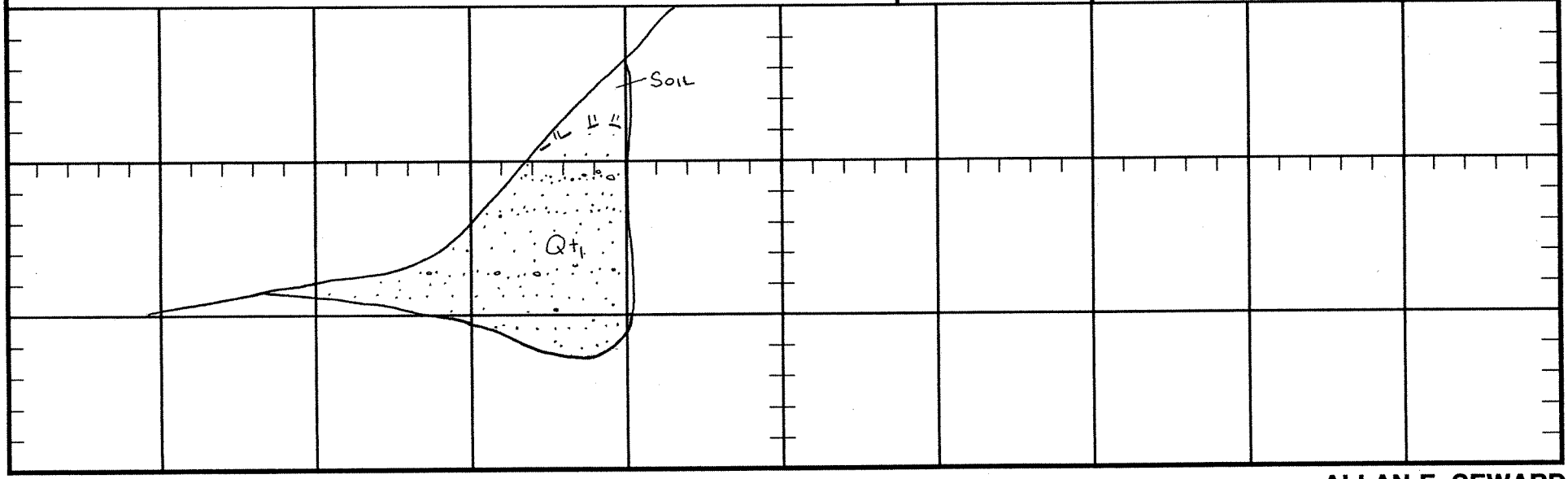
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 18" SOIL; Light- to moderate-yellowish-brown, fine- to coarse-grained, pebbly sand; dry; loose 18" - 9' QUATERNARY TERRACE DEPOSITS; Qt_1, Grayish yellow-brown, fine- to coarse-grained sand and pebbly sand; dry to damp; uncemented; bedding defined by pebble and sand stringers	N5E,4NW		No Ground Water No Caving TOTAL DEPTH 9.5 Ft.

SCALE 1" = 5'

N 46 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY CJS

Trench Log No. 25H

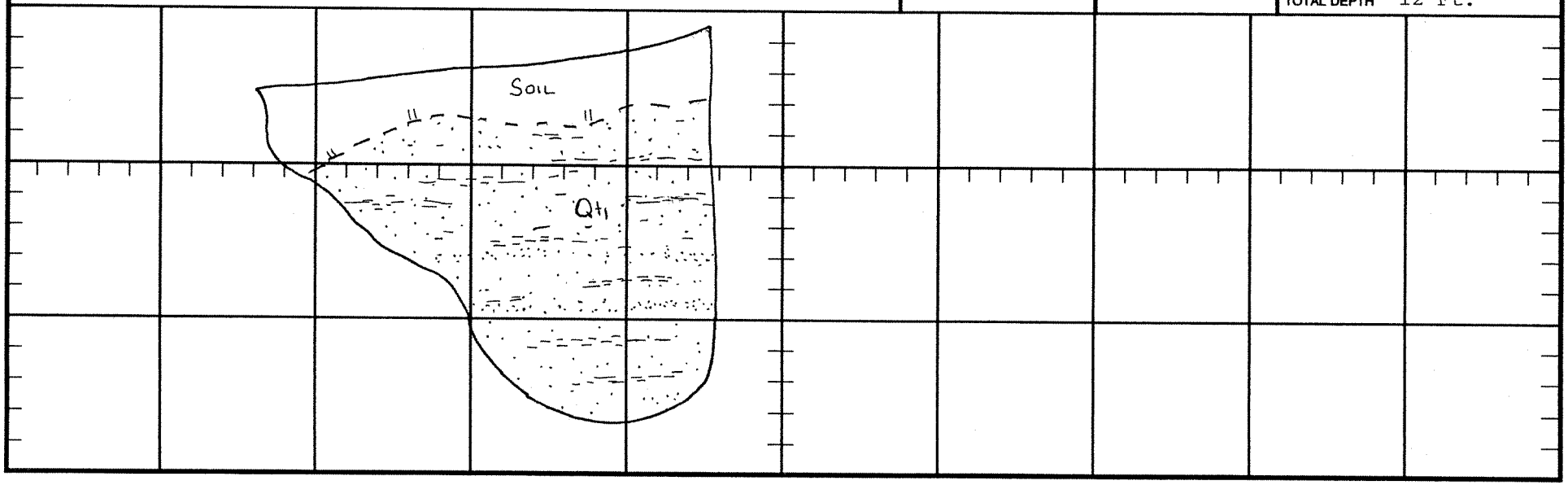
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 2' SOIL; Moderate yellow-brown, fine- to medium-grained silty sand; moderately dense; damp			
2 - 12' QUATERNARY TERRACE DEPOSITS; Qt_1, Pale- to moderate-yellow-brown, fine- to medium-grained silty sand interbedded with very fine-grained, silty sand to sandy silt and medium- to coarse-grained sand; where present, stratification is defined by alternating lithologies in beds 2-3" thick; most are continuous only over a few feet; elsewhere unit is massive where apparent; bedding is inclined slightly to the north			Trench unsafe to enter for more detailed observation No Ground Water No Caving TOTAL DEPTH 12 Ft.

SCALE 1" = 5'

N 3 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY

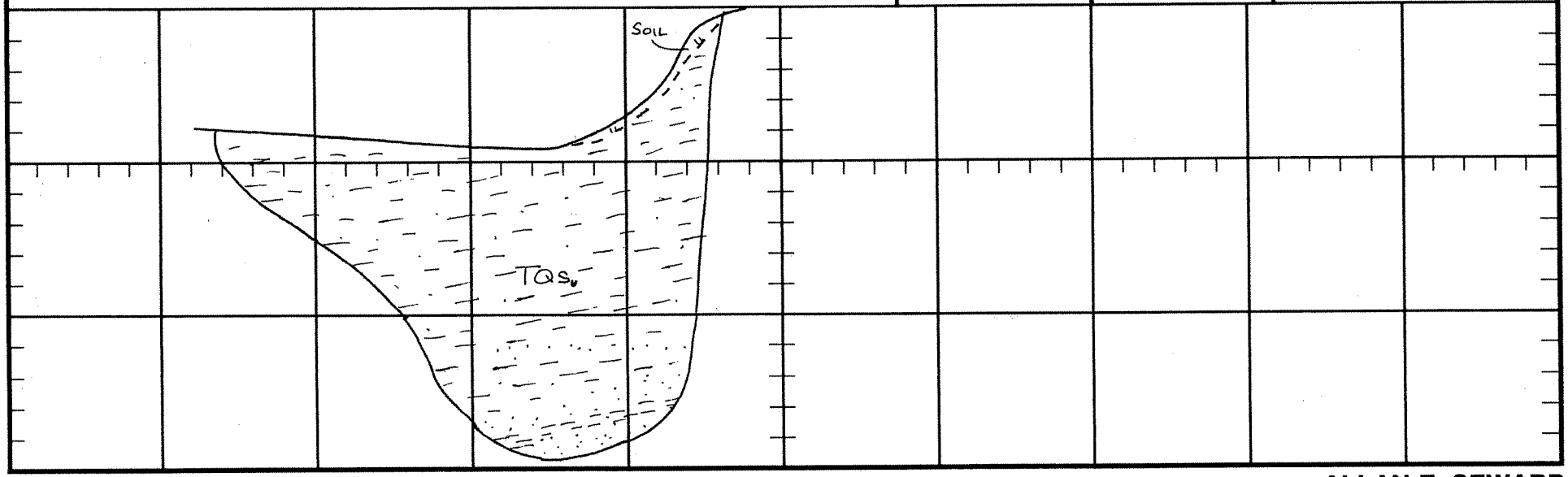
Trench Log No. 26H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 6" SOIL; Light- to moderate-greyish-yellow-brown, very fine-grained, silty sand; loose; dry 6" - 14.5' BEDROCK; TQs_v, Dark yellowish-brown mudstone, and pale-brown, fine-grained sandstone; moderately hard; damp to moist; bedding defined by changes in lithology and parting surfaces in mudstone	N50W,23NE		Bag Sample of TQs_v at 5 Ft. No Ground Water No Caving TOTAL DEPTH 14.5 Ft.

SCALE 1" = 5'

N 20 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY BJS

Trench Log No. 27H

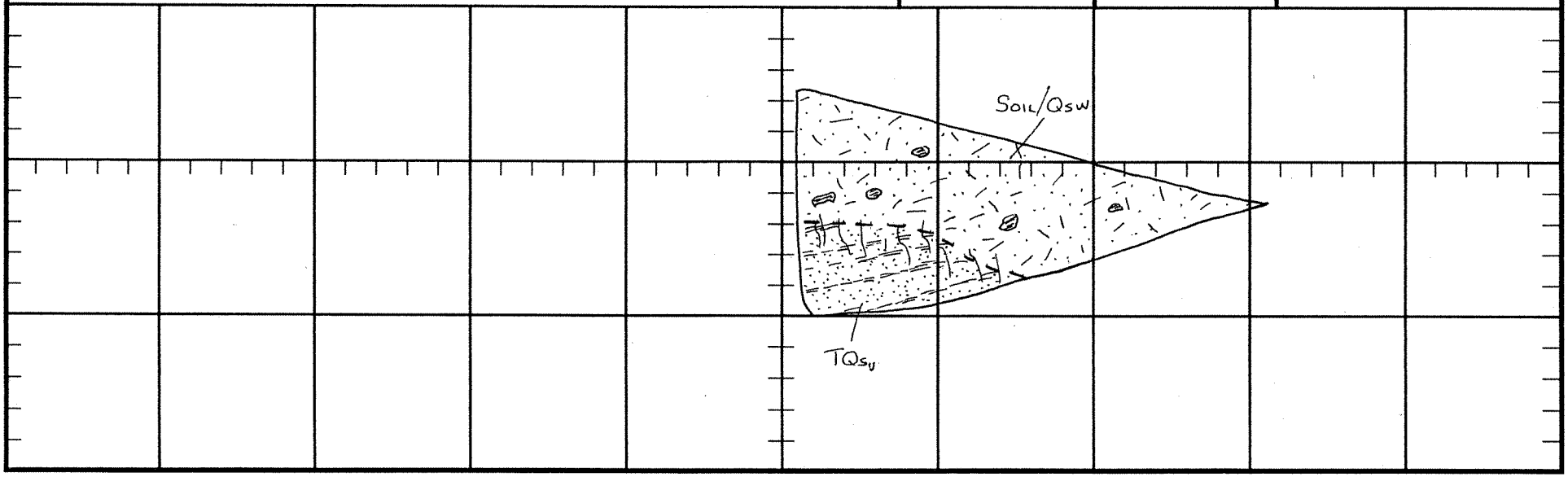
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 4' SOIL/SLOPEWASH; soil/Qsw, Yellowish-gray silty sand with scattered pebbles and silty sandstone clasts; loose; dry; 5% voids			Bag samples at 5' of bedrock
4 - 7.5' BEDROCK; TQs_u Light yellowish-gray to light-brown fine-grained sandstone, silty sandstone and siltstone; moderately dense to dense; slightly damp; thinly bedded	N46W,18NE		No Ground Water No Caving TOTAL DEPTH 7.5 Ft.

SCALE 1" = 5'

N 83 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY BJS

Trench Log No. 28H

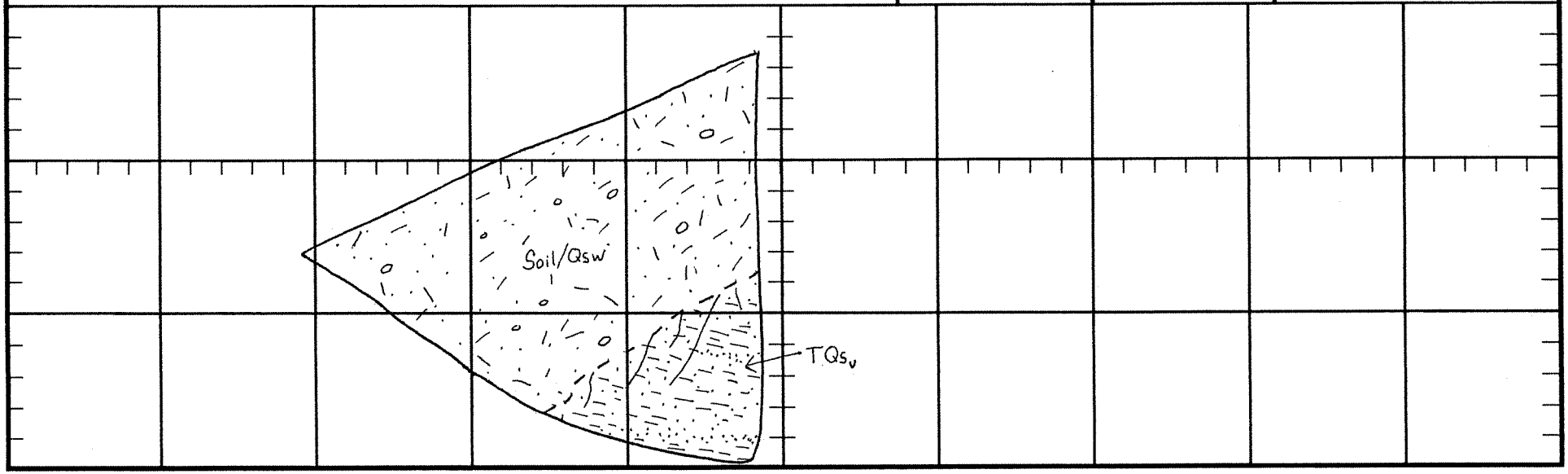
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 7' SOIL/SLOPEWASH; soil/Qsw, Yellowish-brown silty pebbly sand with local cobbles; loose; dry; 1-5% voids	N75W,19NE		Caliche-lined fractures in upper 2 ft. of bedrock
7 - 13.5' BEDROCK; TQs_v Yellowish-gray silty sandstone with local sandy interbeds; dense to moderately hard; dry to slightly damp; poorly sorted and weakly bedded			No Ground Water No Caving TOTAL DEPTH 13.5 Ft.

SCALE 1" = 5'

N 19 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY BJS

Trench Log No. 29H

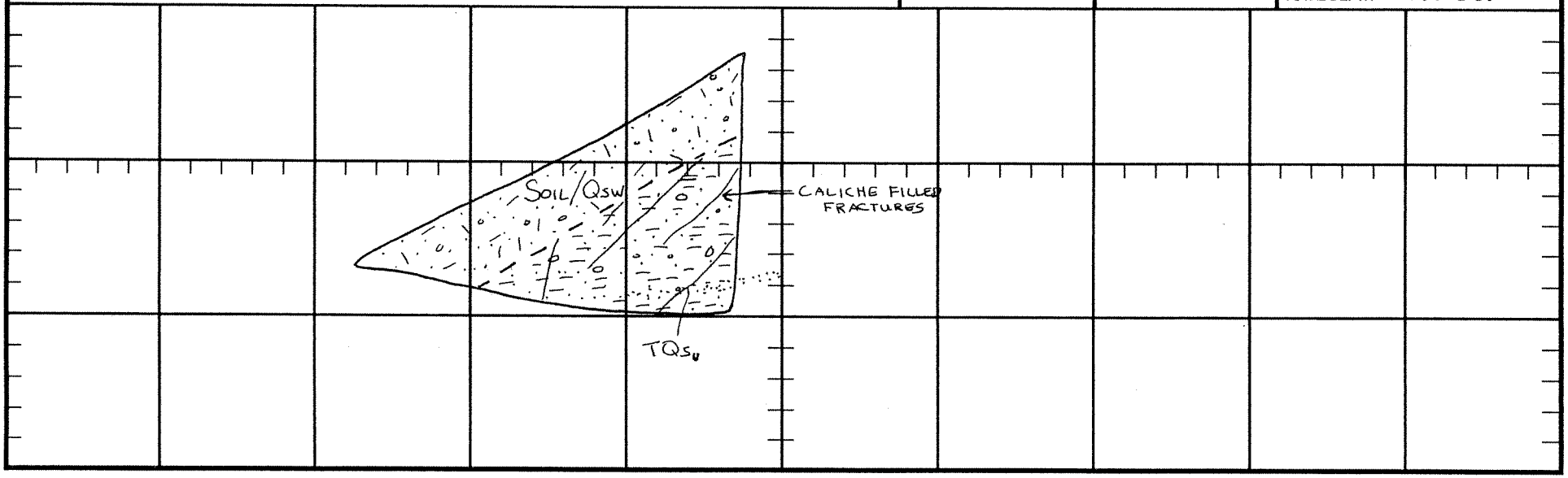
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 2.5' SOIL/SLOPEWASH; soil/Qsw, Light yellowish-brown silty pebbly sand; loose to moderately dense; dry			
2.5 - 8.5' BEDROCK; TQs_u Yellowish-brown silty sandstone and silty pebbly sandstone; moderately hard; dry to slightly damp; poorly sorted and poorly bedded; pebbles "floating" in silty sandstone matrix	v. approx. N88W,11NE		Caliche-filled fractures
			No Ground Water No Caving TOTAL DEPTH 8.5 Ft.

SCALE 1" = 5'

N 51 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY BJS

Trench Log No. 30H

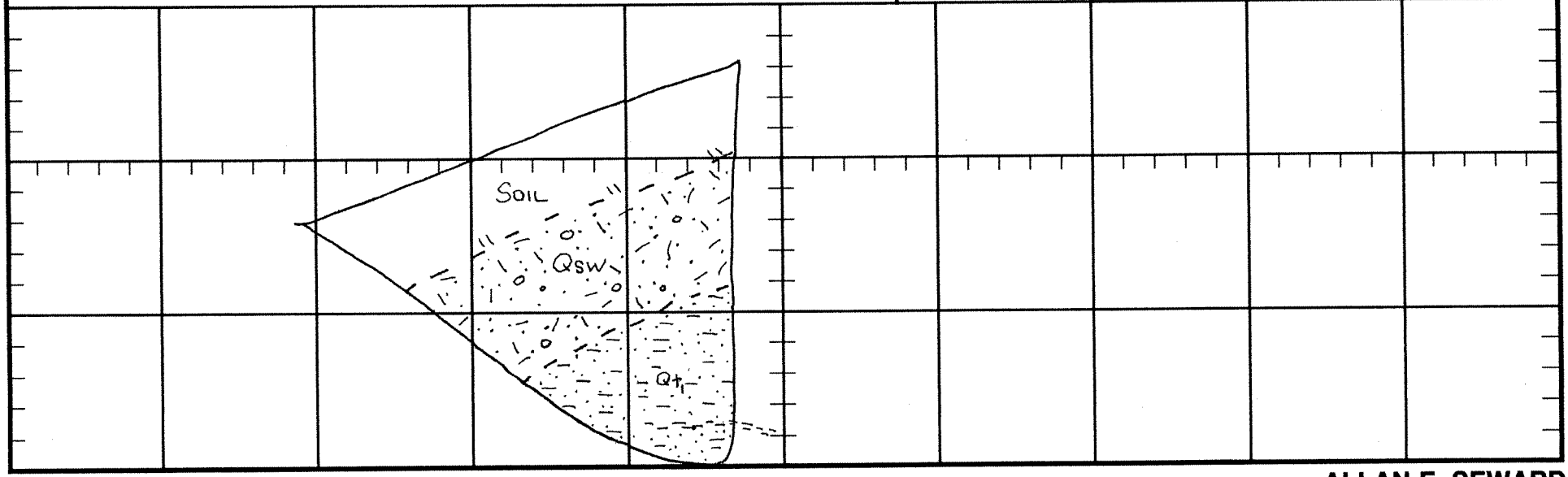
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 3' SOIL; Grayish-brown silty pebbly sand; soft to firm; dry 1-3% voids 3 - 7' SLOPEWASH; Qsw, Grayish-brown silty pebbly sand with local cobbles; very tight and dense; dry to slightly damp; pin hole voids; structureless 7 - 13' TERRACE DEPOSIT; Qt_1, Light yellowish-brown to yellowish-gray fine silty sandstone; dense; slightly damp; poorly bedded	Apx N23E,8NW		Trenches T-30H thru T-34H excavated with 4wd rubber-tired backhoe and logged on 8/31/99 No Ground Water No Caving TOTAL DEPTH 13 Ft.

SCALE 1" = 5'

N 39 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY BJS

Trench Log No. 31H

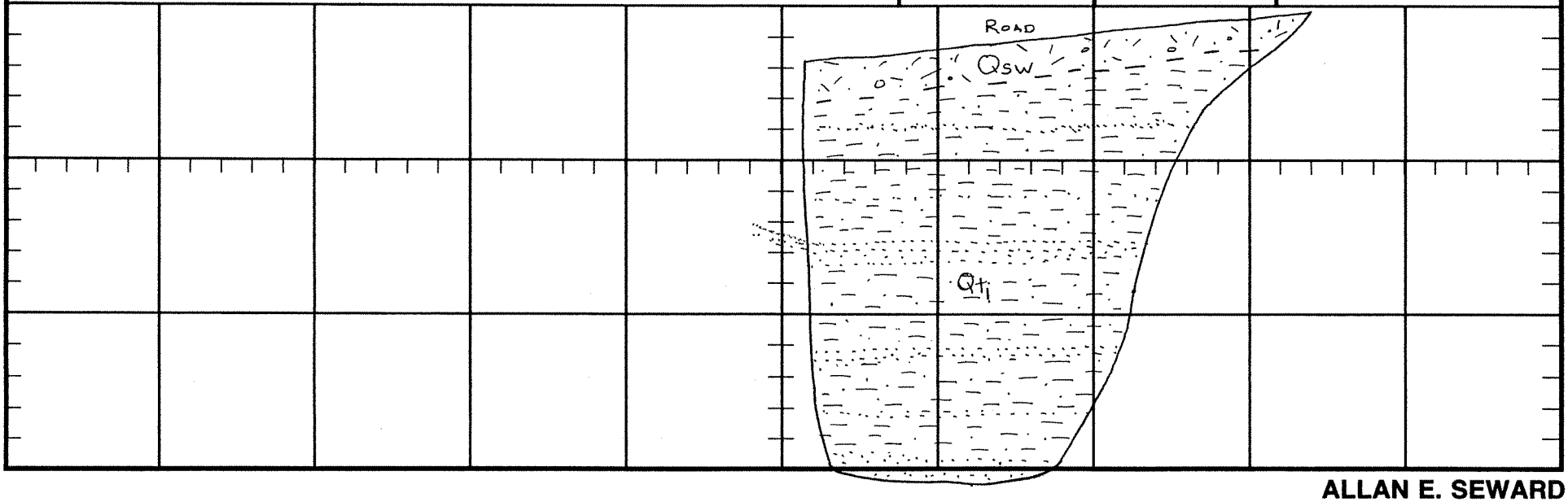
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 1.5' SLOPEWASH; Qsw, Yellowish-brown silty pebbly sand; firm; dry			Trench excavated in road; much of surficial material removed
1.5 - 15' TERRACE DEPOSITS; Qt_y, Light yellowish-brown fine silty sandstone and sandstone; moderately dense to dense; slightly damp	N87E,17SE		Trench initially excavated to 7.5 ft.; deepened portion logged from surface
			No Ground Water No Caving
			TOTAL DEPTH 15 Ft.

SCALE 1" = 5'

N 87 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY BJS

Trench Log No. 32H

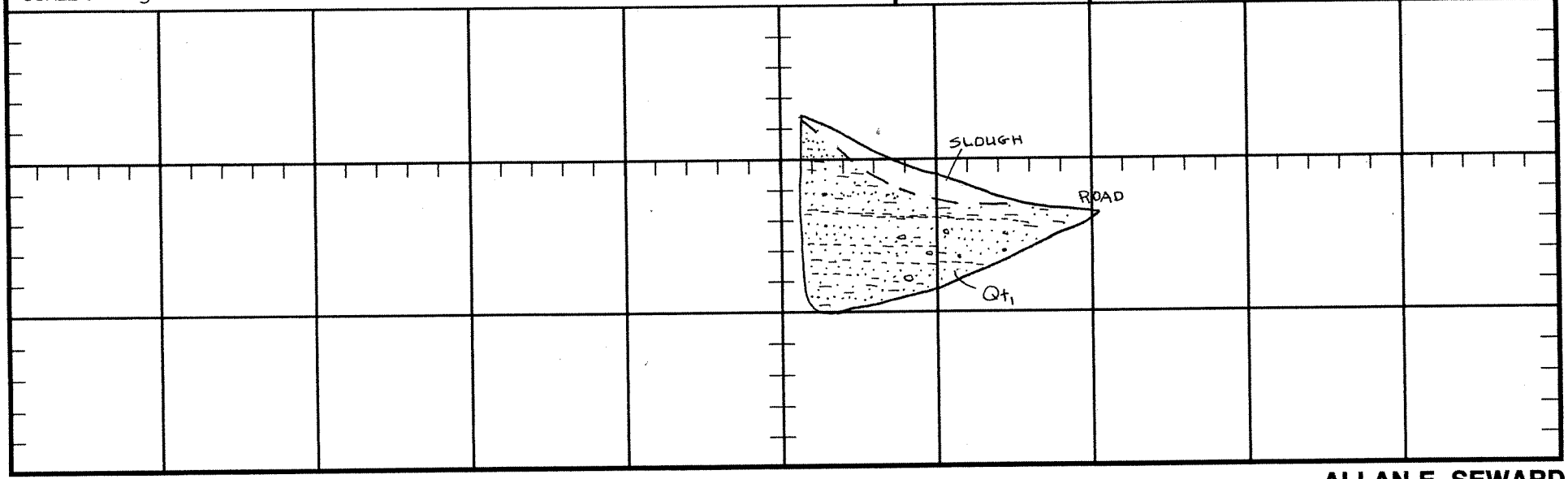
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 6.5' TERRACE DEPOSITS; Qt_1, Interbedded yellowish-brown sandstone, pebbly sandstone and silty sandstone with thin, slightly wavy stringers of brown silty sandstone; dense; moderately indurated; dry	Horizontal		Trench excavated in road cut; surficial material removed No Ground Water No Caving TOTAL DEPTH 6.5 Ft.

SCALE 1" = 5'

N 71 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY BJS

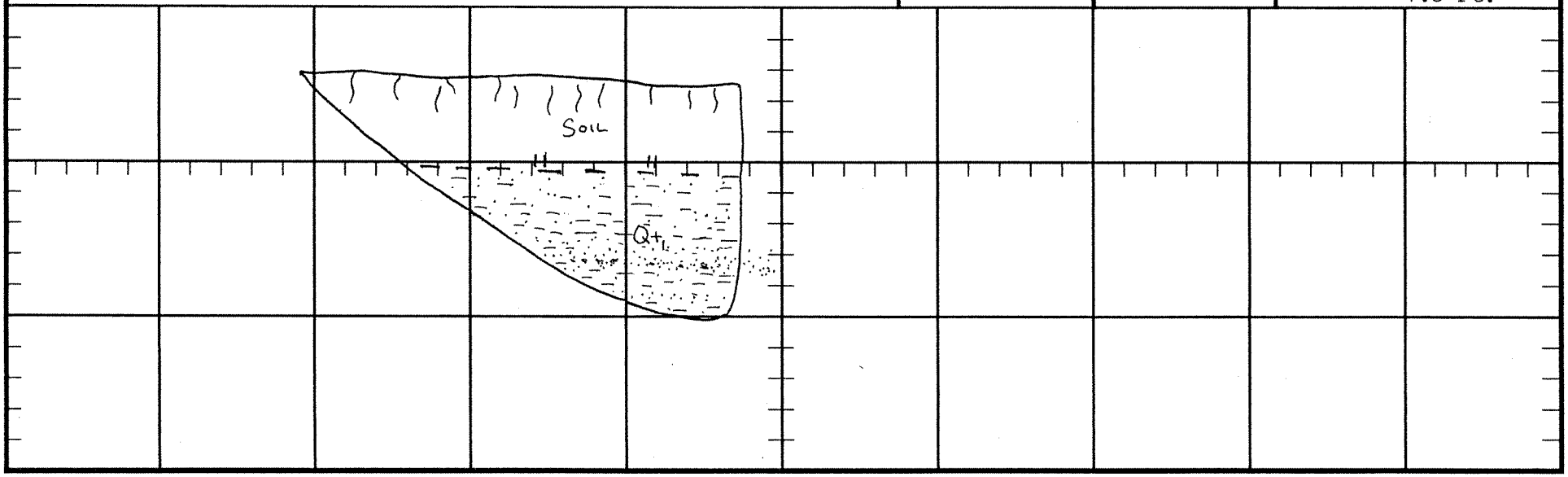
Trench Log No. 33H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 3' SOIL; Reddish-brown to brown muddy sand with scattered pebbles; firm; slightly damp; fractures in upper muddy portion 3 - 7.5' TERRACE DEPOSITS; Qt_u, Light yellowish-brown pebbly sandstone, sandstone and silty sandstone, moderately dense; locally friable; dry; bedding vague	Apx Horizontal		No Ground Water No Caving TOTAL DEPTH 7.5 Ft.

SCALE 1" = 5'

N 69 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY BJS

Trench Log No. 34H

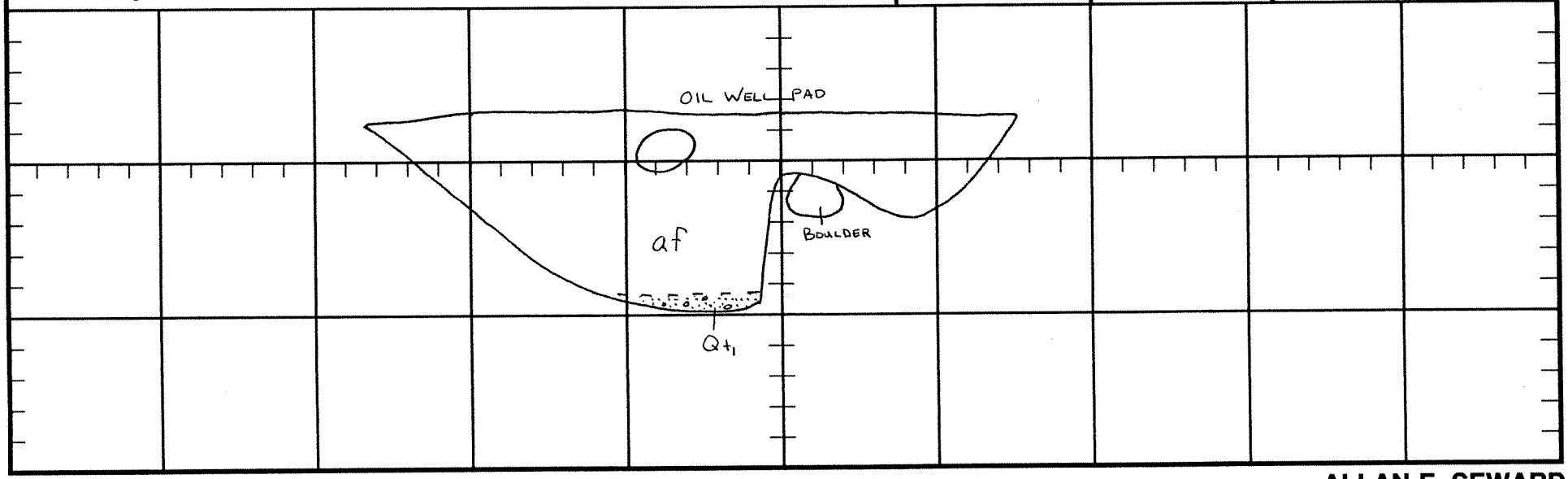
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 6' FILL; af, Brown, slightly clayey silty sand with pebbles, cobbles and local boulders; tight; slightly damp to damp 6 - 6.5' TERRACE DEPOSITS; Qt_1, Light yellowish-gray pebbly sand; dense but friable; slightly damp; cross-bedded and channeled	Apx Horizontal		No Caving No Ground Water TOTAL DEPTH 6.5 Ft.

SCALE 1" = 5'

N 74 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY BJS

Trench Log No. 36H

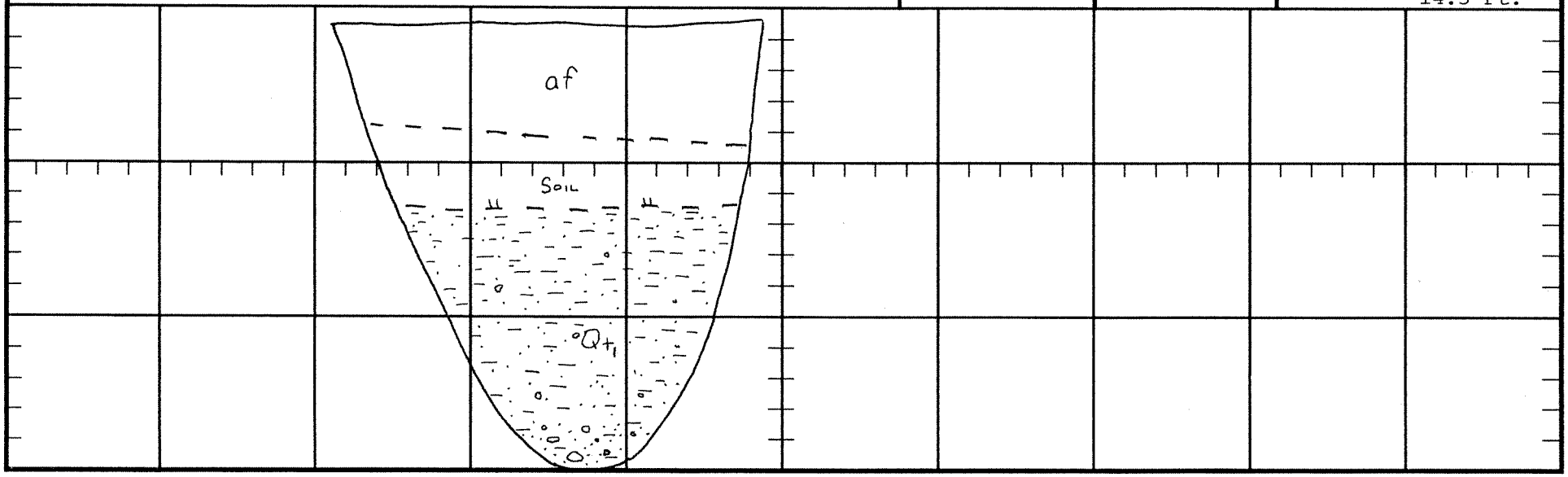
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 4' ARTIFICIAL FILL; af, Yellowish-brown to brown silty to slightly muddy pebbly sand; loose to firm; slightly damp 4 - 6' SOIL; Grayish-brown silty sand with local pebbles; firm but approximately 3% void space; slightly damp 6 - 14.5' TERRACE DEPOSITS; Qt_1, Light-brown slightly clayey silty sandstone underlain at approximately 13.5 ft. by slightly yellowish-brown silty sandstone with pebbles and local cobbles; moderately dense to dense; damp			Trenches T-36H excavated with a 4WD rubber-tired backhoe and logged on 9/1/99 Trench initially excavated to 6 ft. and logged; deeper portion logged from the surface No Ground Water No Caving TOTAL DEPTH 14.5 Ft.

SCALE 1" = 5'

N 18 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1 PROJECT Newhall Ranch - Phase IB

LOGGED BY MJD

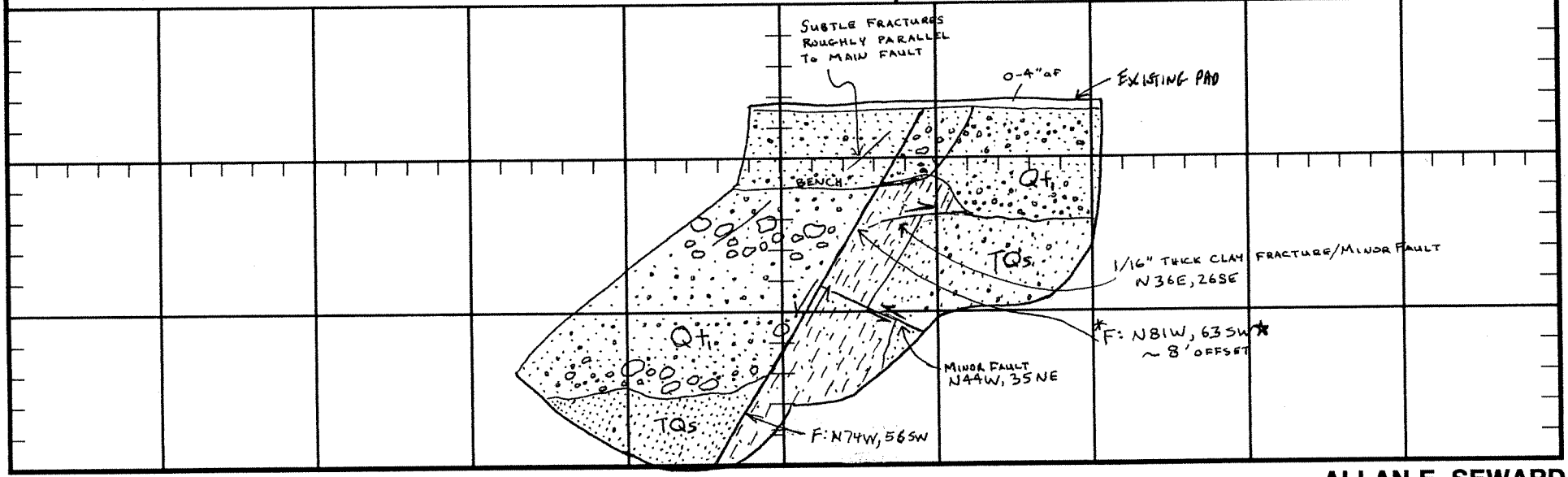
Trench Log No. 38H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 4' QUATERNARY TERRACE DEPOSITS; Qt_y, Light yellowish-gray, fine- to coarse-grained pebbly sand, cobbly sand and interbedded conglomerate with boulders up to 3' diameter; loose; dry to damp			T-38H excavated with a 4WD rubber-tired backhoe and logged on 9/1/99
4 - 9' BEDROCK; TQs, Light-gray to light yellowish-gray medium- to coarse-grained pebbly sandstone and grayish-brown sandy to clayey siltstone; orange iron staining; moderately dense to dense; damp; sandstone friable	B:N83W,58SW	*F:N81W,63SW F:N74W,56SW MF:N44W,35NE	Fault: Gouge consists of reddish- to orangish-brown sandy to silty sheared clay up to 1" thick
			No Ground Water Minor Caving of Qt TOTAL DEPTH 9 Ft.

N 16 E

SCALE 1" = 5'



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY DGG

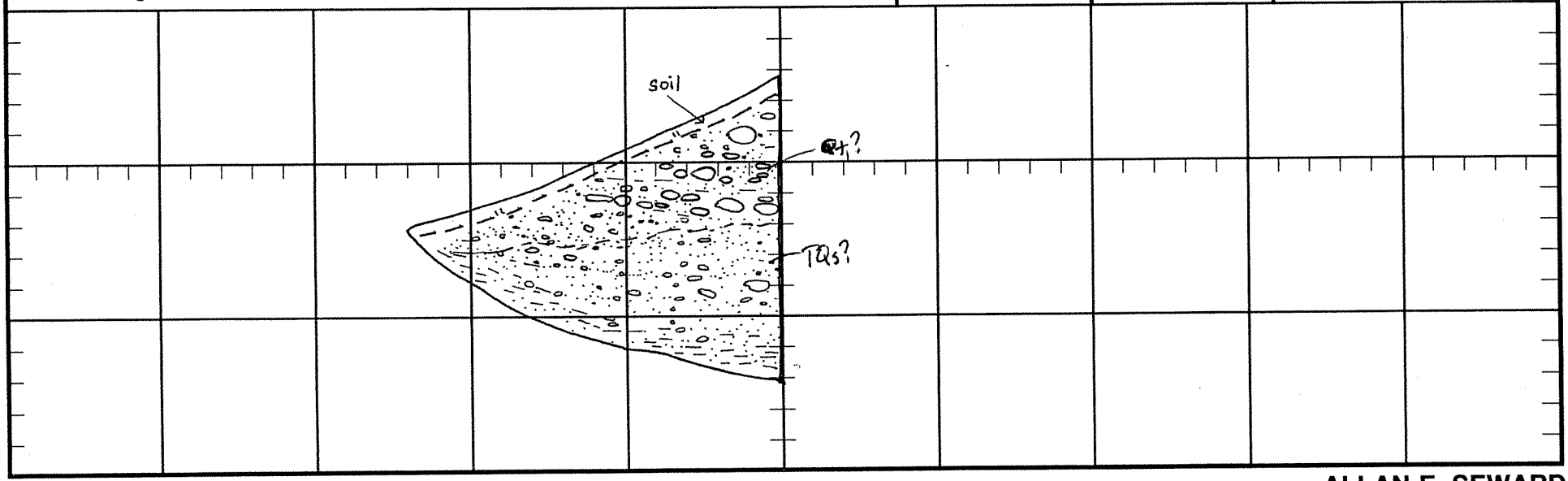
Trench Log No. 48H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 3" SOIL; Medium-brown pebbly sandy silt; loose; dry 3" - 5' TERRACE DEPOSITS?; Qt?, Medium-brown pebbles to boulders with silty sand matrix; loose; dry 5 - 10' BEDROCK?; TQs?, Grayish-brown fine- to coarse-grained pebbly to cobbly sandstone to slightly silty sandstone at base; loose to moderately dense; dry to slightly damp			Trenches 48H and 49H excavated and logged 9/22/99 using a track mounted backhoe with 24" bucket No Ground Water No Caving TOTAL DEPTH 10 Ft.

SCALE 1" = 5'

N 11 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY DGG

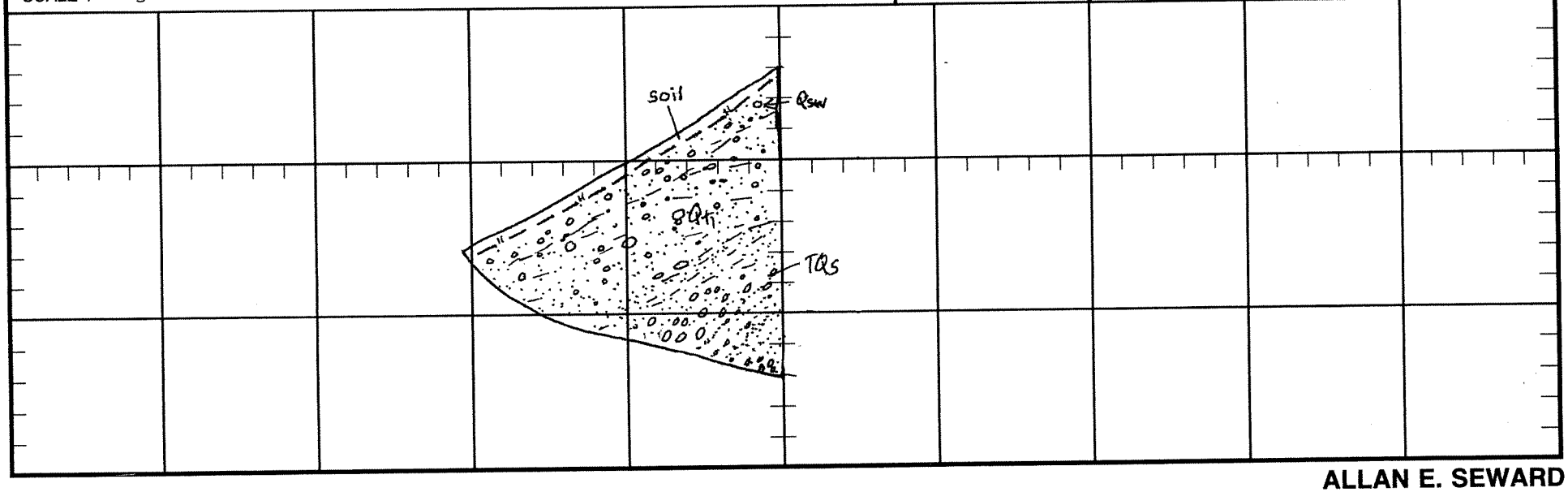
Trench Log No. 49H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 3" SOIL; Medium-brown pebbly sandy silt; loose; dry 3" - 1.5' SLOPEWASH; Qsw, Medium-brown to slightly orangish-brown sandy siltstone with pebbles and cobbles; roots; moderately dense; dry 1.5 - 5' TERRACE DEPOSITS; Qt_4, Tan to grayish-tan sandy siltstone with pebbles and some cobbles; very dense; dry 5 - 10' BEDROCK; TQs, Tan to grayish-tan fine- to coarse-grained pebbly to cobbly sandstone; loose to moderately dense; dry	N15W,25NE		No Ground Water No Caving TOTAL DEPTH 10 Ft.

N 79 W

SCALE 1" = 5'



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY DGG

Trench Log No. 50H

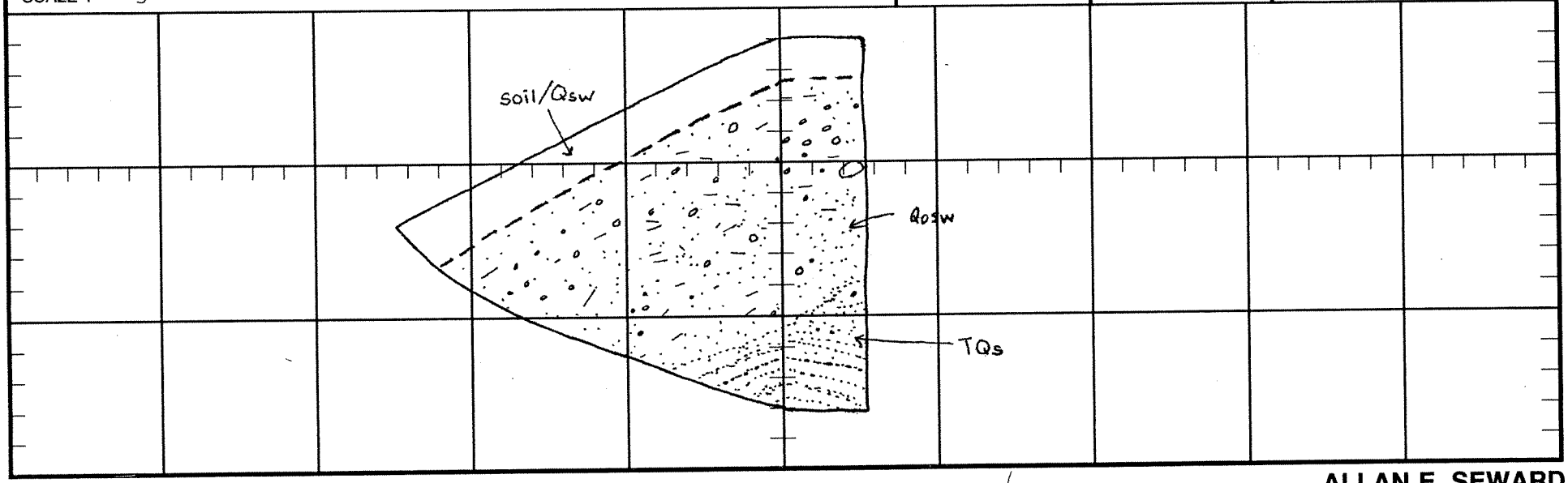
PROJECT Newhall Ranch - Phase iB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 1.5' SOIL/SLOPEWASH; soil/Qsw, Medium-brown sandy silt; moderately dense; dry 1.5 - 9' QUATERNARY OLDER SLOPEWASH; Qosw, Medium-brown to reddish-brown pebbly, cobbly, sandy silt; very dense; dry 9 - 12' BEDROCK; TQs, Slightly reddish-brown to light-gray fine- to coarse-grained sandstone; moderately dense; friable; dry	N54W,16NE		Trenches 50H thru 56H excavated and logged 9/23/99 using track mounted backhoe with 24" bucket No Ground Water No Caving TOTAL DEPTH 12 Ft.

N 74 E

SCALE 1" = 5'



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY DGG

Trench Log No. 51H

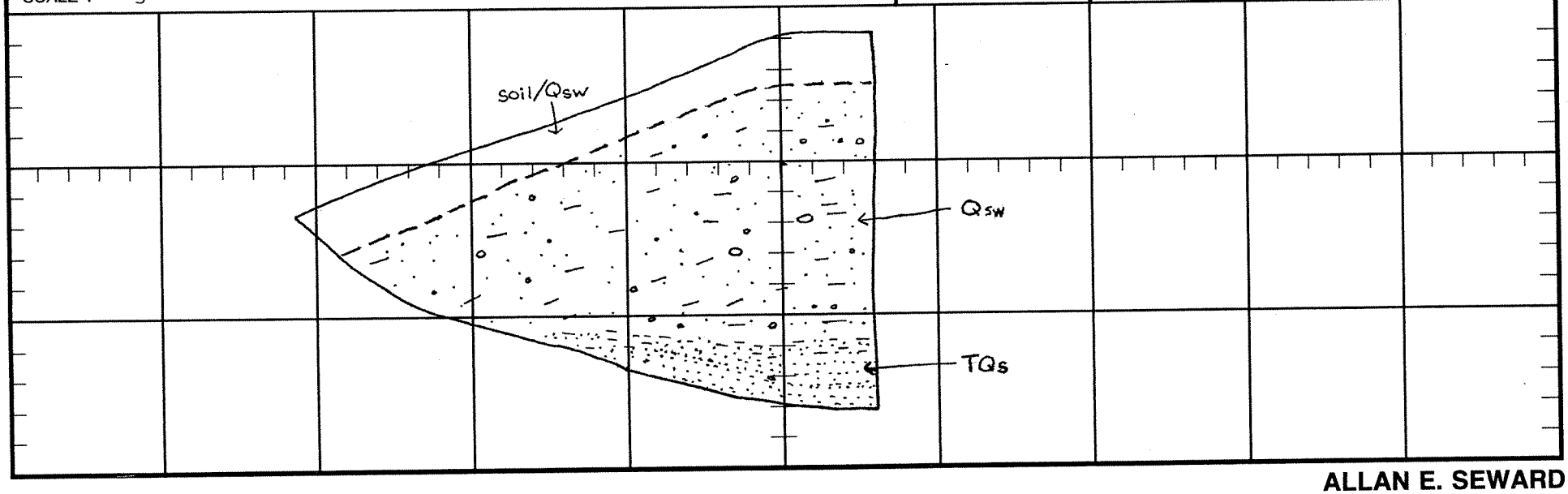
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 1.5' SOIL/SLOPEWASH; soil/Qsw, Medium-brown sandy silt; moderately dense; dry			
1.5 - 9.5' QUATERNARY SLOPEWASH; Qsw, Light-brown pebbly sandy siltstone with scattered cobbles; moderately dense to dense; dry			Roots to 10 Ft.
9.5 - 12' BEDROCK; TQs, Light olive-gray siltstone; moderately dense; slightly damp; to light-gray to tan, fine- to coarse-grained slightly pebbly sandstone; moderately dense; friable; slightly damp	Apx:N42W,26SW		
			No Ground Water No Caving TOTAL DEPTH 12 Ft.

N 48 E

SCALE 1" = 5'



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY DGG

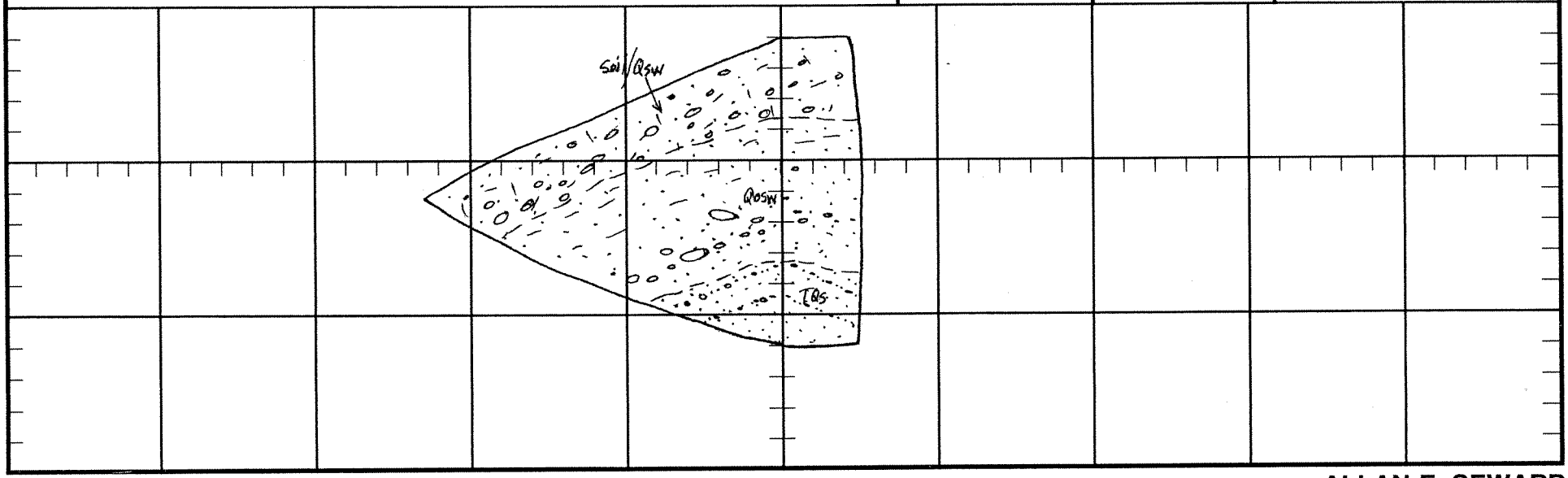
Trench Log No. 52H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 2.5' SOIL/SLOPEWASH; soil/sw, Medium-brown sandy, pebbly, cobbly silt; moderately dense; dry 2.5 - 7.5' QUATERNARY OLDER SLOPEWASH; Qosw, Medium-brown to slightly orangish-brown sandy, pebbly, siltstone, moderately dense; with large cobble to boulder basal unit 7.5 - 10' BEDROCK; TQs, Light olive-gray siltstone; moderately dense; slightly damp; to light-gray to tan, fine- to coarse-grained slightly pebbly sandstone; moderately dense; friable; slightly damp	N37W,21NE		No Ground Water No Caving TOTAL DEPTH 10 Ft.

SCALE 1" = 5'

N 87 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY DGG

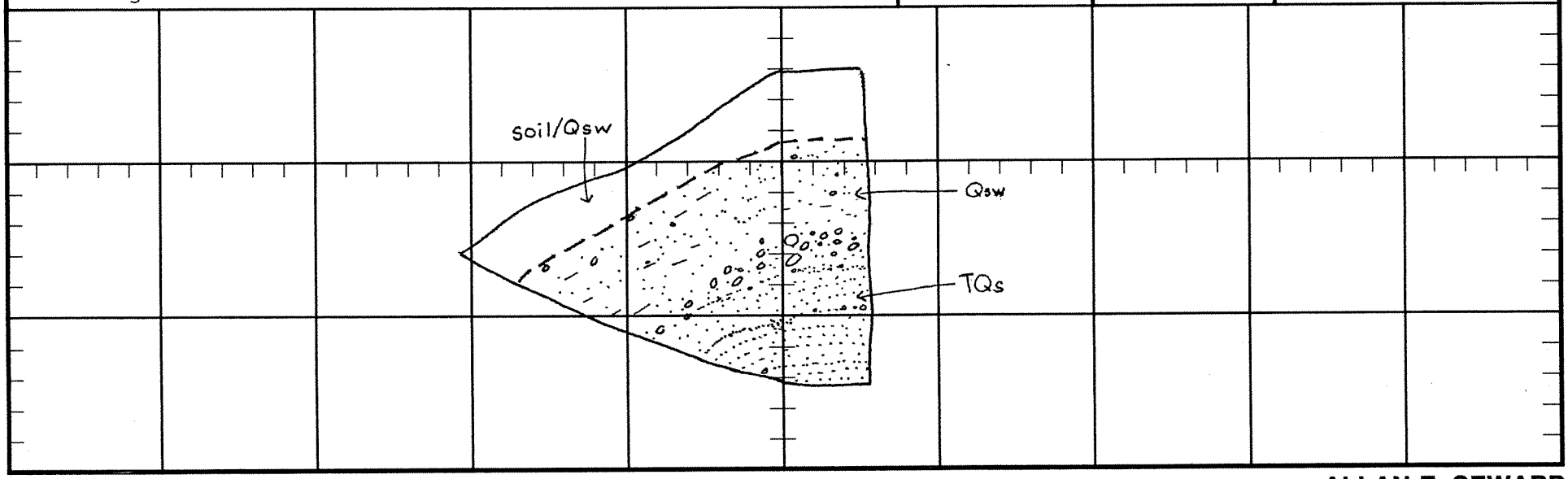
Trench Log No. 53H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 2.5' SOIL/SLOPEWASH; soil/Qsw, Medium-brown sandy silt; moderately dense; dry 2.5 - 6.5' QUATERNARY SLOPEWASH; Qsw, Medium-brown to slightly orangish-brown sandy, pebbly, siltstone; moderately dense; with large cobble to boulder basal unit 6.5 - 10' BEDROCK; TQs, Light olive-gray siltstone; moderately dense; slightly damp; to light-gray to tan, fine- to coarse-grained slightly pebbly sandstone; moderately dense; friable; slightly damp	Apx: N50E,12SE		No Ground Water No Caving TOTAL DEPTH 10 Ft.

SCALE 1" = 5'

N 61 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY DGG

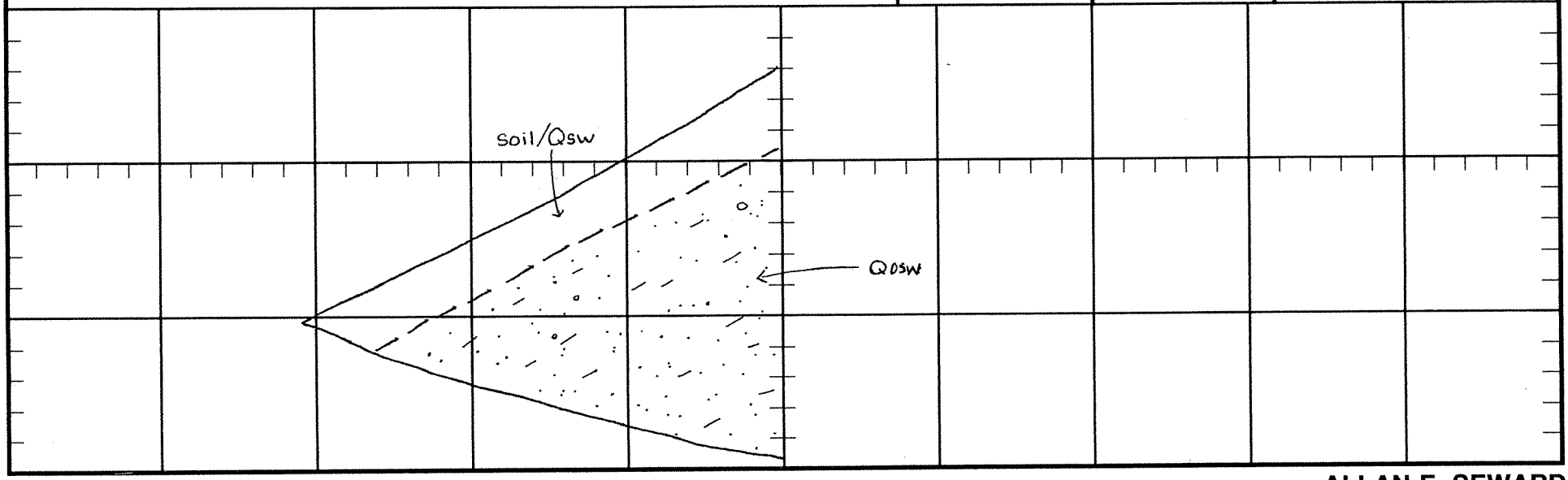
Trench Log No. 54H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 2.5' SOIL/SLOPEWASH; soil/Qsw, Medium-brown sandy silt; moderately dense; dry 2.5 - 13' QUATERNARY OLDER SLOPEWASH; Qosw, Medium-brown to slightly olive-green slightly sandy silt with pebbles; moderately dense to dense; dry to slightly damp			No Ground Water No Caving TOTAL DEPTH 13 Ft.

SCALE 1" = 5'

N 42 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY DGG

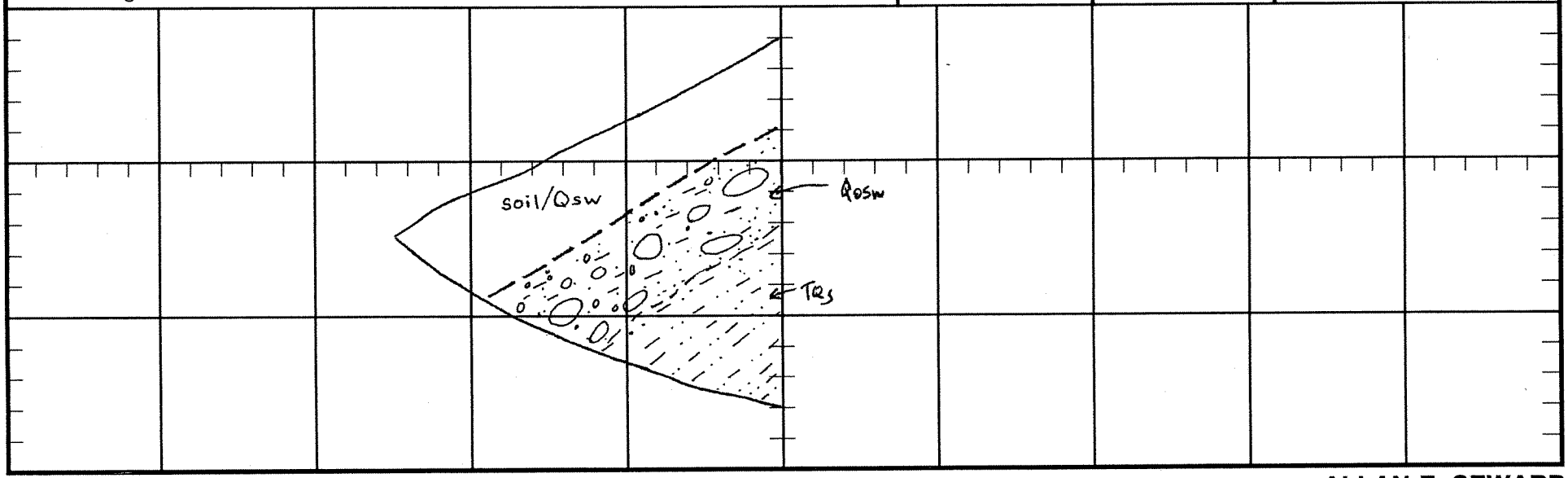
Trench Log No. 55H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 3' SOIL/SLOPEWASH; soil/Qsw, Medium-brown sandy silt; moderately dense; dry 3 - 6' QUATERNARY OLDER SLOPEWASH: Qosw, Light olive-brown cobbly, bouldary, sandy siltstone; loose; dry 6 - 12' BEDROCK; TQs, Medium-brown siltstone with caliche and olive-brown to light medium-brown siltstone; moderately dense to dense; dry to slightly damp; weathered			No Ground Water No Caving TOTAL DEPTH 12 Ft.

N 57 E

SCALE 1" = 5'



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY DGG

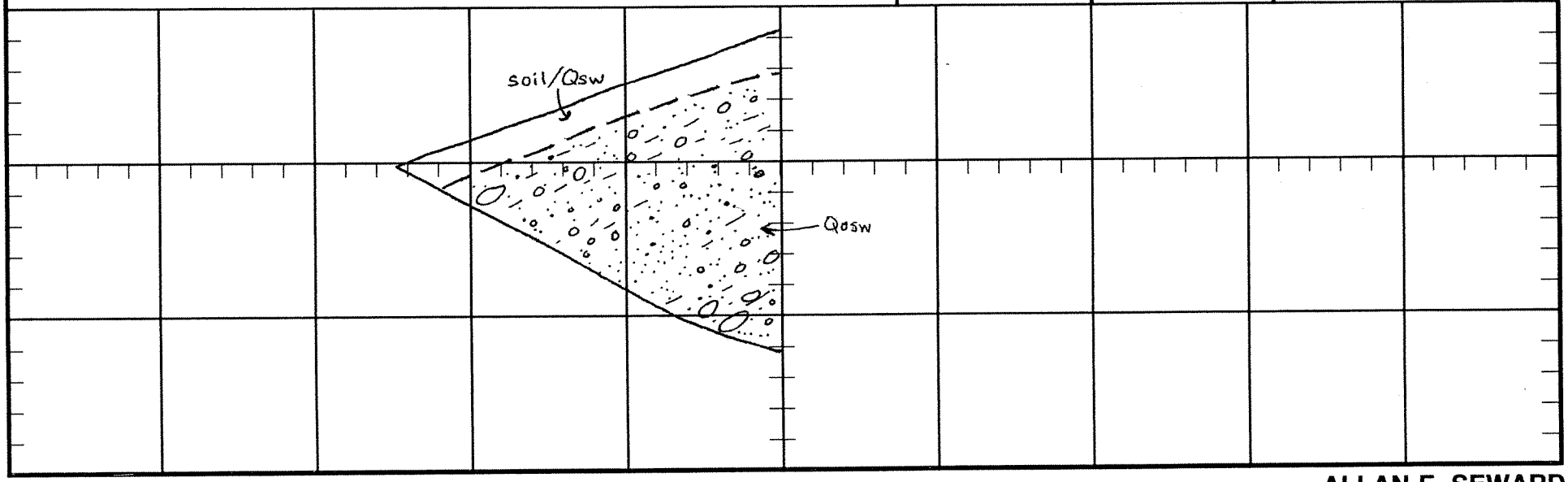
Trench Log No. 56H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 1' SOIL/SLOPEWASH; soil/Qsw, Medium-brown sandy silt; moderately dense; dry 1 - 10' QUATERNARY OLDER SLOPEWASH?; Qosw?, Light olive-gray to light olive-brown cobbly to bouldary, sandy siltstone to coarse-grained sandstone; loose to moderately dense; dry			No Ground Water No Caving TOTAL DEPTH 10 Ft.

SCALE 1" = 5'

Due East



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY DGG

Trench Log No. 57H

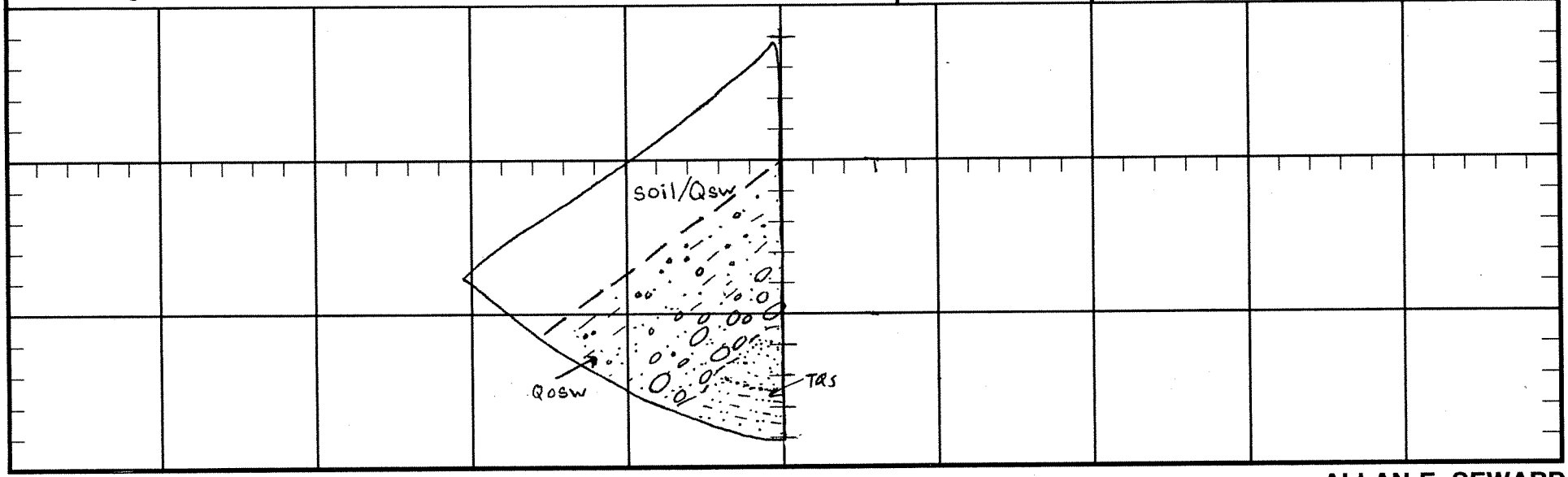
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 4' SOIL/SLOPEWASH; soil/Qsw, Medium-brown sandy silt; moderately dense; dry 4 - 9' QUATERNARY OLDER SLOPEWASH; Qosw, Slightly reddish-brown to olive-gray cobbly, bouldary, sandy siltstone; loose; slightly damp 9 - 13' BEDROCK; TQs, Light-gray to medium-brown fine- to coarse-grained pebbly sandstone to sandy siltstone; moderately dense to dense; slightly damp	Apx: N21E,18SE		Trenches 57H thru 62H excavated and logged 9/24/99 using track mounted back-hoe with 24" bucket No Ground Water No Caving TOTAL DEPTH 13 Ft.

SCALE 1" = 5'

N 48 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY DGG

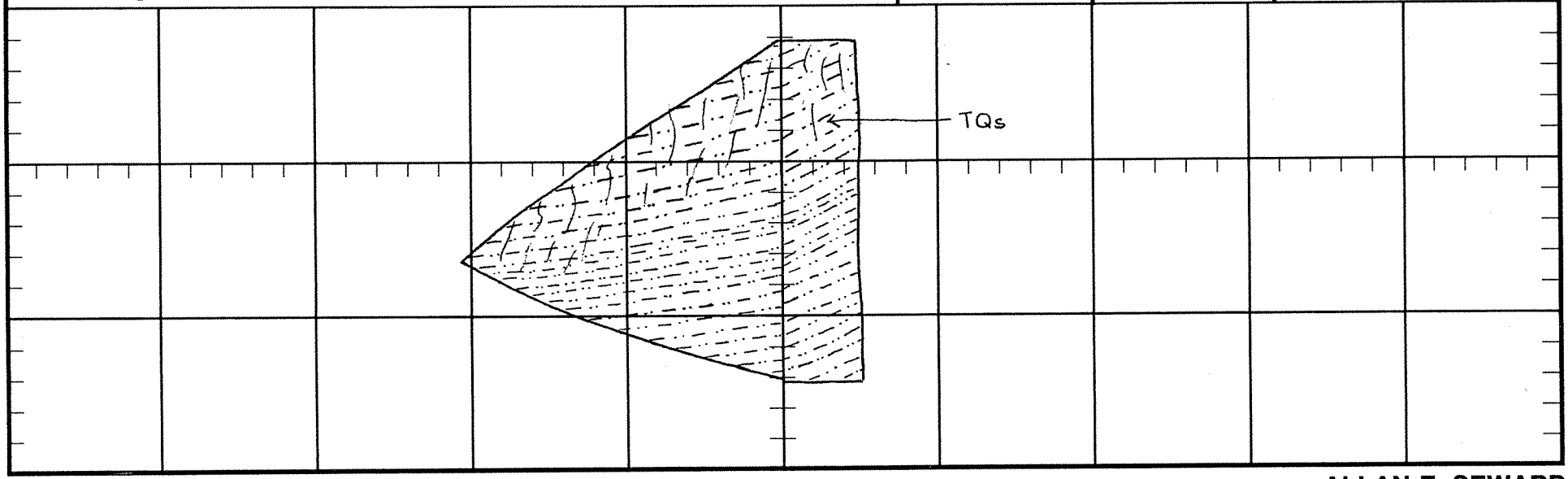
Trench Log No. 58H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 11' BEDROCK; TQs, Tan to light olive-gray siltstone with caliche; loose to moderately dense; slightly damp; weathered; and Olive-gray to medium brown siltstone to slightly clayey siltstone; moderately dense to dense; slightly damp	Apx:N41E,35SE		No Ground Water No Caving TOTAL DEPTH 11 Ft.

SCALE 1" = 5'

N 59 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY DGG

Trench Log No. 59H

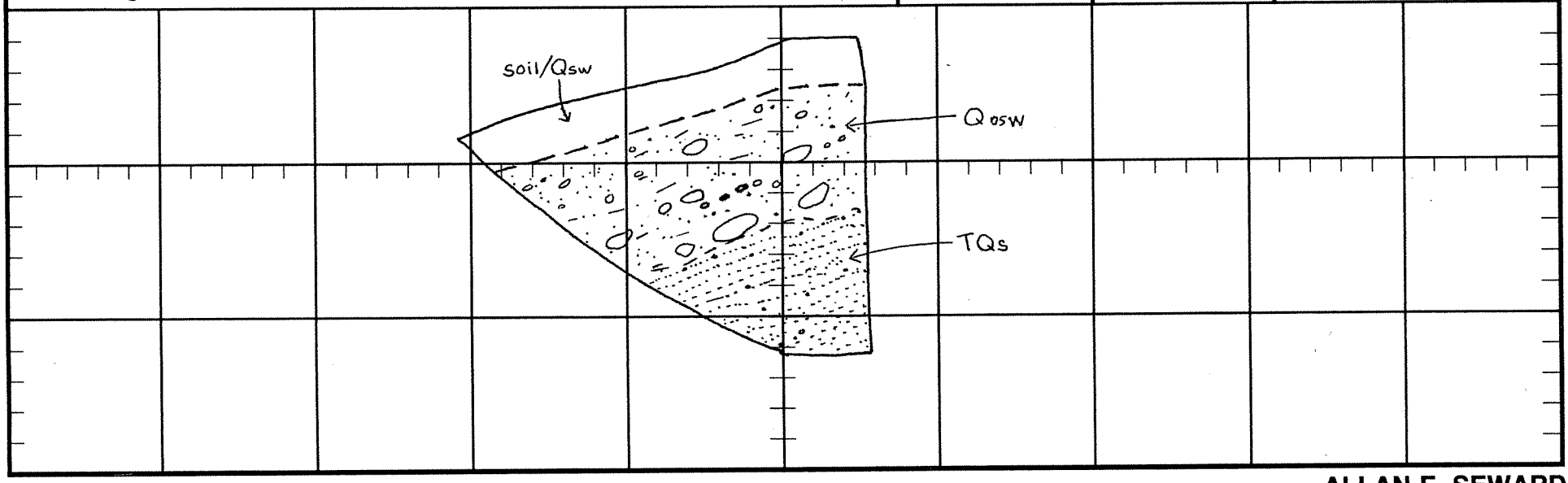
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 1.5' SOIL/SLOPEWASH; soil/Qsw, Medium-brown sandy silt; moderately dense; dry			
1.5 - 5.5' QUATERNARY OLDER SLOPEWASH; Qosw, Slightly reddish-brown to olive-gray cobbly, bouldary, sandy siltstone; loose; slightly damp			
5.5 - 10' BEDROCK; TQs, Tan to light-gray fine- to coarse-grained sandstone with scattered pebbles; moderately dense; dry to slightly damp	N56E,24SE		No Ground Water No Caving TOTAL DEPTH 10 Ft.

SCALE 1" = 5'

N 82 W



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY DGG

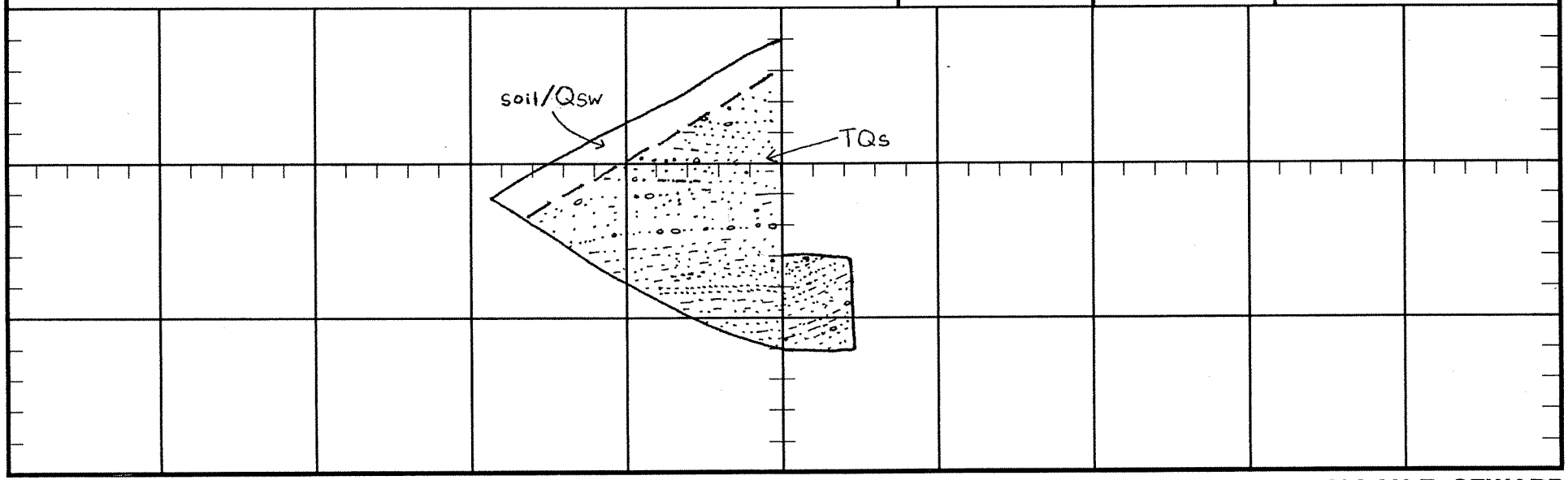
Trench Log No. 60H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 1' SOIL/SLOPEWASH; soil/Qsw, Medium-brown sandy silt; moderately dense; dry			Trenched in gully
1 - 10' BEDROCK; TQs, Tan to light olive-gray fine- to coarse-grained pebbly sandstone to sandy siltstone; loose to dense; dry to slightly damp; upper 2' slightly weathered	N51E,33SE		No Ground Water No Caving TOTAL DEPTH 10 Ft.

SCALE 1" = 5'

N 31 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY DGG

Trench Log No. 61H

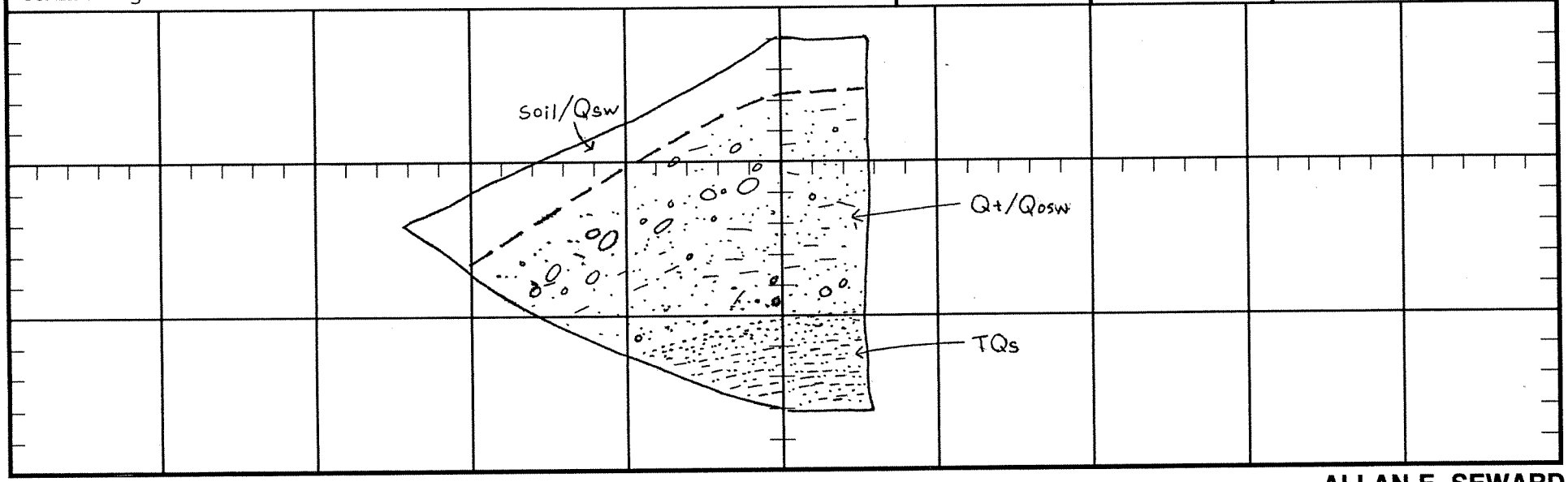
PROJECT Newhall Ranch - Phase IB

DATE 7/12/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 2' SOIL/SLOPEWASH; soil/Qsw, Medium-brown sandy silt; moderately dense; dry			
2 - 9' TERRACE DEPOSITS/OLDER SLOPEWASH; Qt/Qosw, Olive-gray to medium-brown sandy siltstone to coarse-grained sandstone with pebbles and scattered cobbles; loose to moderately dense; dry to slightly damp; krotovina			
9 - 12' BEDROCK; TQs, Olive-gray to grayish-brown silty sandstone to coarse-grained sandstone with some pebbles; moderately dense to dense; slightly damp	N38W,16NE		No Ground Water No Caving TOTAL DEPTH 12 Ft.

SCALE 1" = 5'

N 19 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY DGG

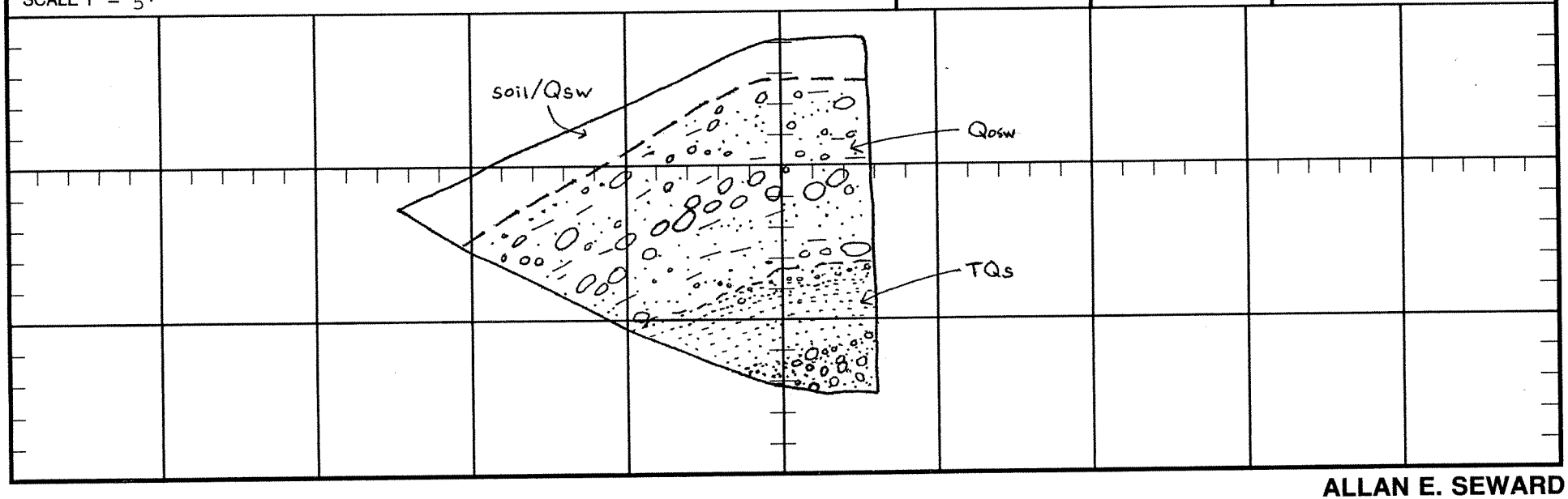
Trench Log No. 62H

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 1' SOIL/SLOPEWASH; soil/Qsw, Medium-brown sandy silt; moderately dense; dry 1 - 8.5' QUATERNARY OLDER SLOPEWASH?; Qosw?, Grayish-brown cobbly to bouldary sandy siltstone; loose to moderately dense; dry 8.5 - 12' BEDROCK; TQs, Olive-gray to grayish-brown silty sandstone to coarse-grained sandstone; with some pebbles and cobbles; moderately dense to dense; slightly damp	N26W,21NE		No Ground Water No Caving TOTAL DEPTH 12 Ft.

N 64 E

SCALE 1" = 5'



ALLAN E. SEWARD

JOB NO. 99-1703H-1

LOGGED BY DGG

Trench Log No. 63H

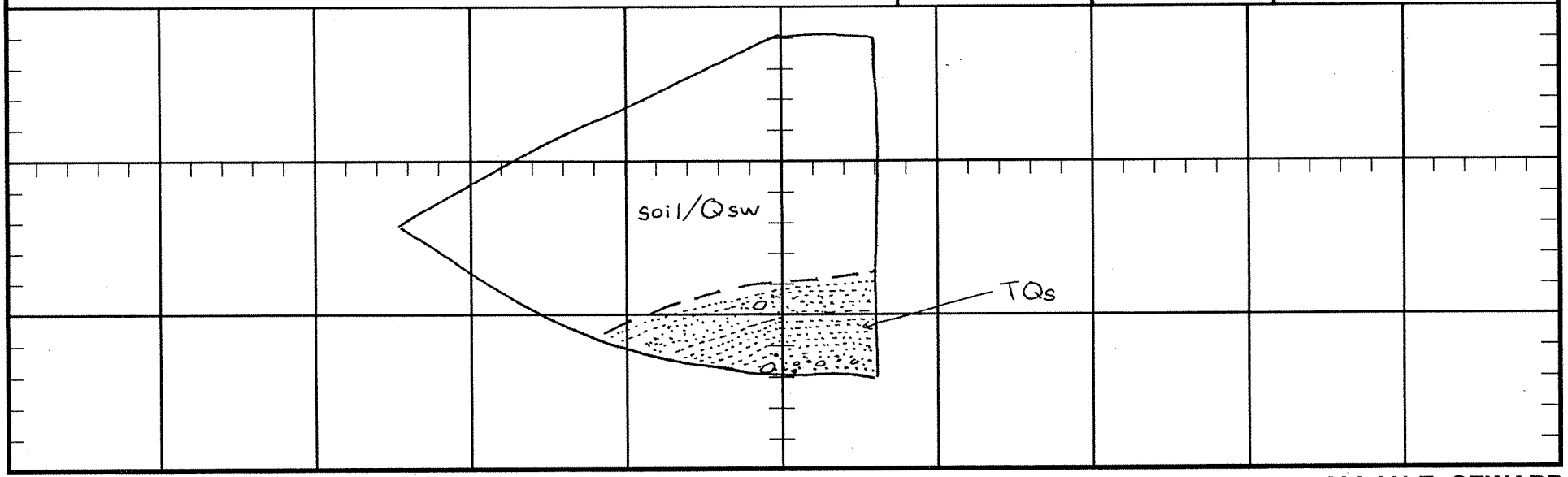
PROJECT Newhall Ranch - Phase IB

DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 7.5' SOIL/SLOPEWASH; soil/Qsw, Light-to medium-brown sandy silt with scattered pebbles and cobbles; soft to firm; loose to moderately dense; dry; upper 3' 3-5% voids, more soil development than lower 4'			Trench 63H excavated and logged 10/5/99 using track-mounted backhoe with 24" bucket
7.5 - 11' BEDROCK; TQs, Light-gray fine- to coarse-grained pebbly sandstone; soft to firm; loose to moderately dense; dry to slightly damp	N40E,15SE		No Ground Water No Caving TOTAL DEPTH 11 Ft.

SCALE 1" = 5'

N 65 E



ALLAN E. SEWARD

JOB NO. 99-1703H-1 PROJECT Newhall Ranch - Phase IB

LOGGED BY BJS

Trench Log No. 66H

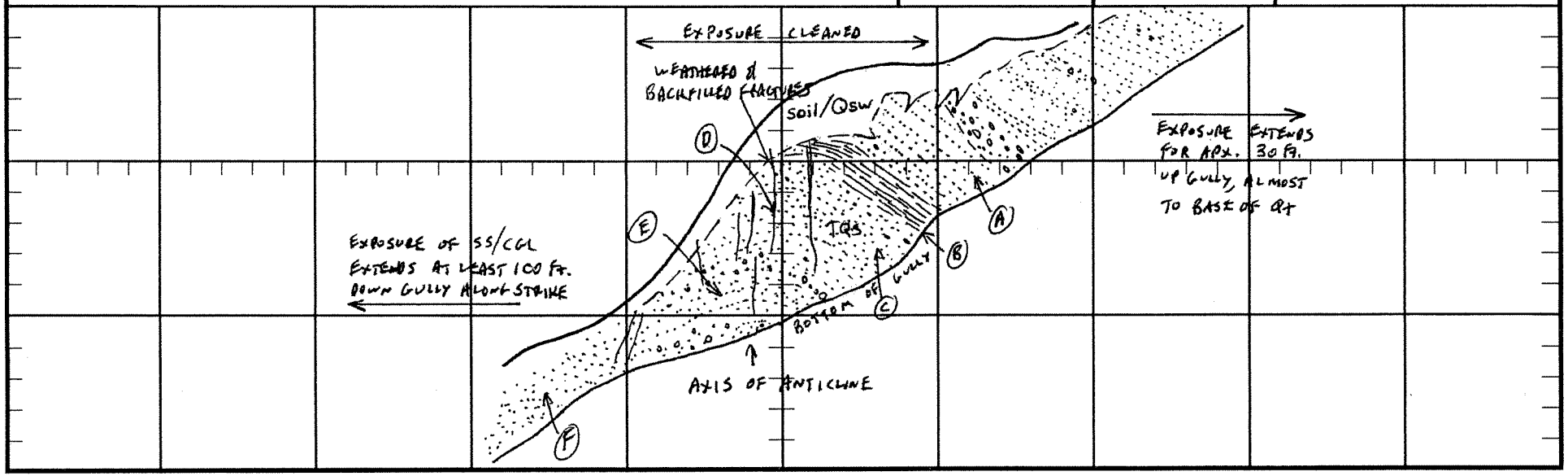
DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 1.5' SOIL/SLOPEWASH; soil/Qsw, Brown silty pebbly sand; loose; dry; numerous burrows			Excavated with hand laborers and logged on 10/26/99 (Tues)
1.5 - 7.5' BEDROCK; TQs, Interbedded light-gray to light yellowish-gray sandstone, pebbly sandstone and pebble to cobble conglomerate and yellowish-brown siltstone and sandy siltstone; very dense; moderately hard to slightly friable; dry to slightly damp; cross bedding and channeling common	A)N50E,35SE B)B/Sh:N50E, 38SE C)N28E,20SE D)N66E,19SE E)N82W,25SW F)N87E,57SE		Exposure excavated on northside of gully Siltstone is locally sheared along bedding

SCALE 1" = 5'

N 67 E

TOTAL DEPTH 7.5 Ft.



ALLAN E. SEWARD

JOB NO. 99-1703H-1

PROJECT Newhall Ranch - Phase IB

LOGGED BY BJS

Trench Log No. 67H

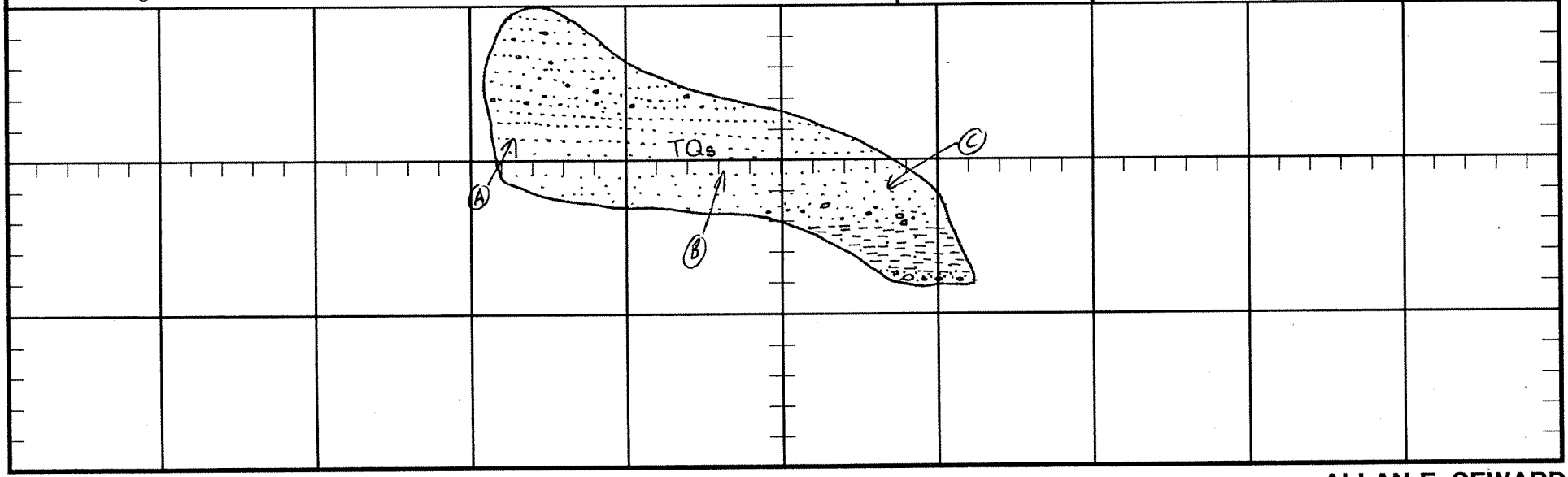
DATE 7/22/04

LITHOLOGY	BEDDING	OTHER	COMMENTS
0 - 6' BEDROCK; TQs, Interbedded light-gray to light-yellowish-gray sandstone and pebbly sandstone and local conglomerate and yellowish-brown siltstone; moderately hard; dry to slightly damp; some cross bedding	A)N61E,48SE B)N74E,52SE C)N85E,57SE		Excavated with hand laborers on 10/26/99 and logged on 10/28/99 Exposure excavated on south side of gully Same siltstone and stratigraphy as in T-66H

SCALE 1" = 5'

N 65 E

TOTAL DEPTH 6 Ft.

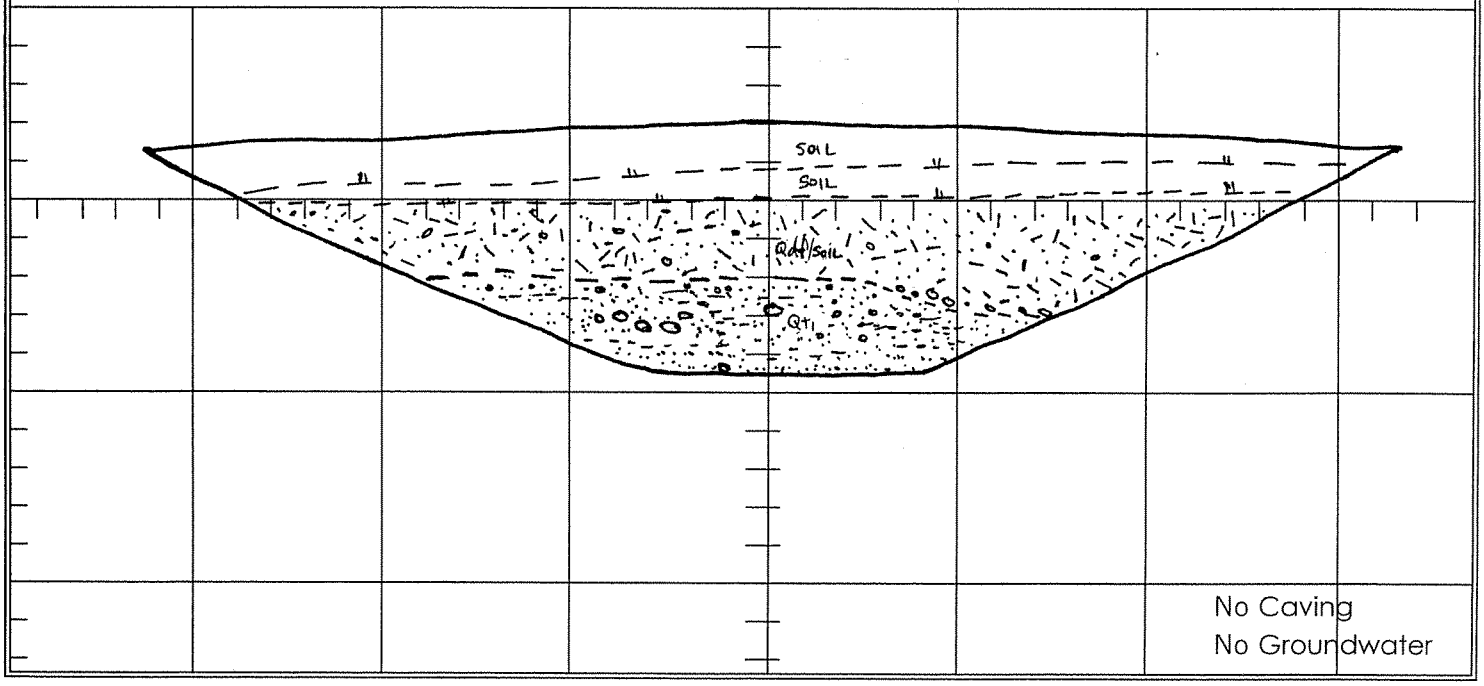


ALLAN E. SEWARD

CLIENT: Newhall Ranch Co.		JOB NO: 01-1703H-1	**TRENCH LOG NO. T-69H**
PROJECT: Holser Structural Zone Investigation Airport Mesa Area		DATE: 7/22/04	
		LOGGED BY: BJS	
		EXCAVATED: 2/7/00	
EXCAVATION METHOD: Track-Mounted Backhoe		ELEVATION: 1160±	

DEPTH (feet)	SAMPLE TYPE	SAMPLE NUMBER	GRAPHIC LOG	USCS SYMBOL	DESCRIPTION	ATTITUDES	LABORATORY TESTS: Moisture Content (%)	LABORATORY TESTS: Dry Density (pcf)	LABORATORY TESTS: Other Tests
0					**SOIL; (0-1.3 ft.)** @ 0' Dark grayish-brown (10YR 4/2) muddy sand with local pebbles; soft to firm; slightly damp to damp; 1-2% void space-pinhole to 1/8" diam.; minor rootlets **SOIL; (1.3-2 ft.)** @ 1.3' Dark reddish-brown (5YR 3/4) to reddish-brown (5YR 4/3) sandy mud with pebbles; dense; slightly damp; pinhole voids throughout; minor rootlets; mud rind on pebbles **DEBRIS FLOW/SOIL; Qdf/Soil, (2-5.3 ft.)** @ 2' Dark-brown (7.5YR 4/4) to dark reddish-brown (5YR 3/4) muddy pebbly sand with cobbles; moderately hard to hard; damp; poorly sorted; mud rind on pebbles **QUATERNARY TERRACE DEPOSITS; Qt1, (5.3-6.5 ft.)** @ 5.3' Yellowish-brown (10YR 5/4) slightly silty sandstone and pebbly sandstone with thin brown slightly muddy sandstone stringers (lamellae); moderately hard to slightly friable; damp; crudely bedded COMMENTS: -Qt may be alluvial fan deposit -Detailed soil stratigraphy described separately by Dr. Shlemon.	Subhorizontal			
5									
10									
15									
20									

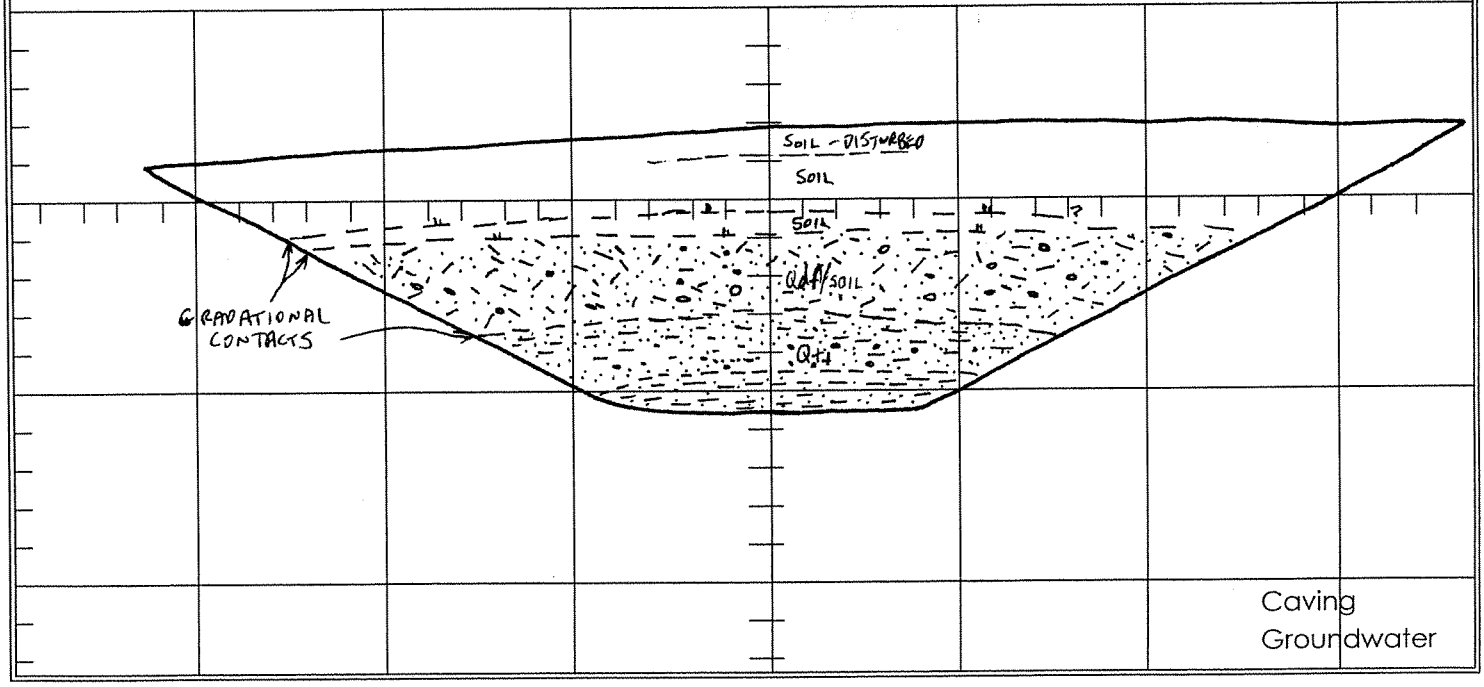
TOTAL DEPTH: 6.5 feet ←N4W ←N85E SCALE: 1 inch = 5 feet



CLIENT: Newhall Ranch Co.	JOB NO: 01-1703H-1	**TRENCH LOG NO. T-70H**
PROJECT: Holser Structural Zone Investigation Airport Mesa Area	DATE: 7/22/04	
	LOGGED BY: BJS	
	EXCAVATED: 2/7/00	
EXCAVATION METHOD: Track-Mounted Backhoe	ELEVATION: 1188±	

DEPTH (feet)	SAMPLE TYPE	SAMPLE NUMBER	GRAPHIC LOG	USCS SYMBOL	DESCRIPTION	ATTITUDES	LABORATORY TESTS: Moisture Content (%)	Dry Density (pcf)	Other Tests
0					**SOIL; (0-0.8 ft.)** @ 0' Dark-brown (7.5YR 3/2) slightly sandy mud; soft; damp; abundant rootlets; disturbed? **SOIL; (0.8-2.2 ft.)** @ 0.8' Dark grayish-brown (10YR 4/2) to brown (10YR 4/3) sandy mud; firm; slightly damp; 1-2% void space - pinhole-1/8" diam.; minor roots **SOIL; (2.2-2.8 ft.)** 2.2' Dark reddish-brown (5YR 3/3) sandy mud with scattered pebbles; dense; damp; mud rind on pebbles **DEBRIS FLOW/SOIL; Qdf/Soil, (2.8-4.8 ft.)** @ 2.8' Dark reddish-brown (5YR 3/3) sandy pebbly mudstone with local cobbles; moderately hard; damp; mud rind on pebbles **QUATERNARY TERRACE DEPOSITS; Qt1, (4.8 - 7. 5 ft.)** @ 4.8' Yellowish-brown (10YR 5/4) to light yellowish-brown (10YR 6/4) slightly silty pebbly sandstone and fine sandy siltstone; moderately hard to slightly friable; damp; slightly weathered **COMMENTS:** -Qt may be Alluvial fan deposit	Subhorizontal			
5									
10									
15									
20									

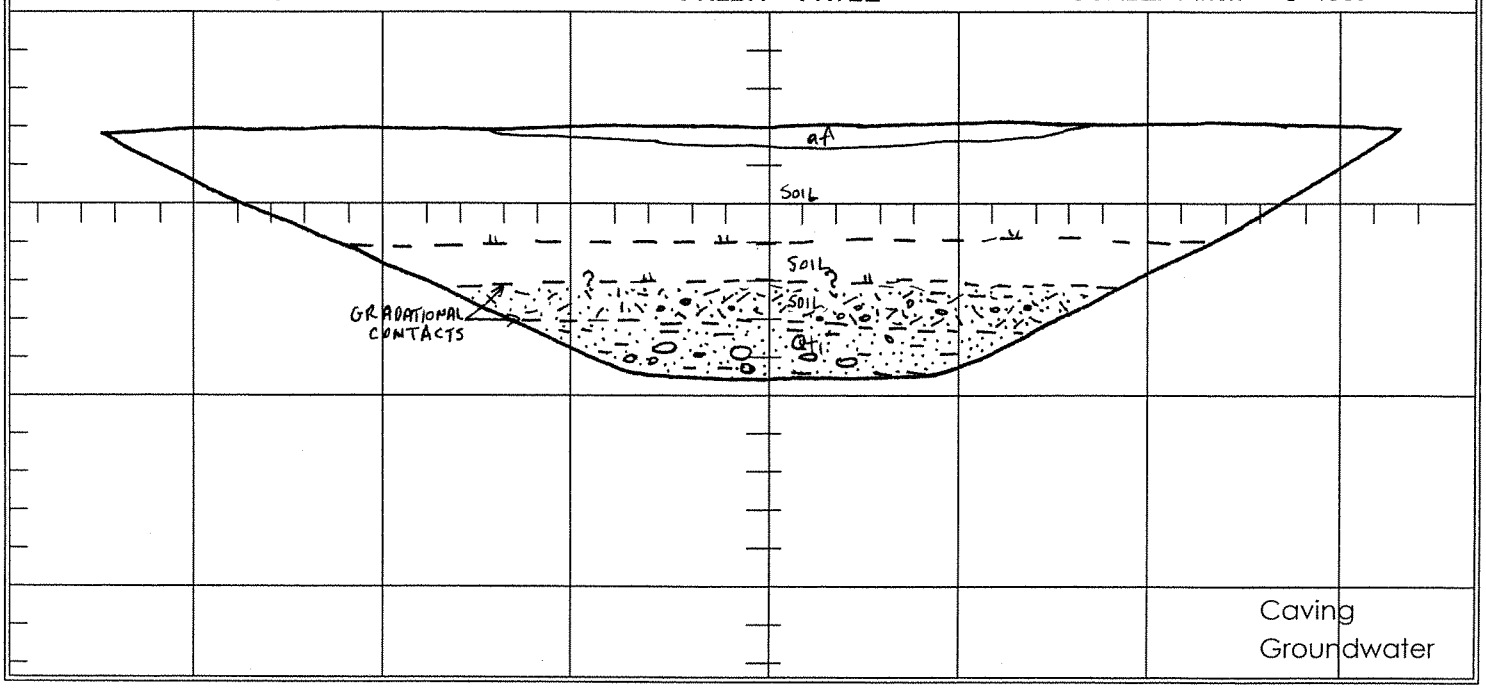
TOTAL DEPTH: 7.5 feet ←N22W ←N70E SCALE: 1 inch = 5 feet



CLIENT: Newhall Ranch Co.		JOB NO: 01-1703H-1	**TRENCH LOG NO. T-71H**
PROJECT: Holser Structural Zone Investigation Airport Mesa Area		DATE: 7/22/04	
		LOGGED BY: BJS	
		EXCAVATED: 2/7/00	
EXCAVATION METHOD: Track-Mounted Backhoe		ELEVATION: 1185±	

DEPTH (feet)	SAMPLE TYPE	SAMPLE NUMBER	GRAPHIC LOG	USCS SYMBOL	DESCRIPTION	ATTITUDES	LABORATORY TESTS: Moisture Content (%)	LABORATORY TESTS: Dry Density (pcf)	LABORATORY TESTS: Other Tests
0					**ARTIFICIAL FILL?; af?, (0-0.5 ft.)** @ 0' Dark-brown to light-brown pebbly muddy sand; soft; slightly damp **SOIL; (0.5-3.0 ft.)** @ 0.5' Brown (10YR 4/3) sandy silt with rare pebbles; soft to firm; slightly damp; pinhole to 1/4" diam. holes throughout; rootlets common; local krotovina; bioturbated **SOIL; (3-4 ft.)** @ 3' Dark-brown (7.5YR 3/4) pebbly muddy sand; moderately hard; slightly damp to damp; very tight; mud rinds on pebbles **SOIL; (4-5 ft.)** @ 4' Yellowish-brown (10YR 5/6-5/4) slightly muddy pebbly sand; moderately hard; slightly damp; darker along fractures/ped surfaces; some lateral variation; mud rinds on pebbles **QUATERNARY TERRACE DEPOSITS; Qt1, (5-6.5 ft.)** @ 5' Yellowish-brown (10YR 5/6) slightly silty pebbly sandstone with local cobbles; moderately hard to slightly friable; slightly damp; crudely bedded				
5									
10									
15									
20									

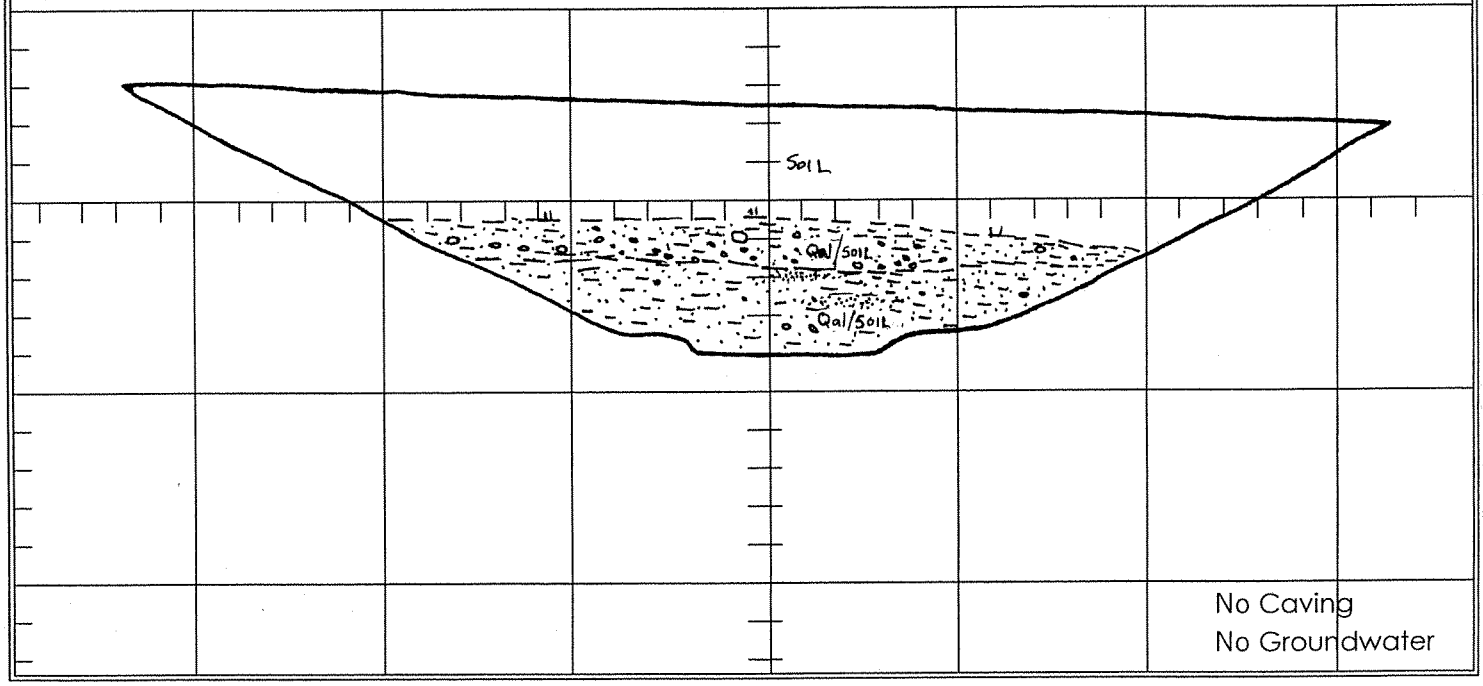
TOTAL DEPTH: 5 feet ←N22W ←N72E SCALE: 1 inch = 5 feet



CLIENT: Newhall Ranch Co.	JOB NO: 01-1703H-1	**TRENCH LOG NO. T-72H**
PROJECT: Holser Structural Zone Investigation Airport Mesa Area	DATE: 7/22/04	
	LOGGED BY: BJS	
	EXCAVATED: 2/7/00	
EXCAVATION METHOD: Track-Mounted Backhoe	ELEVATION: 1097±	

DEPTH (feet)	SAMPLE TYPE	SAMPLE NUMBER	GRAPHIC LOG	USCS SYMBOL	DESCRIPTION	ATTITUDES	LABORATORY TESTS: Moisture Content (%)	Dry Density (pcf)	Other Tests
0					**SOIL; (0-3 ft.)** @ 0' Brown (10YR 5/3-4/3) silty sand/sandy silt with minor clay and pebbles; soft to firm; dry to slightly damp; pinhole to 1/8" diam. holes throughout; rootlets; krotovina common; bioturbated **ALLUVIUM/SOIL; Qal/Soil, (3-4.2 ft.)** @ 3' Dark yellowish-brown (10YR 4/4) muddy pebbly sand with local cobbles; moderately hard but local holes up to 3/8" diameter; slightly-damp; minor mud rinds on pebbles **ALLUVIUM/SOIL; Qal/Soil, (4.2-6.5 ft.)** @ 4.2' Sandy silt with minor clay and pebbles; dense; tight; local sandy lenses; otherwise no bedding; slightly damp COMMENTS: -Upper 0-10" of soil possibly disturbed	Apx. horizontal			
5									
10									
15									
20									

TOTAL DEPTH: 6.5 feet DueN→ ←N85W SCALE: 1 inch = 5 feet

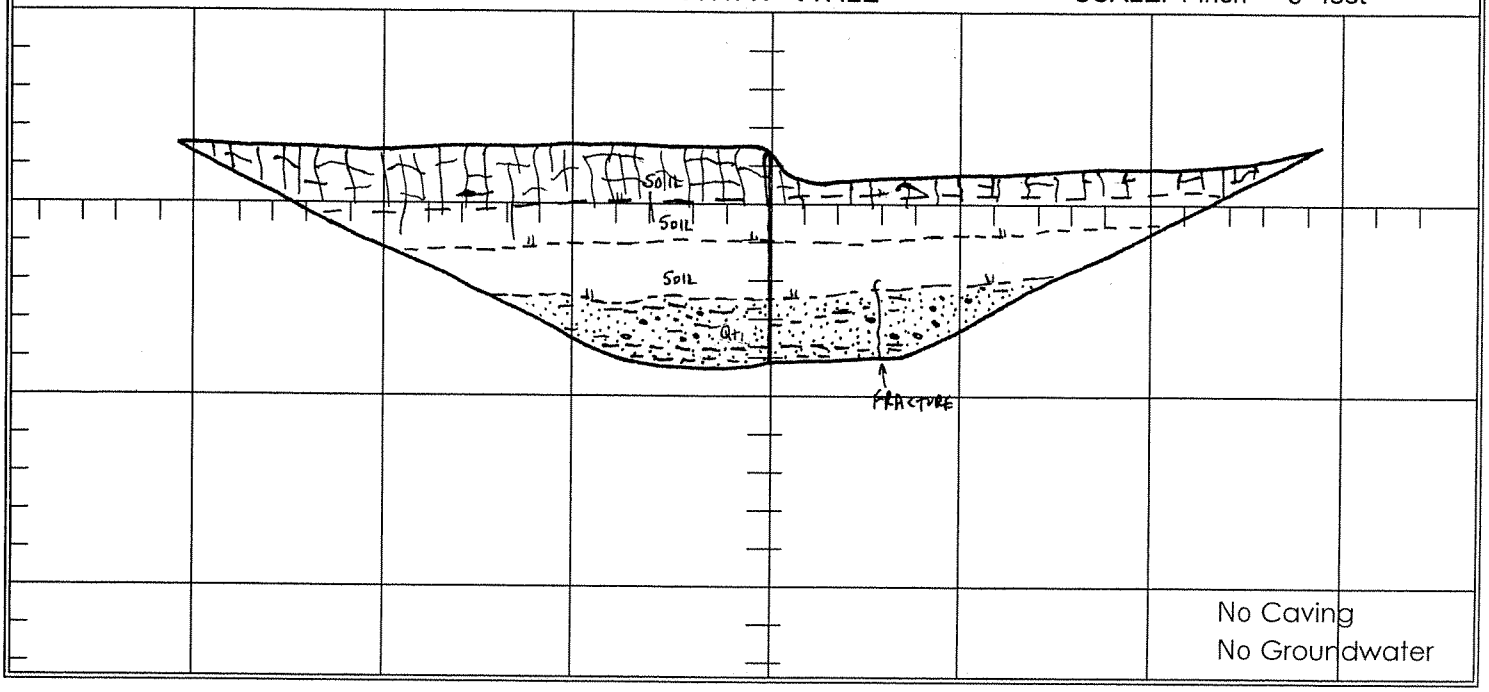


No Caving
No Groundwater

CLIENT: Newhall Ranch Co.	JOB NO: 01-1703H-1	**TRENCH LOG NO. T-73H**
PROJECT: Holser Structural Zone Investigation Airport Mesa Area	DATE: 7/22/04	
	LOGGED BY: BJS	
	EXCAVATED: 2/7/00	
EXCAVATION METHOD: Track-Mounted Backhoe	ELEVATION: 1188±	

DEPTH (feet)	SAMPLE TYPE	SAMPLE NUMBER	GRAPHIC LOG	USCS SYMBOL	DESCRIPTION	ATTITUDES	LABORATORY TESTS: Moisture Content (%)	LABORATORY TESTS: Dry Density (pcf)	LABORATORY TESTS: Other Tests
0					**SOIL; (0-1.5 ft.)** @ 0' Dark-brown (7.5YR 3/2-3/4) sandy mud with scattered pebbles; firm; slightly damp; well developed columnar jointing; minor rootlets **SOIL; (1.5-2.5 ft.)** @ 1.5' Dark yellowish-brown (10YR 4/4 to 3/4) muddy pebbly sand; firm to dense; slightly damp; less developed columnar jointing; carbonate staining **SOIL; (2.5-4 ft.)** @ 2.5' Dark yellowish-brown (10YR 4/4 to 3/4) slightly muddy pebbly sand; firm; slightly damp **QUATERNARY TERRACE DEPOSITS; Qt1, (4-5.5 ft.)** @ 4' Yellowish-brown (10YR 5/4) slightly silty sandstone and pebbly sandstone with sandy silt interbeds; dense to slightly friable; slightly damp to damp; channelling and cross-bedding	Subhorizontal			
5									
10									
15									
20									

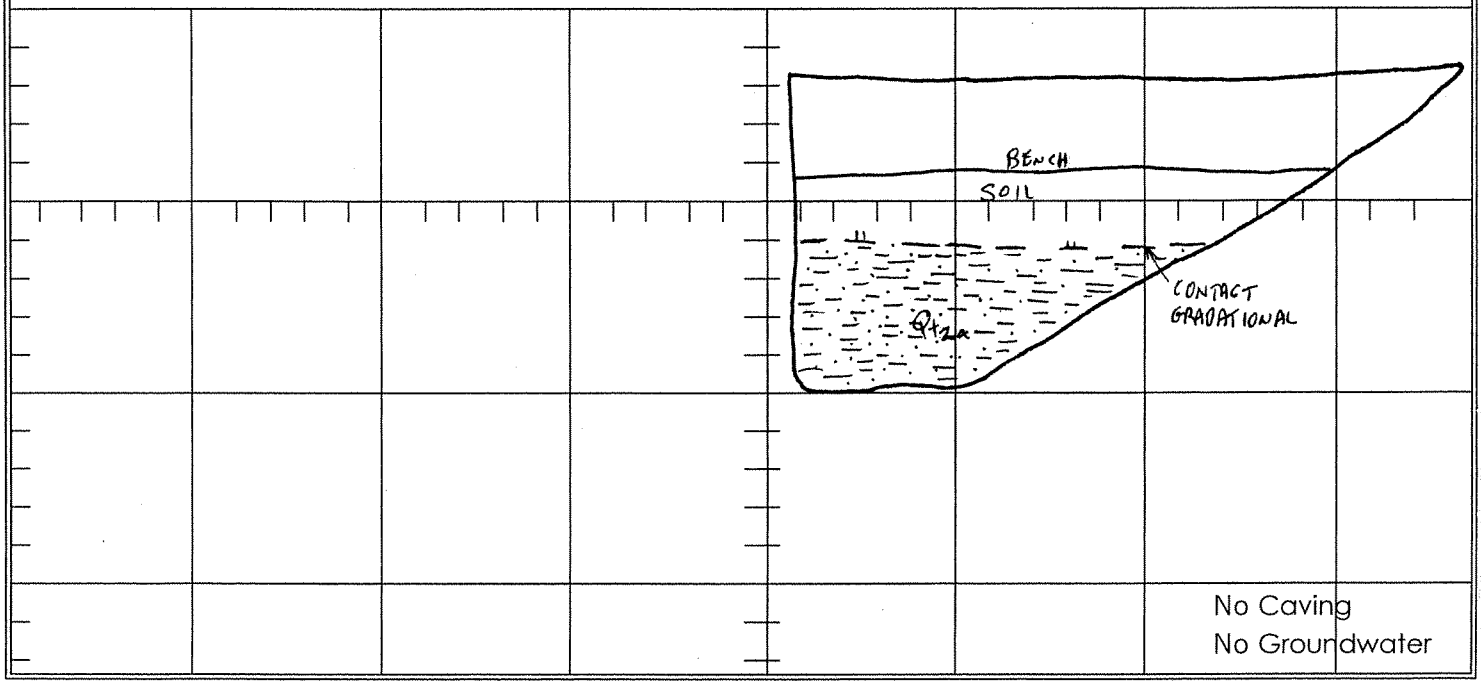
TOTAL DEPTH: 5.5 feet ←N47W ←N42E SCALE: 1 inch = 5 feet



CLIENT: Newhall Ranch Co.	JOB NO: 01-1703H-1	**TRENCH LOG NO. T-74H**
PROJECT: Holser Structural Zone Investigation Airport Mesa Area	DATE: 7/22/04	
	LOGGED BY: BJS	
	EXCAVATED: 5/3/00	
EXCAVATION METHOD: Track-Mounted Backhoe	ELEVATION: 1149±	

DEPTH (feet)	SAMPLE TYPE	SAMPLE NUMBER	GRAPHIC LOG	USCS SYMBOL	DESCRIPTION	ATTITUDES	LABORATORY TESTS: Moisture Content (%)	LABORATORY TESTS: Dry Density (pcf)	LABORATORY TESTS: Other Tests
0					**SOIL; (0-4.5 ft.)** @ 0' Dark-brown (10YR 4/3) slightly sandy mud; soft; moist; 1-3% voids up to 3/8" diameter				
5					**QUATERNARY TERRACE DEPOSITS; Qt, (4.5-8. 5 ft.)** @ 4.5' Dark yellowish-brown (10YR 3/4-3/6) mudstone; firm; moist to wet; weathered; ≤1% voids				
10									
15									
20									

TOTAL DEPTH: 8.5 feet N81W→ SCALE: 1 inch = 5 feet



No Caving
No Groundwater

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/9-10/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-1H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1188±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
			af			**ARTIFICIAL FILL; af (0 - 3 Ft.)**	Boring excavated on 9/9 & 9/10/99 and downhole logged on 9/10/99
5						**TERRACE DEPOSITS; Qt1, (3 - 10 Ft.)** @ 3' Yellowish-gray pebbly sandstone with cobbles; dense; slightly damp @ 4' Small boulders common	@ 0-10' Bulk Sample (Upper 14 ft. cased Caving from 3-11')
						@ 7' Boulder conglomerate with clasts up to 23" in diameter	From 5.5'-11' coring bucket and "clam shell" bucket used liberally to dislodge and remove cobbles and boulders
10						**BEDROCK; TQs (10 - 60.5 Ft.)** @ 10' Yellowish-gray sandstone and pebbly sandstone; moderately hard; slightly damp	
15				B:E-W,56S		@ 14' Interbedded light-gray to light yellowish-gray sandstone, pebbly sandstone and pebble conglomerate; moderately hard to slightly friable; well bedded but cross-bedded and locally channeled @ 16' Irregular yellowish-brown siltstone and mudstone; partially channeled out up dip; slightly mottled light yellowish-brown fine-grained silty sandstone below	
20			TQs			@ 19' Light yellowish-gray sandstone and pebbly sandstone; well bedded	
		3 5 6/4"		B:N83W,60SW		@ 24' Light yellowish-brown (2.5Y 6/3) sandstone interbed	@ 23' Bulk Sample
25							
30				B:N85W,56SW		@ 31' Yellowish-brown siltstone rip-up clast	@ 31' Possible bedding- parallel crush zone @ 33' Weathered fracture/crush zone
35				B:N76W,58SW			

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/9-10/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-1H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1188±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40						@ 39' One foot thick pebble conglomerate interbed	
				B:N80W,67SW MF:N80W,60SW			@ 43' Weathered fracture or bedding parallel crush zone
45							
						@ 47' Cobble-rich bed	
						@ 49' Yellowish-brown muddy conglomerate bed	
50				Clay Parting: N77W,62SW St. Down dip F:E-W,50S		@ 50' Yellowish-brown to moderate-brown siltstone and mudstone; damp to moist; locally sheared and plastic with clayey partings mixed with remnant south-dipping laminations	@ 51 and 52.5' shears/faults
						@ 51' 1-1.5" thick moderate-brown, sticky, plastic, sheared clay @ 52.5' 2" thick sheared clay as at 51'	
55	■	2 4 4		F:N87E,60SE St: Down dip 110/18.3		@ 53.5' to 55' 1.5 ft. thick olive-brown (2.5Y 4/4), sheared, sticky, plastic clay @ 55' Yellowish-brown siltstone and clayey siltstone with minor sandstone interbeds; moderately hard; damp	@ 53-54' Bulk Sample @ 53.5-55' Main fault zone; parallel to bedding with a distinct planar parting at the base
60						TOTAL DEPTH 60.5 Ft. (Elev. 1127.5 Ft.) No Ground Water Caving from 3 to 11 Ft.	Backfill tamped every 5 Ft.
65							
70							
75							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/8-9/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-2H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1188±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
5		1 2 2		121/7.2		**SOIL/SLOPEWASH; soil/Qsw (0 - 7 Ft.)** @ 0' Dark yellowish-brown (10YR 3/4) clayey silty sand with scattered pebbles; tight; damp to moist	Boring excavated on 9/8 & 9/9/99 and downhole logged on 9/9/99 @ 0-15 ft. mixed bulk sample
10				Apx.B: Horizontal		**SOIL/TERRACE DEPOSITS; soil/Qt1, (7 - 12 Ft.)** @ 7' Yellowish-brown silty sand with scattered pebbles; moderately dense; damp to moist; vague stratification suggests possible weathered terrace deposits	
15						**TERRACE DEPOSITS; Qt1, (12 - 50 Ft.)** @ 12' Light yellowish-brown (2.5Y 6/3), interbedded sandstone, pebbly sandstone, fine-grained silty sandstone and siltstone; dense; damp; sandstone and pebbly sandstone are commonly cross bedded and channelled	
20				B:N35W,11NE			
25				B:N35W,4NE			
30				B:N45W,8NE Apx MF:N65W,30SW			@ 29' Minor normal fault; 3" offset
35		4 8 11		113/1.0			@ 33' Minor reverse fault; 2" offset @ 36' Minor normal fault; 2-4" offset; not visible on opposite wall
				Apx MF: N10W,43SW			

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/8-9/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-2H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1188±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40						@ 38' Light yellowish-brown to light greenish-gray fine-grained silty sandstone and siltstone with light-brown stains. @ 41.5' Cobble to boulder conglomerate; dense; minor caving	@ 40' Bulk Sample Coring bucket and "clam shell" bucket used liberally from 43 to 50 ft. to dislodge and remove loose cobbles and boulders
45							
50				B:N87W,68SW		**BEDROCK; TQs (50 - 62 Ft.)** @ 50' Light yellowish-brown to yellowish-gray sandstone, pebbly sandstone and pebble conglomerate with local cobbles; moderately hard; damp; well bedded; low angle cross bedding and local channeling	
55							
60						TOTAL DEPTH 62 Ft. (Elev. 1126) No Ground Water Minor Caving from 41.5 to 50 Ft.	Backfill tamped every 5 Ft.
65							
70							
75							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/18 & 20/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-3H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1143±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
5						**TERRACE DEPOSITS; Qt1, (0-60 ft.)** @ 0' Interbedded light yellowish-brown to yellowish- brown sandstone, slightly silty sandstone and pebbly sandstone; dense; damp to moist; bedding is discontinuous, channeled and cross bedded; slightly to moderately friable	Boring excavated on 9/18/99 and 9/20/99 and downhole logged on 9/22/99 Drilled on oil well pad; surficial material removed
10		3 10 16		Apx. B:N80E,12SE 134/1.0		@ 7' Brown (10YR 5/3) coloration	Drilled on oil well pad; surficial material removed @ 6' Hard drilling with coring bucket @ 7-8' Bulk Sample; Drive Sample hit cobble @ 13' "Clam Shell" Bucket
15						@ 16.5' Thin yellowish-brown pebble to cobble conglomerate with a muddy sand matrix; moist	@ 15-16' Bulk Sample
20				B:N40E,12SE		@ 17' Yellowish-brown to light yellowish-brown sandstone and pebbly sandstone with thin silty silty sandstone interbeds	@ 16.5' Muddy conglomerate may indicate base of Qt, but no structure change; or major lithology change
25		2 6 11		MF:N43W,51NE 121/5.0 MF:N85E,27NW		@ 21.5' Brown fine sandy mud interbed; offset by fault @ 23' Interbedded yellowish-brown (10YR 5/4) 5/fine-grained sandstone and sandy siltstone	@ 21.5' Reverse fault with apx. 15" offset; 1/4-1/2" brown sandy silt gouge; moist @ 24.5 & 25' two minor reverse faults with up to 10" offset each
30				Apx. B:Horizontal B:N21E,4SE		@ 28' Sandstone and pebbly sandstone interbeds	
35				B:N10W,5NE		@ 31' Interbedded yellowish-brown pebbly sandstone, sandstone and locally laminated silty sandstone; cross-bedding and channeling apparent	

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/18 & 20/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-3H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1143±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40							
45				B:N20E,5SE		@ 46' Yellowish-brown to light yellowish-brown pebble to cobble conglomerate with sandstone interbeds; dense; slightly friable; moist	
50						@ 50' Light yellowish-brown interbedded sandstone, pebbly sandstone and thin silty sandstone layers with local laminations; damp to moist; moderately bedded	
55							
60						TOTAL DEPTH 60 Ft. (Elev. 1083) No Ground Water No Caving	Backfill tamped every 5 ft.
65							
70							
75							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/23-24/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-4H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1154±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
				B:N77W,25SW		**ARTIFICIAL FILL; af (0 - 6 inches)** **TERRACE DEPOSITS; Qt1, (6 inches - 66.5 Ft.)** @ 0' Light yellowish-brown interbedded sandstone, pebbly sandstone and silty sandstone; dense; damp; moderately friable; cross bedding and channeling common	Excavated and logged on 9/23 and 9/24/99 @ 1-5' Bulk Sample
5		1 3 5		B:N88W,27SW 111/1.1		@ 5' Light olive-brown (2.5Y 5/3) coloration	
				B:N63W,36SW		@ 6.5' Discontinuous laminated sandstone; poorly sorted slightly silty pebbly sandstone below; dense; moist @ 8.5' Better sorting and bedding	
10				B:N77W,38SW		@ 11' Yellowish-brown silty sandstone interbed; moderately friable	
				B:N70W,45SW		@ 13' Interbedded light yellowish-brown sandstone, silty sandstone and yellowish-brown to slightly reddish-brown siltstone and mudstone; dense; damp to moist; thinly bedded and locally laminated; some channeling and cross-bedding	@ 13' Minor north-dipping reverse fault Thin mudstone units appear to be slightly sheared
15			Qt1	B:N60W,52SW		@ 16.5' Slightly sheared mudstone bed	
20				B:N81W,51SW		@ 21' Clayey parting along thin mudstone bed @ 21.5' 2" thick reddish-brown mudstone interbed	
25				B:N73W,58SW		@ 24' Thin, slightly sheared mudstone interbed	@ 27' Minor Fault
30						@ 30' Faint north-dipping weathered zone; no apparent offset	
35		4 8 13		B/Sh:N70W,62SW 112/2.5		@ 34' Light olive-brown (2.5Y 5/3) coloration @ 35' Small kink in bedding; two thin, slightly sheared mudstone interbeds @ 36' Cross-bedded laminations @ 38' Thin, slightly sheared mudstone interbeds	@ 34' Bulk Sample @ 37.5' Minor king along minor reverse fault (2" offset)

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/23-24/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-4H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1154±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40				B:N71W,47SW			@ 40' Minor north-dipping reverse fault
45				Apx: MF:N50W,20NE B:E-W,36S			@ 44' 2 minor reverse faults
			Qf	B:N85W,17SW		@ 47' Yellowish-brown slightly silty sandstone; moist; structureless; overlying light-yellowish-gray sandstone ends against it	
				B:N70W,12SW		@ 47.5' Moderate-brown clay; plastic; thickness irregular; possible shear	
50				B:N70W,25SW		@ 48' Thin bedded silty sandstone and laminated mudstone	
				Sh:N78W,32SW		@ 49' 3" thick moderate-brown sticky clay bed; light greenish-gray slightly mottled silty sandstone below	@ 51' Bulk Sample of clay
						@ 51' Moderate-brown to dark yellowish-gray plastic clay; units below appear tectonically disturbed and include an irregular dark-gray sheared clay	
55				B:N70E,8SE		@ 53' Moderate yellowish-gray laminated mudstone and siltstone	
				F/Parting: N88W,10NE		@ 57' Yellowish-gray sandstone, pebbly sandstone and pebble to boulder conglomerate; dense; moderately friable; damp; cross bedding and channeling	@ 57' Thin parting with up to 1/4" moderate grayish-brown clay; cuts off units above
60			Qs	B:N87E,6SE			@ 57.5 to 66.5' basal Qt unit; "clam shell" and coring buckets used to dislodge and remove cobbles and boulders
65						@ 63' Clean clast supported conglomerate with clasts up to boulder sized; carbon stains on pebbly unit with cobbles; locally lacking matrix	
				Apx B: N63W,10NE		@ 66.5' Base of conglomerate; subhorizontal erosional surface	
70				B:N60W,12NE		**BEDROCK; TQsu, (66.5 - 74 Ft.)** @ 66.5' Light yellowish-brown, slightly silty sandstone and silty pebbly sandstone; dense; damp to moist @ 68.5' Light yellowish-brown to yellowish-gray pebbly sandstone; crudely bedded; local cross bedding	
			TQsu			@ 73' Thin siltstone interbed	
75						TOTAL DEPTH 74 Ft. (Elev. 1080) No Ground Water - No Caving	Backfill tamped every 5 ft.

CLIENT: Newhall Ranch Co.		JOB NO.: 01-1703H-1	**DRILL HOLE LOG**
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone		DATE: 7/22/04	
		LOGGED BY: BJS	
DRILLING COMPANY: Tri Valley Drilling/Dave		DRILLED: 9/24 & 27/99	
DRILLING METHOD: Bucket Auger (86' Rig)		HOLE DIA: 24"	
HAMMER TYPE: Telescoping Kelly Bar		AVERAGE DROP (in.): 12"	**BORING NO.** B-5H
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#		ELEVATION: 1155±	

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
5		2 3 3		114/2.0		**TERRACE DEPOSITS; Qt1, (0 - 55.5 Ft.)** @ 0' Interbedded light yellowish-brown (10YR 5/4) 5/4sandy siltstone, sandstone and pebbly sandstone; loose to moderately dense; slightly damp; sandy units are typically lensing; low angle cross-bedding and small channels @ 7' Yellowish-brown slightly clayey sandy siltstone interbed @ 8.5' Local cobbles	Excavated on 9/24 and 9/27/99 and downhole logged on 9/27/99 Surficial material removed for existing pad
10							
15				B:N40W,4NE		@ 12' Sandy siltstone interbed; yellowish-gray sandstone and pebbly sandstone channel below @ 16' Laminated silty sandstone interbed and thin reddish-brown mudstone interbed @ 17' Pebbly sandstone lense with local cobbles; loose	
20				Qh		@ 21' Laminated interbed	
25				B:N60W,7NE B:N62W,4NE		@ 24.5' Laminated silty sandstone interbeds	
30		6 9 13		124/1.3		@ 28' Laminated interbeds @ 30' 1-2" thick reddish-brown clayey siltstone; units below are typically yellowish-brown (10YR 5/4) well bedded and thinly bedded to laminated sandstone pebbly sandstone and interbedded silty sandstone and siltstone	@ 31' Bulk Sample
35				B:N70W,6NE		@ 36' Thin moderate reddish-brown clayey siltstone interbed	

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/24 & 27/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-5H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1155±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40						@ 39' 1/2" thick laminated clayey silt interbed; moist yellowish-brown pebbly sandstone interbed below	
				B:N56W,5NE		@ 42.5' Moderate-brown sticky claystone clast in sandy siltstone	
45						@ 45' Interbedded laminated grayish-brown to medium-gray siltstone and mudstone with thin light yellowish-gray fine sandy stringers	
50			Qt			@ 50' Yellowish-gray interbedded sandstone, pebbly sandstone and pebble to cobble conglomerate; clean; friable; damp; some pebbly layers have no matrix; local carbon staining; mafic-rich laminations in sandstone	Minor caving/ ravelling from 50-55.5' @ 50' Basal Qt deposit
55				B:N61W,15NE		@ 55.5' Erosional contact with TQs bedrock **BEDROCK; TQsu (55.5 - 73 Ft.)** @ 55.5' Interbedded light yellowish-brown to yellowish-gray interbedded sandy siltstone, sandstone and pebbly sandstone; dense; fairly tight; damp; local laminations	
60				B:N60W,15NE			
			TQs	B:N55W,13NE		@ 60.5' Thin moderate-brown slightly clayey siltstone with undulatory base; underlain by light yellowish-gray sandstone; pebbly sandstone and pebble to cobble conglomerate; slightly friable and loose; sandstone is typically laminated; pebbly units similar but tighter thin basal Qt pebble conglomerate; low angle cross-bedding and minor channeling	
65							
70				B:N67W,16NE			
75						TOTAL DEPTH 73 Ft. (Elev. 1077) No Ground Water Minor Caving from 50 to 55.5 Ft.	Backfill tamped every 5 ft.

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/28/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-6H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1188±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
			Soil			**SOIL; (0 - 5 Ft.)** @ 0' Grayish-brown sandy silt with minor clay and pebbles; tight; slightly damp to damp; 2-3% voids	Excavated and downhole logged on 9/28/99
5						@ 4' Grades to brown sandy mud with scattered pebbles	
	■	2 4 6		130/5.6		**TERRACE DEPOSITS; Qt1, (5 - 31.5 Ft.)** @ 5' Brown (7.5YR 4/4) slightly clayey silty pebbly sandstone; dense; damp; tight; slightly weathered; no bedding	@ 5' Bulk Sample Drive Sample @ 5' had large pebble in tip
				B:Horizontal		@ 6' Grades pebblier @ 8' Moderate yellowish-brown sandy mudstone; moist; slightly sticky; pinhole voids	
10						@ 8.5' Yellowish-brown silty pebbly sandstone	
						@ 11' Light yellowish-brown, medium- to coarse-grained sandstone and pebbly sandstone; thin bedded with brown silty stringers; cross bedding	@ 11-14' Weathered brown muddy pebbly sand backfill
	■	2 2 2		Apx B:N10E,8NW 105/19.1		@ 13' Brown (7.5YR 4/3) sandy siltstone interbed; slightly soft @ 14' Local laminations	@ 13' Bulk Sample
15						@ 14.5' Dark yellowish-brown sandy siltstone and mudstone; pinhole voids	
						@ 17' Light yellowish-gray fine-grained sandstone interbed	
						@ 18' Grayish-brown slightly sandy mudstone; slightly soft and weathered	
20						@ 20.5' Light greenish-gray fine-grained sandstone and silty sandstone	
			Qt			@ 21.5' Interbedded sandstone pebbly sandstone and pebble to cobble conglomerate with local boulders; basal Qt unit; friable; damp; locally well bedded but strongly cross bedded and channelled; some FeOx staining	Moderate caving from 23-31 ft.; coring, "clam shell" and carbide-toothed buckets used to dislodge and remove cobbles and boulders
25							
30						@ 29' Large, disturbed rip-up clasts of TQs siltstone above cross-bedded sandstone	
						@ 31.5' Erosional contact with TQs bedrock **BEDROCK; TQs (31.5 - 50 Ft.)**	
			TQs	B:N68W,78SW		@ 31.5' Greenish-gray to moderate-brown, slightly mottled siltstone and mudstone; moderately hard; very dense; damp; mudstone locally sheared and clayey along bedding	
35						@ 33' Hardened caliche zone apx. 1" thick along bedding	

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/28/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-6H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1188±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40							
45				B:N82W,83SW		@ 45' Local laminations	
50						TOTAL DEPTH 50 Ft. (Elev. 1138) No Ground Water Moderate Caving from 23 to 31 Ft.	Backfill tamped every 5 Ft.
55							
60							
65							
70							
75							

CLIENT: Newhall Ranch Co.		JOB NO.: 01-1703H-1	**DRILL HOLE LOG**
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone		DATE: 7/22/04	
		LOGGED BY: BJS	
DRILLING COMPANY: Tri Valley Drilling/Dave		DRILLED: 9/29/99	
DRILLING METHOD: Bucket Auger (86' Rig)		HOLE DIA: 24"	
HAMMER TYPE: Telescoping Kelly Bar		AVERAGE DROP (in.): 12"	**BORING NO.** B-7H
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#		ELEVATION: 1188±	

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
			SOIL			**SOIL; (0 - 6.5 Ft.)** @ 0' Grayish-brown sandy silt with scattered pebbles; firm; slightly damp; 2-3% voids	Excavated and downhole logged on 9/29/99
						@ 3' Moderate yellowish-brown muddy sand with local pebbles; tight; slightly damp	
5		3 4 5		124/7.4		@ 5.5' Dark-brown (7.5YR 4/5) pebbly muddy sand	@ 5' Bulk Sample
						TERRACE DEPOSITS; Qt1, (6.5 - 34.5 Ft.) @ 6.5' Brown to yellowish-brown silty pebbly sand; dense; damp	
						@ 8.5' Yellowish-brown sandy siltstone; slightly soft; pinhole voids	
10				Apx B:Horizontal		@ 10' 6" thick light yellowish-brown pebbly sandstone lense	
						@ 11.5' Thin, slightly pebbly sandstone lense	
15						@ 14' Silty sandstone interbed underlain by brown to yellowish-brown muddy siltstone; apx. 1% voids	
						@ 16.5' Mottled gray fine-grained sandstone and silty sandstone; moderately dense	
						@ 18' Grades to grayish-brown siltstone and sandy siltstone; minor pinholes; slightly soft	
20			Qt	B:N63W,3NE		@ 19' Light-gray laminated sandstone with local mudstone rip-up clasts; light-brown stains	
						@ 21' Yellowish-gray to light-gray sandstone and pebbly sandstone with local cobbles; sandstone typically laminated with ferromagnesian and Feox-stained layers; low angle cross-bedding; friable; damp	
25						@ 24.5' Pebbly sandstone and pebble to cobble conglomerate with laminated sandstone interbeds; friable; local clean pebbly layers with carbon stains	@ 25-34' Moderate caving; carbide-toothed, coring and "clam-shell" buckets utilized to disloged and remove cobbles and local boulders
30						@ 34.5' Erosional contact with TQs bedrock	
35			TQs	B:N25E,27SE		**BEDROCK; TQs (34.5 - 71 Ft.)** @ 34.5' Light yellowish-brown pebbly sandstone and siltstone; moderately hard to hard; slightly damp; siltstone just below Qt appears	

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/29/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-7H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1188±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
		4 11 25		107/6.6		disrupted, apparently from erosion and weathering @ 35.5' Light-gray to light yellowish-gray laminated sandstone and pebbly sandstone @ 38' Gray (5Y 6/1) coloration	
40							
				B:N28E,26SE			
45						@ 46' Thin reddish-brown mudstone with a clayey shear at top; underlain by light-brown, poorly sorted silty pebbly sandstone and pebble conglomerate	
50						@ 49.5' Grades to light yellowish-gray sandstone, pebbly sandstone and conglomerate; poorly bedded	
				Apx B:N37E,35SE CZ:N70E,66SE			@ 53' Conglomerate appears to be cut by a vague silty sand crush zone (CZ)
55							
				B:N52E,35SE			
60				CZ/F:NB3E,53SE		@ 61' Irregular conglomerate including apparent irregular mudstone rip-up clasts up to 1 ft. in diameter	@ 60' Conglomerate is cut by a locally clayey crush zone with up to 1" moderate brown plastic clay, appears to truncate clasts
65							
				B:N60E,39SE		@ 66' Irregular, erosional basal contact of conglomerate; underlain by light yellowish-gray sandstone and pebbly sandstone; moderately well bedded	
70							
						TOTAL DEPTH 71 Ft. (Elev. 1117) No Ground Water Moderate Caving from 24-34 Ft.	Backfill tamped every 5 Ft.
75							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04	
	LOGGED BY: BJS	
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/30 & 10/1	
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"	
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-8H
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1147±	

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
			af			**ARTIFICIAL FILL; af (0 - 2 Ft.)**	Excavated and downhole logged on 9/30 and 10/1/99
			Soil/Qsw			**SOIL/SLOPEWASH; soil/Qsw (2 - 6 Ft.)** @ 2' Yellowish-brown (10YR 5/4) pebbly silty sand; slightly soft; damp; krotovina	
5		Push 1 1		119/5.4			@ 5' Bulk Sample
						TERRACE DEPOSITS; Qt1, (6 - 60 Ft.) @ 6' Interbedded brown to yellowish-brown silty sandy mudstone with slightly silty sandstone lenses; moderately dense; damp @ 8' Grades to yellowish-brown fine sandy siltstone	
10						@ 10.5' Light yellowish-brown pebbly sandstone interbed; interbedded light olive-brown (2.5Y 5/3) sandy siltstone with pebbly sandstone and silty sandstone interbeds below; moderately bedded	
				B:N68W,7NE			
15		2 3 5		116/2.2		@ 14' Locally laminated sandstone; low angle cross bedding	
				B:N75W,5NE		@ 19' Locally laminated sandstone; low angle cross bedding	
20						@ 20' Silty sandstone	
			Qt1			@ 21.5' Locally laminated sandstone and pebbly sandstone	
25						@ 25' Interbedded yellowish-brown siltstone and fine-grained sandstone and moderate yellowish-brown clayey siltstone; thin bedded to laminated; local clayey blebs, possibly rip-up clasts or soft sediment deformation	
				B:N77W,4NE		@ 28' 1" thick moderate reddish-brown clayey interbed	
30						@ 32' Fine-grained laminated sandstone interbed	
35				B:E-W,3N		@ 35' Cross laminated sandstone interbed	

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 9/30 & 10/1		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-8H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1147±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40						@ 39.5' 1" thick moderate yellowish-brown clayey mudstone interbed	
				B:N80E,4NW		@ 41' Interbedded laminated light yellowish-brown to yellowish-brown sandstone and local pebbly sandstone and thin moderate reddish-brown siltstone and mudstone; well bedded; low angle cross-bedding common	
45						@ 43.5' 1" thick moderate-brown clayey mud interbed @ 45' Yellowish-brown siltstone interbed @ 45.5' Light yellowish-brown to gray and dark gray, cross bedded sandstone bed @ 46.5' Yellowish-brown to grayish-brown laminated siltstone and mudstone with fine sandstone laminations; some cross laminations @ 48.5' 3/4" moderate reddish-brown sheared clay bed	
50				B:Horizontal		@ 50.5' Light-gray to light yellowish-gray sandstone, pebbly sandstone and pebble to cobble conglomerate; well bedded sandstone; minor Feox stains and mafic laminations; low angle cross bedding; slightly friable @ 53' 2 mudstone rip-up clasts	From 50 to 60' basal Qt unit: "clam shell" and coring buckets used and sand flaps added to standard bucket to retain loose sand
55			Qt			@ 56' Large-scale, south-dipping cross bedding	
60				B:N58W,10NE		@ 60' Erosional contact with TQs bedrock	
				B:N83W,8NE		**BEDROCK; TQsu (60 - 71 Ft.)** @ 60' Light yellowish-brown sandstone and pebbly sandstone with local silty sandstone interbeds; moderately hard; slightly damp; moderately well bedded; low angle cross bedding @ 64' Highly irregular basal contact of conglomerate with fine-grained sandstone	
65			TQs	B:N74W,14NE		@ 66' Yellowish-gray pebbly sandstone	
70						TOTAL DEPTH 71 Ft. (Elev. 1076) No Ground Water Minor Ravelling from 50 to 60 Ft.	Backfill tamped every 5 Ft.
75							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 10/1-2/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-9H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1157±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
5		2 3 5		B:E-W,23S B:N89W,23SW 107/2.5		**TERRACE DEPOSITS; Qt1, (0 - 32.5 Ft.)** @ 0' Interbedded light yellowish-brown to yellowish-gray sandstone and silty sandstone with local light olive-brown (2.5Y 5/3) siltstone interbeds; moderately dense to dense; damp; moderately well bedded; low angle cross bedding; local laminations and pebbly lenses @ 6' 2 ft. thick zone of pebbly sandstone interbeds; dense @ 8' 1" thick moderate-brown mudstone interbed @ 8.5' Cross laminated sandstone	Excavated on 10/1 & 10/2/99 and downhole logged on 10/2/99 Surface material removed for road @ 3-4' Thick older asphalt at top of boring apx. 18" below existing asphalt @ 5' Bulk Sample
10				B:N87E,22SE		@ 10' 1" thick moderate-brown mudstone; laminated siltstone interbeds common below @ 11.5' Irregular moderate reddish-brown sticky mudstone; cross laminated slightly sheared; possible soft sediment deformation @ 12-14'& 14.5-17' Irregular patches of moderate reddish-brown mud and clay; sticky; slightly sheared; only on one side of boring; possible rip-up clasts or soft sediment deformation	
15							
20				B/Sh:N78W,23SW B:N76W,25SW		@ 17.5' Cross laminated sandstone with dark-gray carbon stains underlain by thin grayish-brown clayey shear and light yellowish-brown silty sandstone and sandstone with minor Feox stains	
25				B:N80W,26SW		@ 25.5' Light yellowish-brown to yellowish-gray sandstone, pebbly sandstone and pebble to cobble conglomerate with local boulders; moderately friable; damp; mafic laminations	@ 26-32' Basal Qt unit; "clam shell" and coring buckets dislodge and remove cobbles and boulders; minor ravelling
30						@ 31-32.5' Erosional contact with TQs bedrock	
35				B:N83E,33SE B:E-W,31S		**BEDROCK; TQsu (32.5 - 81 Ft.)** @ 32.5' Light yellowish-brown sandstone, silty sandstone, pebbly sandstone and pebble conglomerate; moderately hard; damp	

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 10/1-2/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-9H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1157±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40							From 41' to 51' several minor reverse faults (MF) with thin silty sand crush zones
45				Apx MF: N88E,18NW B:N87W,47SW			@ 41' MF 2' offset @ 43' Several irregular MF with 4-6" offsets @ 43-46' bedding steepened @ 47.5' & 48.5' MF 2-3" offset
50				B:N84W,30SW			@ 51' MF with 2" offset @ 52' Bulk Sample
55				B:N86W,27W		@ 56' Light yellowish-brown sandy siltstone interbed @ 57' Yellowish-brown pebbly sandstone interbed	@ 58.5'-74' Numerous minor reverse faults (MF) with 1/16-3/8" yellow brown silty sand crush zones
60				Apx MF: N45W,40NE B:N80W,35SW MF:N62W,18NE			@ 61' MF with >2 ft. offset @ 62' MF, 5" offset @ 64 & 66.5' MF, <3" offset
65				B:E-W,55S MF:N70W,45NE			
70				B:E-W,45S			@ 68', 71.5' and 74' MF, apx 1" offset
75							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 10/1-2/99		
DRILLING METHOD: Bucket Auger (86' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-9H	
DRIVING WEIGHTS: 0-28'=3450#, 28-57'=2050#, 57-85'=1145#	ELEVATION: 1157±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
80			Tqs	B:N88W,37SW			
						TOTAL DEPTH 81 Ft. (Elev. 1076) No Ground Water Minor Ravelling from 26-32'	Backfill tamped every 5 ft.
85							
90							
95							
100							
105							
110							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Roy	DRILLED: 10/11/99		
DRILLING METHOD: Bucket Auger (115' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 6"	**BORING NO.** B-10H	
DRIVING WEIGHTS: 0-27'=5952#, 27-55'=3921#, 55-81'=2531#, 81-108'=1407#	ELEVATION: 1126±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
5			Qt	B:N73W,26SW		**TERRACE DEPOSITS; Qt1, (0 - 51'?)** @ 0' Light yellowish-brown to yellowish-gray sandstone and pebbly sandstone with local pebble conglomerate lenses and silty sandstone interbeds; dense; damp; low angle cross bedding; minor channeling	Excavated and downhole logged on 10/11/99 Surface material removed for existing road
10				B:N82W,25SW		@ 6-8' Irregular moderate-brown muddy siltstone interbeds; minor caliche	
15				B:N86W,30SW			
20				B:N84W,37SW		@ 16' Thin medium grayish-brown mudstone interbed @ 19-22' Interbedded yellowish-gray sandstone and moderate grayish-brown siltstone and mudstone; thinly bedded	@ 21' Minor Fault
25				B:N81W,40SW		@ 22' Laminated siltstone and mudstone interbeds; channeled at top	
30				B:N80W,42SW		@ 25' Moderate-brown clayey interbed; slightly sticky @ 26' Laminated grayish-brown to light-brown siltstone and fine sandy siltstone	
35				B:N81W,40SW		@ 32' Yellowish-gray to light-gray sandstone, pebbly sandstone and pebble to cobble conglomerate; carbon-stained clasts; light-brown Feox stained layers; moderately friable	@ 32-51' Basal Qt Unit; moderate caving; drilling slow @ 33' Kink in bedding

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: BJS		
DRILLING COMPANY: Tri Valley Drilling/Roy	DRILLED: 10/11/99		
DRILLING METHOD: Bucket Auger (115' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 6"	**BORING NO.** B-10H	
DRIVING WEIGHTS: 0-27'=5952#, 27-55'=3921#, 55-81'=2531#, 81-108'=1407#	ELEVATION: 1126±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40							
45							@ 44' Fault, 18" reverse offset; dips apx 25 degrees north; bedding steepens adjacent to fault No downhole logging below 44 ft. due to caving
50			TQs			**BEDROCK; TQsu (51'? - 58')** @ 51' Light yellowish-brown sandstone and pebbly sandstone; dense but moderately friable; slightly damp to damp	TQs inferred based on basal Qt thickness, but material is fairly coarse & loose; possible repeated basal Qt?
55							
60						TOTAL DEPTH 58 Ft. (Elev. 1068) No Ground Water Moderate Caving from 32-51 Ft.	Hole abandoned @ 58' due to caving Backfill tamped every 5 ft.
65							
70							
75							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: DGG/BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 12/29/00		
DRILLING METHOD: Bucket Auger (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-11H	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82=950 lbs.	ELEVATION: 1171±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
			SOIL			**SOIL; (0 - 4 Ft.)** @ 0' Orangish- to medium-brown sandy mud with scattered pebbles; soft; moist	Drilled and logged on 12/29/00 and 1/2/01
5		2 3 5		118/5.6		**QUATERNARY TERRACE DEPOSITS; Qt1, (4 - 40 Ft.)** @ 4' Dark yellowish-brown, (10YR 4/4) fine- to medium- grained silty sandstone to sandy siltstone with pebbles and scattered cobbles; dense; moist @ 6' Fine- to coarse-grained pebbly sandstone to silty sandstone	
10		3 7		B: Horizontal 116/4.5		@ 9' Good stratification @ 10' Yellowish-brown (10YR 5/4) coloration	
15						@ 11.5' Cobbly lense @ 15.5' Olive-grayish-brown siltstone; firm @ 16.5' Pebbly sand interbed	
20			Qt1	B: Horizontal		@ 19' Interbedded pale orangish-gray silty sandstone/sandy siltstone, fine- to medium-grained sandstone, and coarse-grained pebbly sandstone with scattered cobbles; dense but locally friable; damp to moist; locally laminated @ 22.5' Olive-gray siltstone interbeds with light-brown stains; firm; moist	
25		3 2 5		116/5.5		@ 25' Pale yellow (2.5Y 7/4) coloration	@ 26-32' Faint, vertical fracture
30						@ 27.5' Fine- to coarse-grained sandstone interbed	
35						@ 32.5' Light-gray to yellowish-gray fine- to coarse-grained sandstone and pebble to cobble conglomerate with local orangish interbeds; dense but generally friable with caving; damp to moist; coarse interbeds locally lack matrix and have black stains	@ 32.5-40' cobble, boulder bed @ 38' Grab bucket used to remove cobbles and boulders

CLIENT: Newhall Ranch Co.		JOB NO.: 01-1703H-1	**DRILL HOLE LOG**
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone		DATE: 7/22/04	
		LOGGED BY: DGG/BJS	
DRILLING COMPANY: Tri Valley Drilling/Dave		DRILLED: 12/29/00	
DRILLING METHOD: Bucket Auger (82' Rig)		HOLE DIA: 24"	
HAMMER TYPE: Telescoping Kelly Bar		AVERAGE DROP (in.): 12"	**BORING NO.** B-11H
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82=950 lbs.		ELEVATION: 1171±	

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40			Qt1			@ 39' Local boulders **TERRACE DEPOSITS; Qt1,? (40 - 52 Ft.)** @ 40' Interbedded light-yellowish-brown to light-brown sandstone and pebbly sandstone with local cobbles; dense but friable; damp	
45							
50		8 16/4"					
55			TQs	B:N40W,25NE		**BEDROCK; TQs (52 - 75 Ft.)** @ 52' Interbedded light yellowish-brown (2.5Y 6/3) to light-brown, fine- to coarse-grained pebbly sandstone, fine-grained sandstone, and local cobbly sandstone; moderately hard to slightly friable; damp to moist	
60		23 75		B:N41W,26NE B:N32W,25NE		@ 60' Pale yellow (5Y 7/3) coloration	@ 62' Bulk Sample @ 63' Used coring bucket
65				B:N45W,26NE			
70							Boring logged from surface cuttings from 40 to 53' and 68 to 75' due to casing and backfilling during cleaning
75						**TOTAL DEPTH 75 Ft. (Elev. 1096)** **No Ground Water** **Caving from 32.5 to 40 Ft.**	Backfill tamped every 5 ft.

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: DGG		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 1/3-4/01		
DRILLING METHOD: Bucket Auger (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-12H	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82=950 lbs.	ELEVATION: 1171±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
0			SOIL			**SOIL; (0 - 5 Ft.)** @ 0' Orangish-brown slightly sandy mud with scattered pebbles; firm; moist	Drilled and logged on 1/3/01 and 1/4/01
5		1 2 2		117/13.8		**QUATERNARY TERRACE DEPOSITS; Qt1, (5 - 50 Ft.?)** @ 5' Gradational contact with brown to yellowish-brown (10YR 5/4) sandy siltstone with scattered pebbles; moderately dense; moist @ 7.5' Cobbly lense	
10		1 1 1		B:Horizontal 120/7.4		@ 10' Sandy cobbly lense @ 10.75' Sandy cobbly lense; moderately stratified below	
15						@ 14' Interbedded yellowish-brown siltstone, sandy siltstone and yellowish-gray, fine-grained sandstone and pebbly sandstone with local cobbles	@ 14' Bulk Sample
20				B:Horizontal		@ 19' Fine- to medium-grained pebbly sandstone with scattered cobbles; dense but moderately friable with slight caving; damp to moist @ 22' Cobbly	
25						@ 24' Pebbly to cobbly interbed	@ 26-38' Faint vertical fracture
30		3 8 16/5"		B:Horizontal		@ 28' Coarse-grained pebbly to cobbly interbed @ 30' Light olive-brown (2.5Y 5/3) to light yellowish-brown (2.5Y 6/3) coloration	
35						@ 37.5' Interbedded fine- to coarse-grained sandstone, pebbly sandstone and pebble to cobble conglomerae with local boulders; dense but friable and caving; damp to moist	

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: DGG		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 1/3-4/01		
DRILLING METHOD: Bucket Auger (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-12H	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82=950 lbs.	ELEVATION: 1171±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40						@ 38.5' Local coarse-grained interbeds with minimal matrix and black stains	@ 37.5 to 44' cobble/boulder bed; grab bucket used as needed to remove cobbles and boulders
45						@ 44' Large boulder; underlying deposits still friable	
50						@ 48' Reduced caving	Unable to extract large boulder originally encountered at ≅44 ft.; hole abandoned Backfill Tamped every 5 ft.
55						TOTAL DEPTH 50 Ft. (Elev. 1121) No Ground Water Caving from 37.5 to 50 Ft.	
60							
65							
70							
75							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: DGG/BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 1/4-5/01		
DRILLING METHOD: Bucket Auger (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-13H	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82=950 lbs.	ELEVATION: 1172±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
			Soil			**SOIL; (0 - 6 Ft.)** @ 0' Orangish-brown to brown slightly sandy mud with scattered pebbles; firm; moist	Drilled and logged on 1/4/01 and 1/5/01
5		1 2 3		118/14.8			
				B: Horizontal		**QUATERNARY TERRACE DEPOSITS; Qt1, (6 - 58.5 Ft.)** @ 6' Gradational contact with brown to yellowish- brown (10YR 5/4) sandy siltstone; moderately dense; moist @ 7.5' Interbed of fine- to medium-grained silty sandstone with scattered pebbles; moderate stratification	
10		1 2 3		112/11.3		@ 10' Light olive-brown (2.5 5/4) to light yellowish- brown (2.5Y 6/4) coloration @ 11.5' Fine- to medium-grained slightly silty pebbly sandstone @ 12.5' Interbedded siltstone, sandy siltstone, silty sandstone, fine-grained sandstone and fine- to medium-grained pebbly sandstone; dense but locally friable; moist	
15				B: Horizontal		@ 16' Good stratification	
20		2 4		118/7.3		@ 20' Light olive-brown (2.5Y 5/3) coloration	@ 20' Drive sampler bouncing on a cobble after 12"
			Qt1	B: Horizontal		@ 21.5' Fine- to coarse-grained pebbly sandstone; dense but friable with minor caving @ 23' Cobbly	
25						@ 25' Fine- to coarse-grained pebbly sandstone @ 26.5' Scattered cobbles	
							@ 28' Bulk Sample
30							
						@ 32' Interbedded light yellowish-brown (2.5Y 6/4) siltstone, silty sandstone, fine- to medium-grained sandstone and minor pebbly sandstone; damp to moist	
35		5 11 20/5"					

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: DGG/BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 1/4-5/01		
DRILLING METHOD: Bucket Auger (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-13H	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82=950 lbs.	ELEVATION: 1172±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40				B: Horizontal		@ 39' Fine- to coarse-grained pebbly sandstone; dense but slight caving	
45				B:N50W,17SW		@ 43' Medium to large cobbles and small boulders; moderate caving to 46 ft. @ 44' Pebbly interbeds with minimal matrix and black stains @ 46' Erosional contact with light yellowish-gray, fine- to medium-grained sandstone and pebbly sandstone; dense but slightly friable; moist @ 47.5' Large rip-up clasts	Bedding gradually shallows from 15° at 46' to horizontal at 54'; possible distinct older Qt level
50			Qt	B:N20W,15SW B:N21W,8SW			
55		10 42		B: Horizontal		@ 55' Light yellowish-brown (2.5Y 6/3) to pale yellow (2.5Y 7/3) coloration @ 57' Local mudstone rip-up clasts @ 58' Boulder of anorthosite	
60			TQs	B:N35W,30NE		**BEDROCK; TQs (58.5 - 75 Ft.)** @ 58.5' Erosional contact with interbedded light yellowish-gray to light orangish-gray and light-brown sandstone, pebbly sandstone and pebble conglomerate; moderately hard; damp to moist; well bedded with channeling and cross bedding common	
65				B:N48W,27NE		@ 64' Large cobble	
70				B:N46W,30NE B:N39W,27NE		@ 65.5' Erosional contact with fine-grained sandstone with local laminations @ 69.5' Pebbly sandstone with local cobbles and rip-up clasts	
75						TOTAL DEPTH 75 Ft. (Elev. 1097) No Ground Water Caving from 39 to 46 ft.	Backfill Tamped every 5 ft.

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: DGG/BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 1/8-9/01		
DRILLING METHOD: Bucket Auger (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-14H	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82'=950 lbs.	ELEVATION: 1176±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
0			Soil			**SOIL; (0 - 6 Ft.)** @ 0' Orangish-brown sandy mud with scattered pebbles; firm; moist	Drilled and logged on 1/8/01 and 1/9/01
5	■	1 2 3		125/10.4		**QUATERNARY TERRACE DEPOSITS; Qt1, (6 - 59 Ft.)** @ 6' Gradational contact with dark yellowish-brown (10YR 4/4) sandy siltstone with scattered pebbles; moderately dense; moist	
10	■	1 2 3		133/2.6 B:Horizontal		@ 10' & 11' Light olive-brown (2.5Y 5/4) to yellowish-gray, medium- to coarse-grained pebbly sandstone interbed; good stratification @ 12' Yellowish-gray pebbly sandstone; friable; damp to moist	
15						@ 14' Thin siltstone interbed @ 15.5' Light yellowish-brown siltstone and sandy siltstone with yellowish-gray pebbly sandstone interbeds	@ 14' Weathered Fracture
20	■	2 4 5	Qt	B:Horizontal 121/3.2		@ 19' Carbonate filaments @ 22.5' Pebbly sandstone with scattered cobbles	
25						@ 25' Yellowish-gray to pale yellow (2.5Y 7/3) interbedded sandstone, fine-grained sandy siltstone, and pebbly sandstone with local cobbly zones; moderately friable @ 28' Cobbly lense	
30	■	3 6 7					
35				B:Horizontal		@ 37' Well bedded with local laminations and low-angle cross bedding	@ 37' Minor

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: DGG/BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 1/8-9/01		
DRILLING METHOD: Bucket Auger (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-14H	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82'=950 lbs.	ELEVATION: 1176±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
							weathered fractures
40	■	6 20				@ 40.5' Pebbly to cobbly sandstone with local silty interbeds; friable with minor caving	@ 40.5' Grab bucket used to remove cobbles @ 42' Bulk Sample
45				MF:N58W,32SW		@ 45' Moderate caving	@ 45.5' Minor fault: 1-2' of normal separation
50			Qt			@ 50' Two large rip-up clasts	
				Apx B:N40W,9SW		@ 53' Cross bedding?	
55						@ 54.5' Local interbeds with minimal matrix and black stains; no boulders encountered	
60				B:N-S,10E B:N8W,12NE MF:N53W,77NE MF:N45W,90		**BEDROCK; TQs (59 - 82 Ft.)** @ 59' Yellowish-gray to light-gray, fine- to coarse-grained sandstone and pebbly sandstone; moderately hard to slightly friable; damp	Below 59' minor faults in TQs are slightly irregular with 0-3" separation and <1/8" light yellowish-brown silty sand gouge
65			TQs	B:N7W,13NE		@ 65' Contact with slightly mottled, medium- to dark-gray pebbly sandstone; moderately hard; poorly bedded	
				B:N10E,13SE MF:N20W,45NE B:N45E,7SE		@ 67' Concretionary zones; very hard	
70						@ 70' Concretionary zone within pebbly sandstone	
						@ 71.5' Pebble conglomerate	
75				MF:N40W,37NE MF?:N70W,30NE		@ 74' Sandstone @ 75' Medium-gray silty pebbly sandstone; no bedding	@ 74' Minor fault with 1/4-3/8" sandy silt gouge

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: DGG/BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 1/8-9/01		
DRILLING METHOD: Bucket Auger (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-14H	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82'=950 lbs.	ELEVATION: 1176±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
80							
						TOTAL DEPTH 82 Ft. (Elev. 1094) No Ground Water Variable Caving from 40.5 to 59 Ft.	Backfill Tamped every 5 ft.
85							
90							
95							
100							
105							
110							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: DGG/BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 2/1-2/01		
DRILLING METHOD: Bucket Auger (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-15H	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82=950 lbs.	ELEVATION: 1179±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
5		2 2 3	Soil	119/12.8		**SOIL (0 - 7.5 Ft.)** @ 0' Medium- to dark-brown (10YR 3/3) silt to sandy silt with scattered pebbles; firm; damp to moist @ 3' Dark yellowish-brown (10YR 4/6) relatively stiff; locally clayey	Drilled and logged to 37 ft. on 2/1/01 and deepened to 53 ft. on 2/2/01
10		2 3 3		Apx B: N25E,75E 124/4.2 Apx B: N34E,10SE Apx B: N-S,6E Apx MF:N55W,78SW Apx B:N37E,5SE		**QUATERNARY TERRACE DEPOSITS; Qt1, (7.5 - 38 Ft.)** @ 7.5' Gradational contact with yellowish-brown (10YR 5/6) silty sandstone to sandy siltstone with pebbles; dense; damp to moist @ 9' Scattered cobbles @ 10' Fine- to coarse-grained pebbly silty sandstone interbed; friable; some weathered zones @ 12.5' Interbedded siltstone, sandy siltstone and fine- to coarse-grained pebbly sandstone; friable; damp; locally cross bedded	@ 8' Bulk Sample @ 13' Minor fault with apx. 1" normal offset
15				B:Horizontal MF:N40W,60SW		@ 15' Cobbly lense @ 15.5' Silty interbed; 2" thick	@ 15' Bulk Sample @ 15.5' Minor fault with almost no gouge; apx. 2.5" normal offset (subtle)
20		2 3 5		118/5.0			
25				B:Horizontal MF:N50W42SW B:Horizontal			@ 23' Minor fault with apx. 1" normal offset
30		5 16 23		B:Horizontal MF:N15W,54SW B:Horizontal		@ 26' Light yellowish-gray sandstone, slightly silty sandstone and pebbly sandstone; well bedded @ 29' Mottled light-gray (10YR 7/2) and light yellow-brown (2.5Y 6/3) siltstone to slightly clayey siltstone; firm; damp to moist @ 30.5' Medium-gray to orangish-brown fine- to coarse-grained sandstone and pebbly sandstone; very friable; damp; FeOx staining; cross bedded	@ 28' Minor fault with 1-2.5" normal offset
35						@ 33.5' Light yellowish-gray to yellowish-brown (10YR 5/6) pebble conglomerate with pebbly sandstone interbeds and cobbly layers; local pebbly sandstone layers lack significant matrix and are stained black; well bedded; only a few cobbles and boulders at base; friable with slight to moderate caving; damp	@ 38' Contact erosional but nearly horizontal

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: DGG/BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 2/1-2/01		
DRILLING METHOD: Bucket Auger (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-15H	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82=950 lbs.	ELEVATION: 1179±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40				C:Horizontal B:N84W,67SW		**BEDROCK; TQs (38 - 53 Ft.)** @ 38' Light yellowish-brown (10YR 6/4) to light-gray (2.5YR 7/2) sandstone and pebbly sandstone; moderately hard; damp; local laminations	
45				B:N82W,66SW			
			TQs				
50							Boring dowhole logged to 48 ft. and subsequently deepend to remove cobbles and obtain a drive sample
55		6 17 33				TOTAL DEPTH 53 Ft. (Elev. 1126) No Ground Water Slight to Moderate Caving from 33.5 to 38 Ft.	Backfill tamped every 5 ft.
60							
65							
70							
75							

CLIENT: Newhall Ranch Co.		JOB NO.: 01-1703H-1	**DRILL HOLE LOG**
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone		DATE: 7/22/04	
		LOGGED BY: DGG	
DRILLING COMPANY: Tri Valley Drilling/Dave		DRILLED: 2/1/01	
DRILLING METHOD: Bucket Auger (82' Rig)		HOLE DIA: 24"	
HAMMER TYPE: Telescoping Kelly Bar		AVERAGE DROP (in.): 12"	**BORING NO.** B-16H
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82=950 lbs.		ELEVATION: 1197±	

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
5		2 2 4	Soil	122/10.5		**SOIL (0 - 7 Ft.)** @ 0' Dark-brown (10YR 3/3) silt to sandy silt; soft to firm; damp to moist @ 1.5' Orangish- to yellowish-brown silt to sandy silt; firm to hard; damp; scattered pebbles; locally clayey	Drilled and logged on 2/1/01 @ 3' Bulk Sample
				Apx B:N33W,7SW		**QUATERNARY TERRACE DEPOSITS; Qt1, (7 - 21 Ft.)** @ 7' Yellowish-brown (10YR 5/6) fine- to coarse-grained pebbly, cobbly sandstone; moderately friable; damp	
10		1 2 2	Qt1	Apx B:N50W,4SW Apx B:N35W,6SW 118/11.2		@ 8' Silty sandstone to sandy siltstone; stiff; damp @ 9-10' Fine- to medium-grained pebbly silty sandstone interbed; friable; damp @ 12' Sandy siltstone to fine-grained sandstone; very friable; damp	
15				B:N70W,11SW		@ 14.5' Siltstone; firm; damp	
20				Apx B:N65E,10SE		@ 16' Interbedded fine- to coarse-grained sandstone and pebble to cobble conglomerate with boulders; friable; loose; caving	@ 18' Core bucket used
25						TOTAL DEPTH 21 Ft. (Elev. 1176) No Ground Water Caving from 16 to 20 Ft.	Backfill tamped every 5 ft.
30							
35							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: DGG		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 2/5/01		
DRILLING METHOD: Bucket Auger (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-17H	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82=950 lbs.	ELEVATION: 1178±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
			Soil			**SOIL; soil (0 - 5 Ft.)** @ 0' Dark yellowish-brown (10YR 3/4) silt to sandy silt with scattered pebbles; soft; damp	Drilled and logged on 2/5/01
5		1 2 3		122/12.6		**QUATERNARY TERRACE DEPOSITS; Qt1, (5 - 46.5 Ft.)** @ 5' Dark yellowish-brown (10YR 3/4) silt to sandy silt with scattered pebbles; firm; damp	
						@ 8' Pebblier	
10		2 3 3		121/4.6		@ 10.5' Yellowish-brown (10YR 5/4) fine-grained pebbly sandstone; friable; damp	
						@ 12' Fine- to coarse-grained pebbly cobbly sandstone; friable; damp	
15				Apx B:Horizontal		@ 14.5' Siltstone to sandy siltstone with scattered pebbles; firm; damp; local lenses of coarse-grained pebbly sandstone grading to distinct interbeds @ 18'	@ 15' Bulk Sample
				Apx B:N80W,10SW			
20		2 2 4		Apx B:N75W,9SW 120/7.2		@ 20' Yellowish-brown (10YR 4/4)	
				Apx B:N72W,8SW			
25				MF:N85E,70NW			@ 25.5' Minor fault with 10" of normal offset: dip shallows to 55° at 28 ft.
				B:N80W,8SW			
30		4 8 10		B:Horizontal		@ 32.5' Light yellowish-brown (10YR 6/4) siltstone with scattered pebbles; firm; damp; local sandy to coarse-grained pebbly sand lenses; some cobbles; FeO2 staining	@ 32.5' Irregular contact between gently dipping Qt above and horizontal Qt below
35							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703H-1	**DRILL HOLE LOG**	
PROJECT: Newhall Ranch - Phase IB Holser Structural Zone	DATE: 7/22/04		
	LOGGED BY: DGG		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 2/5/01		
DRILLING METHOD: Bucket Auger (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-17H	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs; 54-82=950 lbs.	ELEVATION: 1178±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40		5 6 14		117/8.9			
45						@ 43' More cobbles @ 44' Belling @ 45.5' Local boulders **BEDROCK; TQs (46.5 - 70 Ft.)** @ 46.5' Interbedded light yellowish-brown (10YR 6/4) fine- to coarse-grained pebbly sandstone with cobbles; fine-grained sandstone and fine- to medium-grained sandstone; friable; damp	
50				B:N13E,23SE			
55				B:N-S,21E			
60		33 60/2"		B:N10E,21SE B:N2E,20SE			Bottom 5 ft. of boring backfilled with slough during cleaning
65							
70		23 46/3"				TOTAL DEPTH 70 Ft. (Elev. 1108) No Ground Water Minor Caving From 44 to 46.5 Ft.	Backfill tamped every 5 ft.
75							

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703M-1	**DRILL HOLE LOG**	
PROJECT: Mesas Entertainment	DATE: 7/22/04		
	LOGGED BY: MJD/BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 3/30/01		
DRILLING METHOD: Bucket-Auger/24" (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-24M	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs.; 54-82'=950 lbs.	ELEVATION: 1106±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
						QUATERNARY SLOPEWASH; Qsw, (0-7.5 ft.) @ 0' Medium-brown clayey and silty sand with pebbles and cobbles; firm; moist	Excavated and logged on 3/30/01
5		1 1 2				@ 5' Less clay and silt; more pebbles and cobbles	
						QUATERNARY LANDSLIDE; Qls, (7.5 to 19.5 ft.) @ 7.5' Yellowish-brown silty, pebbly sandstone with cobbles; weathered; loose; moist; poorly stratified	
10		1 2 2		B/Contact: N77W,23NE		@ 10' Irregular shallow dip @ 10.5' Grayish-brown mottled clayey siltstone and claystone; stiff; moist; weathered; slightly plastic; slightly sheared	@ 10.5' Sharp planar contact
				B/Sh:N87E,43NW		@ 13' Less disturbed; laminated siltstone and mudstone below	
15		2 2 2		SS/SP?:N75W 20NE		@ 15' Sandy siltstone bed @ 18' Slightly irregular slip surface showing normal-slip drag features	Material from 7.5 to 19 ft. appears to be Qt deposits deformed tectonically and overprinted by landslide movement
20		3 7 14		SP:N84W,10NE		@ 19.2' Soft zone underlain by gray siltstone with small caliche pods **QUATERNARY TERRACE DEPOSITS; Qt, (19.5 36 ft.)** @ 19.5' Yellowish-gray fine-grained sandy siltstone; dense; moist @ 21' Light yellowish-gray sandstone; dense but friable; damp; grades progressively coarser-grained	@ 22' Bulk sample
				B:Horizontal			Qt deposits from 28 to 36 ft. logged from surface cuttings due to caving and placement of casing; basal Qt layer
25							
30							
35				B:N60W,30NE		**BEDROCK; TQs, (36-54 ft.)** @ 36' Yellowish-gray sandstone and pebbly sandstone; moderately hard; locally friable; moist; scattered cobbles; cross bedded; laminated; channeling	

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703M-1	**DRILL HOLE LOG**	
PROJECT: Mesas Entertainment	DATE: 7/22/04		
	LOGGED BY: MJD/BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 3/30/01		
DRILLING METHOD: Bucket-Auger/24" (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-24M	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs.; 54-82'=950 lbs.	ELEVATION: 1106±		

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40				B:N47W,26NE			
		13					
		26		B:N70W,29NE			
				B:N52W,25NE			
45				B:N66W,27NE			
				B:N55W,29NE			
50							
		27					
55						Total Depth 54 ft. (Elev. 1052 ft.) No Ground Water Caving from 19.2 to 36 ft. Slide Planes @ 18 and 19.2 ft.	Backfill tamped every 5 ft.
60							
65							
70							
75							

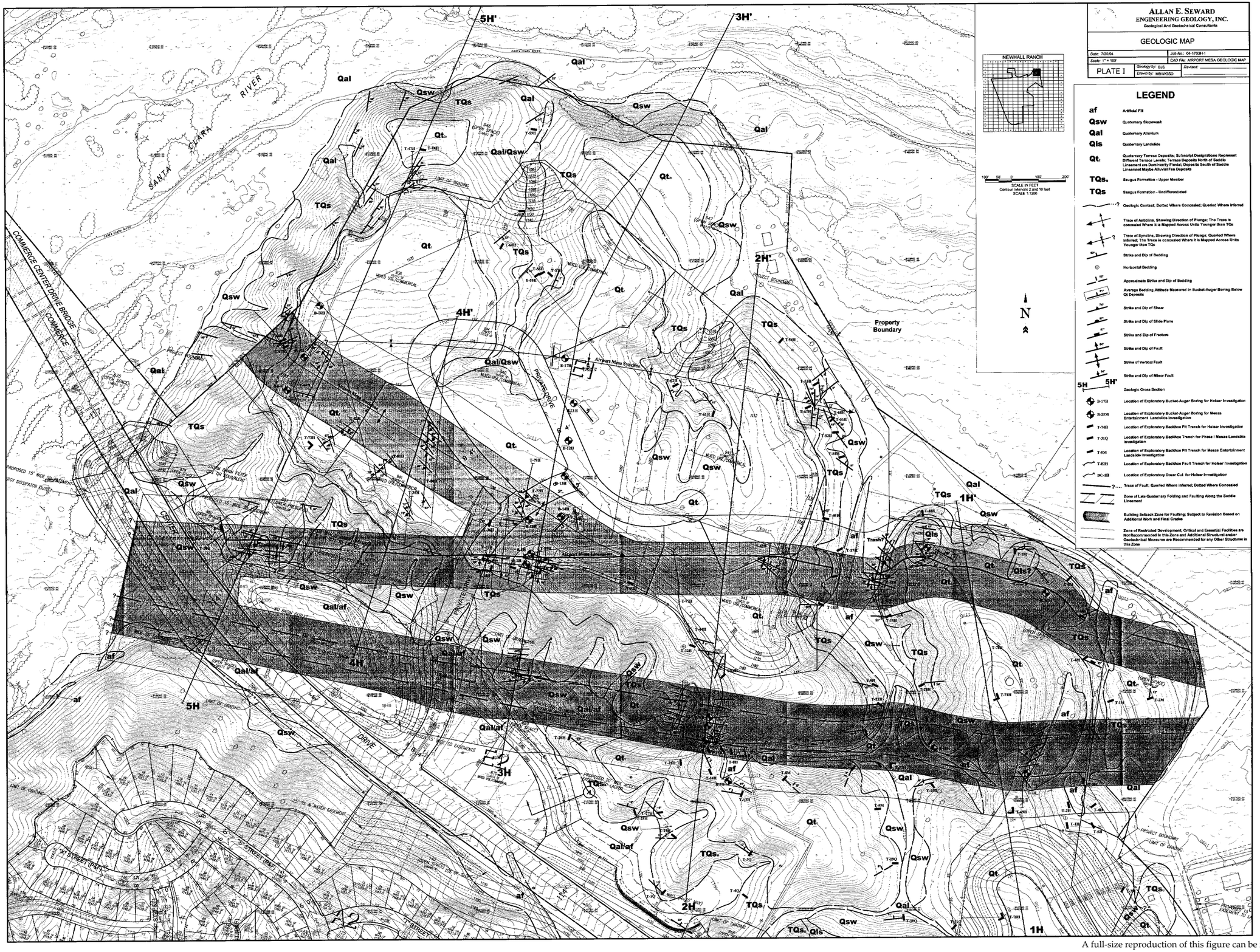
CLIENT: Newhall Ranch Co.		JOB NO.: 01-1703M-1	**DRILL HOLE LOG**
PROJECT: Mesas Entertainment		DATE: 7/22/04	
		LOGGED BY: MJD/BJS	
DRILLING COMPANY: Tri Valley Drilling/Dave		DRILLED: 4/3/01	
DRILLING METHOD: Bucket-Auger/24" (82' Rig)		HOLE DIA: 24"	
HAMMER TYPE: Telescoping Kelly Bar		AVERAGE DROP (in.): 12"	**BORING NO.** B-25M
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs.; 54-82'=950 lbs.		ELEVATION: 1126±	

DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
			SOIL			**SOIL; (0-3.5 ft.)** @ 0' Dark-brown to light reddish-brown pebbly and cobbly sand with silt and clay; firm; moist	Excavated and logged on 4/3/01
5		1/12" 2		B:N10E,8NW		**QUATERNARY TERRACE DEPOSITS; Qt, (3.5-41 ft.)** @ 3.5' Grades to yellowish-brown to light-brown silty pebbly sand with local cobbles; moderately dense but slightly friable @ 6' Yellowish-gray pebbly sandstone with cobbles; friable; crudely bedded to cross-bedded	@ 7' Bulk sample
10		2 4 6		MF:N28W,22NE B:N14W,16SW B:N24W,22SW MF:N55W,16NE		@ 8' Irregular lense of clean sandstone; local laminations; slightly disturbed; moderately well bedded below	@ 9' Minor fault with 4-6" normal offset @ 11' Minor fault with Apx. 6" normal offset @ 14' Minor fault with 2-4" reverse offset
15		2 3 4		B:N30W,23SW MF:N49W,57NE		@ 13' Interbedded light-gray sandstone to silty sandstone @ 14' Medium-brown siltstone; disrupted and faulted; orange Fe02 staining @ 16' Erosional contact with interbedded clayey siltstone and light-brown sandstone and silty sandstone; possible soft sediment deformation	Qt material from approximately 8 to 21.5 ft. shows evidence of tectonic disturbance with local minor faults; material may be affected by down slope movement as well
20		1 2 4	Qt	B/SS:N38W,15SW B:N44W,18SW B:Horizontal		@ 17.5' Yellowish-gray pebbly sandstone; friable; Fe02-rich laminations; minor offsets @ 19.5' Interbedded light-brown sandstone and clayey siltstone; slightly irregular @ 21.5' Disturbed interval approximately 6"-thick with medium-brown moderately plastic clay; irregular; slipsurface?; interbedded fine-grained sandstone; siltstone and pebbly sandstone	
25		5 7 14		B:N60W,9NE B:N15E,8NW		@ 25' Reddish-orange stained pebbly sandstone; moderately friable @ 26' Yellowish-gray fine-grained sandstone and pebbly sandstone; locally laminated; local black stains; cross bedded; moderate caving	
30		5 16 28		Apx.B: Horizontal			
35						@ 35' Local pebbly and cobbly lenses lack sand matrix; black stains @ 36' Irregular contact with zone of highly disturbed mix of yellowish-brown to medium-brown siltstone and mudstone clasts in a sandy matrix	

CLIENT: Newhall Ranch Co.	JOB NO.: 01-1703M-1	**DRILL HOLE LOG**	
PROJECT: Mesas Entertainment	DATE: 7/22/04		
	LOGGED BY: MJD/BJS		
DRILLING COMPANY: Tri Valley Drilling/Dave	DRILLED: 4/3/01		
DRILLING METHOD: Bucket-Auger/24" (82' Rig)	HOLE DIA: 24"		
HAMMER TYPE: Telescoping Kelly Bar	AVERAGE DROP (in.): 12"	**BORING NO.** B-25M	
DRIVING WEIGHTS: 0-25'=2852 lbs; 25-54'=1700 lbs.; 54-82'=950 lbs.	ELEVATION: 1126±		

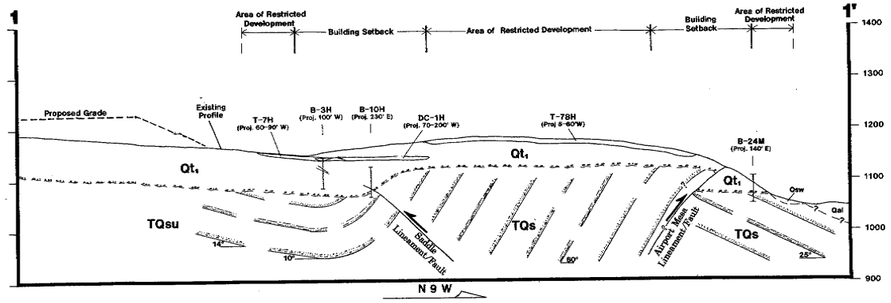
DEPTH (feet)	SAMPLE TYPE	BLOWS / 6"	GRAPHIC LOG	ATTITUDES, DRY DENSITY (pcf)/ MOISTURE CONTENT (%)	USCS SYMBOL	Description Soils: description; consistency/density; moisture; color; other Bedrock: color, lithology; hardness; moisture; other	Remarks
40				B:N50W,26NE		@ 39' Contact with light yellowish-gray pebbly to cobbly sandstone; friable @ 40' Irregular contact with yellowish-brown muddy pebbly sand; dense; possible old buried slopewash **BEDROCK; TQs, (41-55 ft.)** @ 41' Erosional contact with light yellowish-brown to yellowish-gray sandstone; moderately hard to hard; damp; cross-bedded	
45				B:N33W,20NE			
		6 16 16/3"	TQs	B:N37W,18NE			
50							
55		26 89/5"				Total Depth 55 ft. (Elev. 1071) No Ground Water Moderate Caving from 26 to 36 ft. and @ 40 ft.	Backfill tamped every 5 ft.
60							
65							
70							
75							

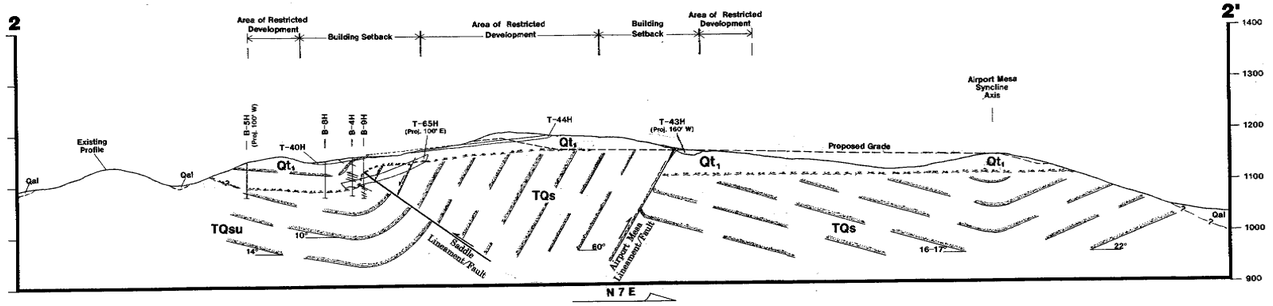
Appendix C

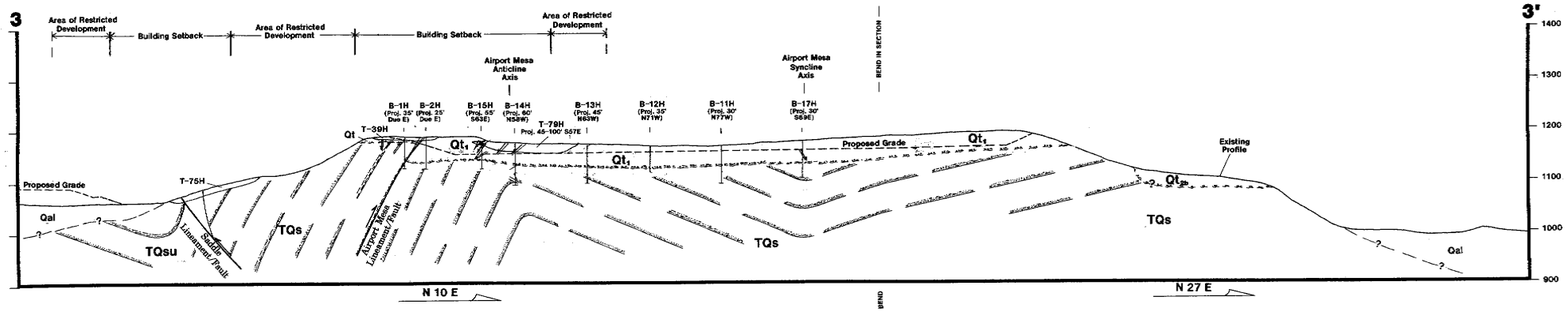


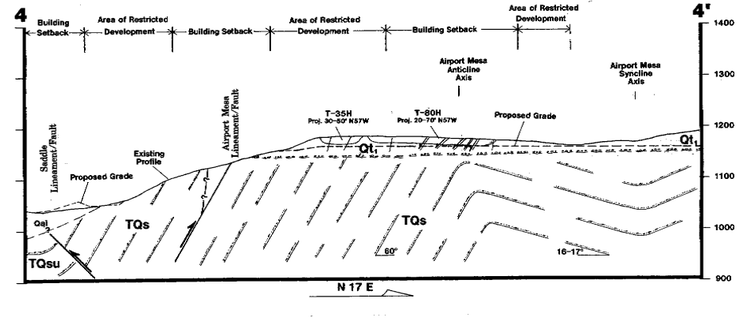
A full-size reproduction of this figure can be found at Impact Sciences.

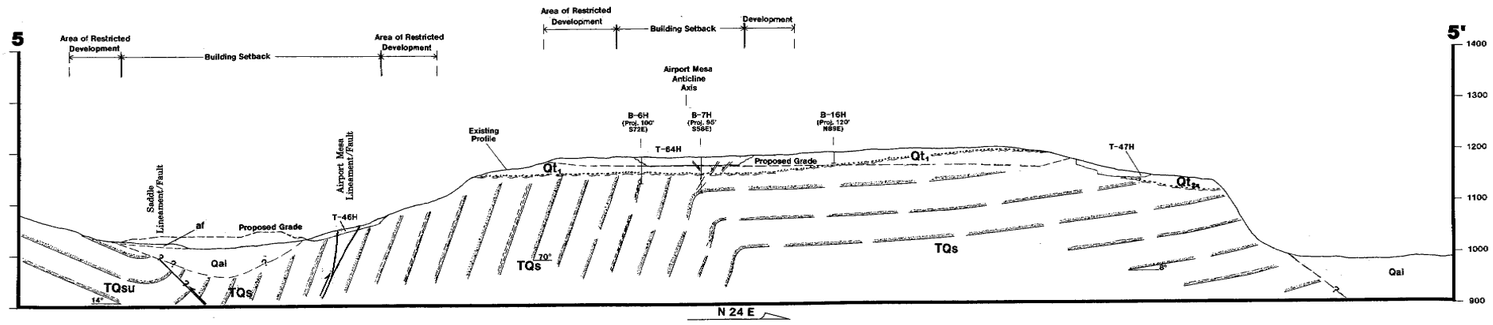
GEOLOGIC CROSS SECTIONS









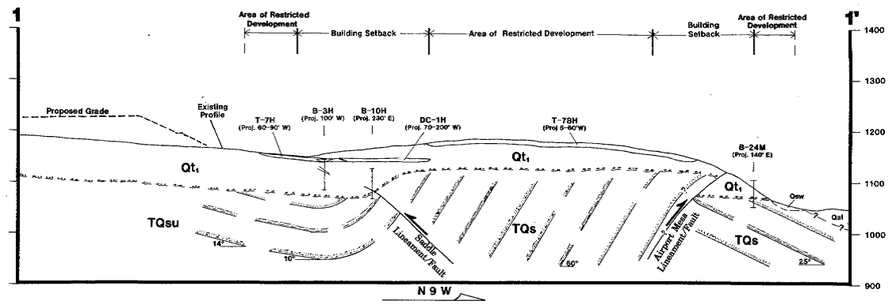


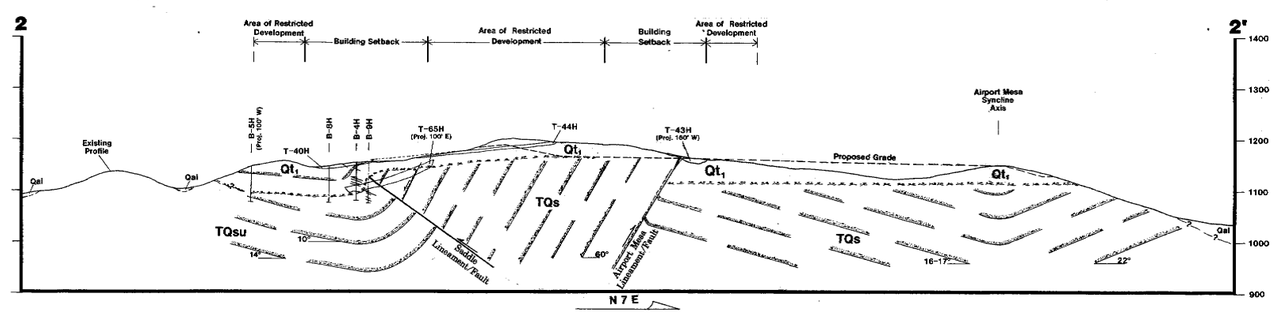
ALLAN E. SEWARD
ENGINEERING GEOLOGY, INC.
SINCE 1968

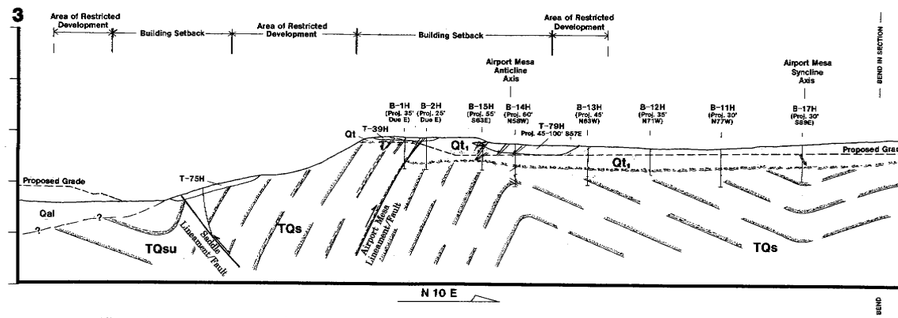
Date: 7/20/04		Job No.: 04[redacted]10341	
Scale: 1"=100'	Geology by: BJS	Revised:	
	Drawn by: BJS/DGG		

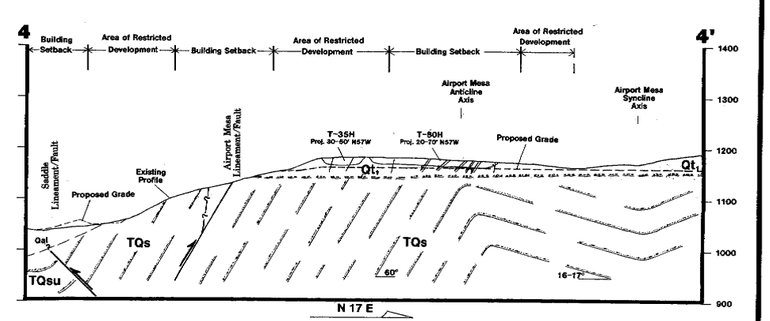
PLATE II

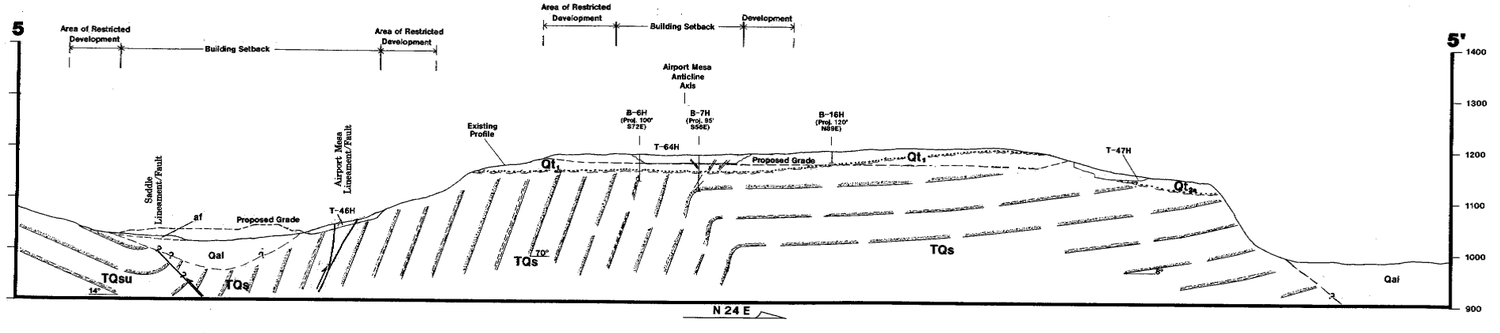
GEOLOGIC CROSS SECTIONS









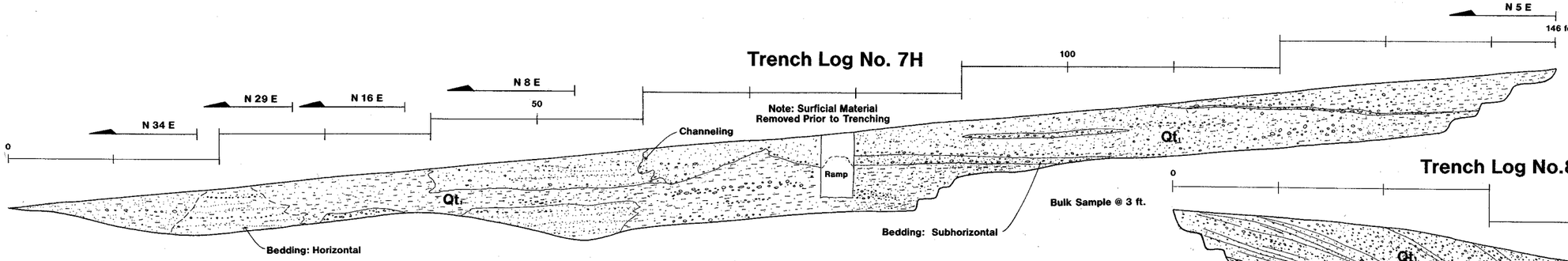


ALLAN E. SEWARD
ENGINEERING GEOLOGY, INC.
SINCE 1968

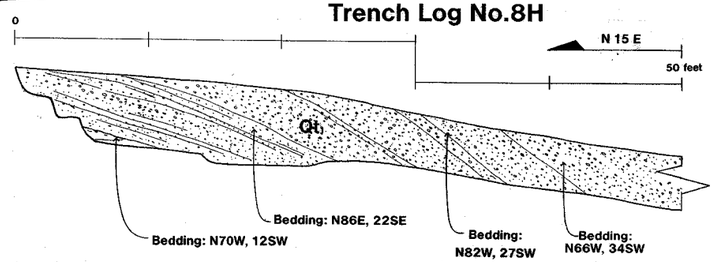
Date: 7/20/04	Job No.: 04-2023-6 |705H-1
Scale: 1"=100'	Geology by: BJS / Drawn by: BJS/DGG / Revised:

PLATE III

Trench Log No. 7H



Trench Log No.8H



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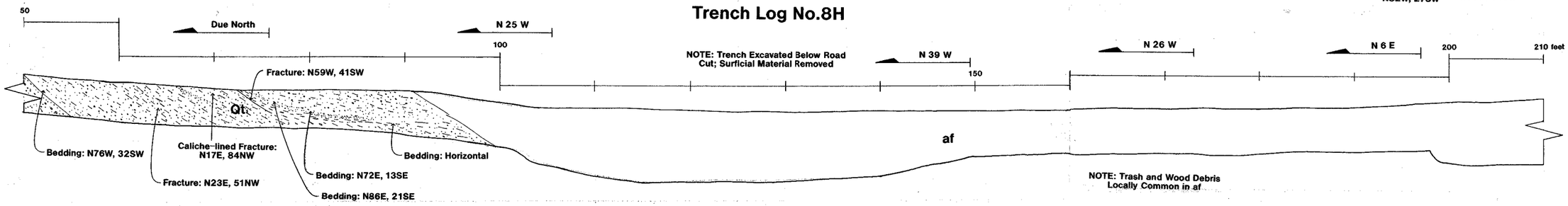
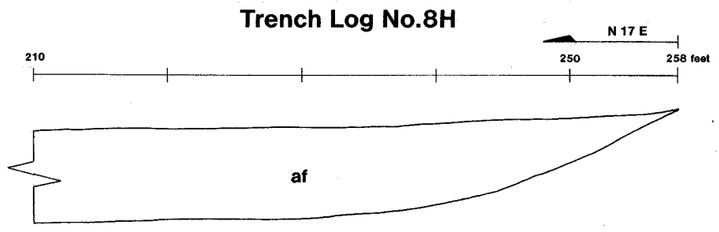
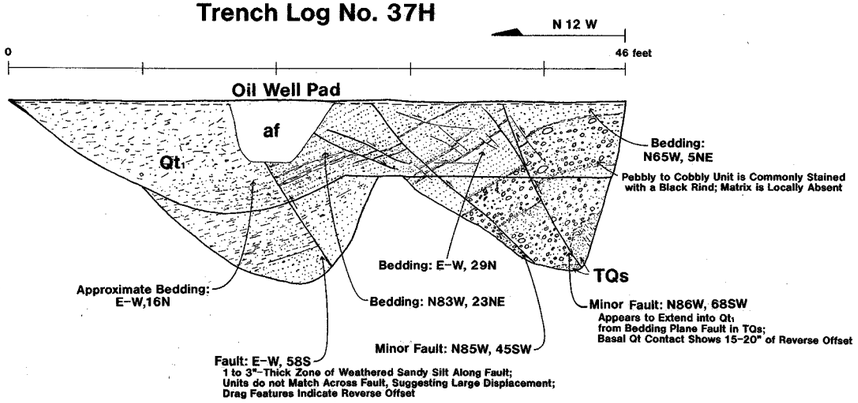


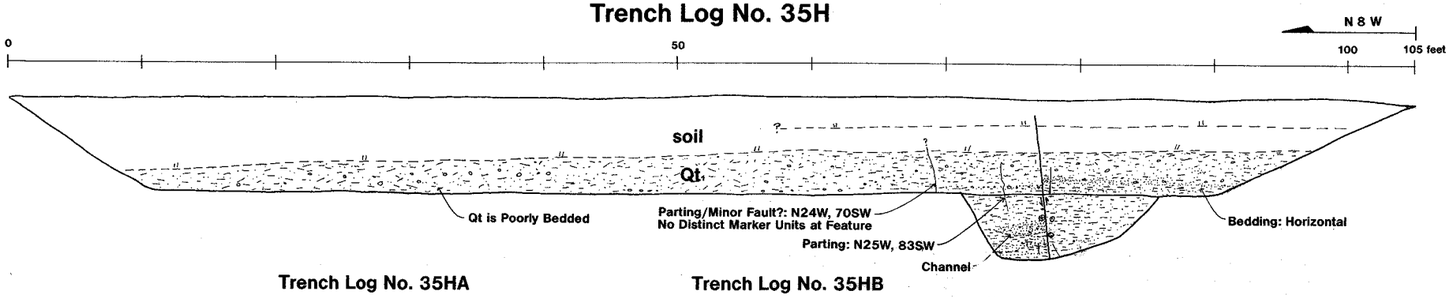
Trench Log No.8H



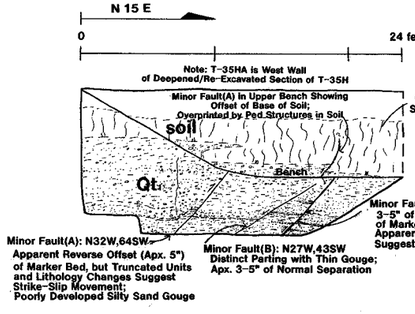
Trench Log No. 37H



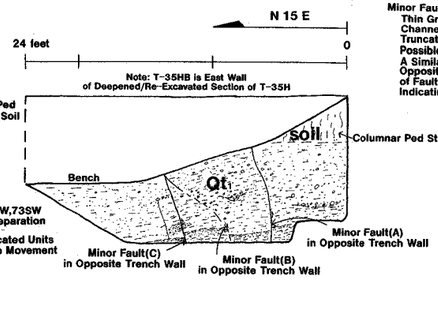
Trench Log No. 35H



Trench Log No. 35HA



Trench Log No. 35HB



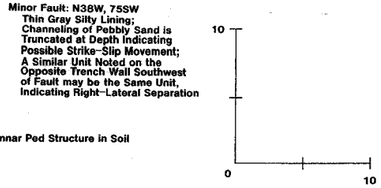


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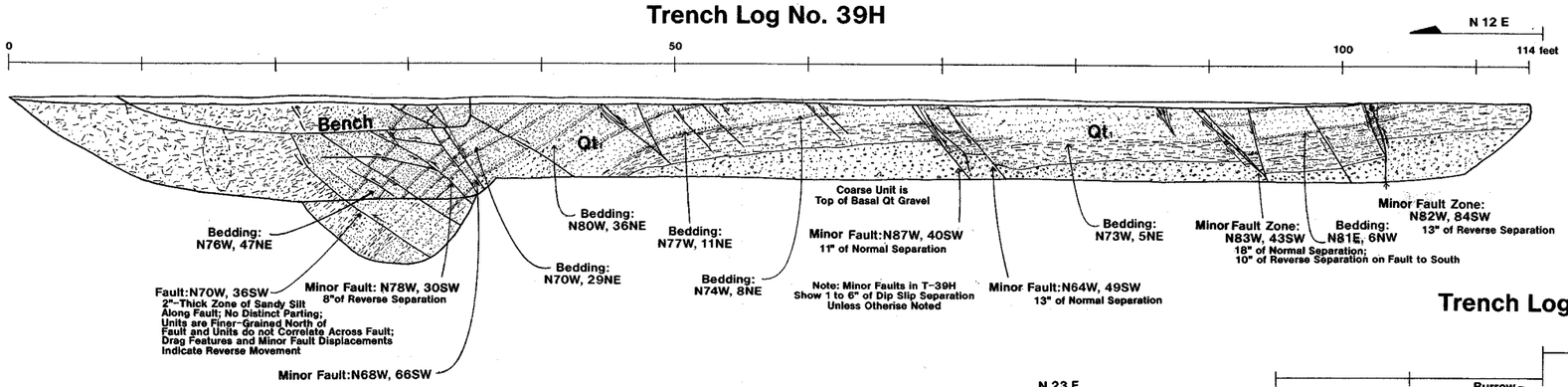
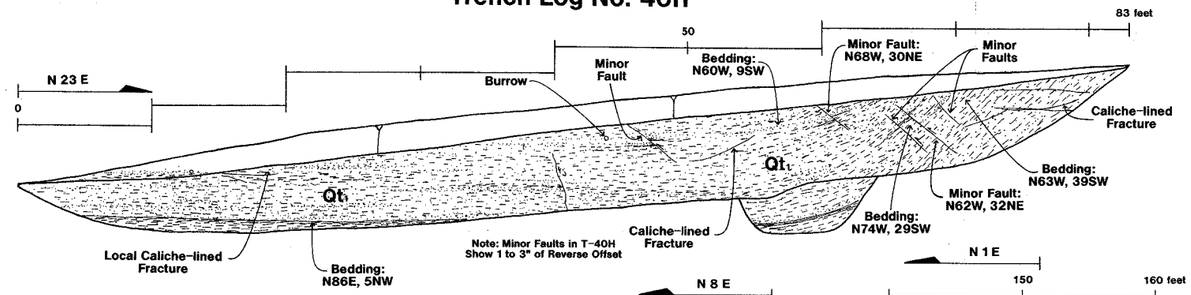
PLATE IV

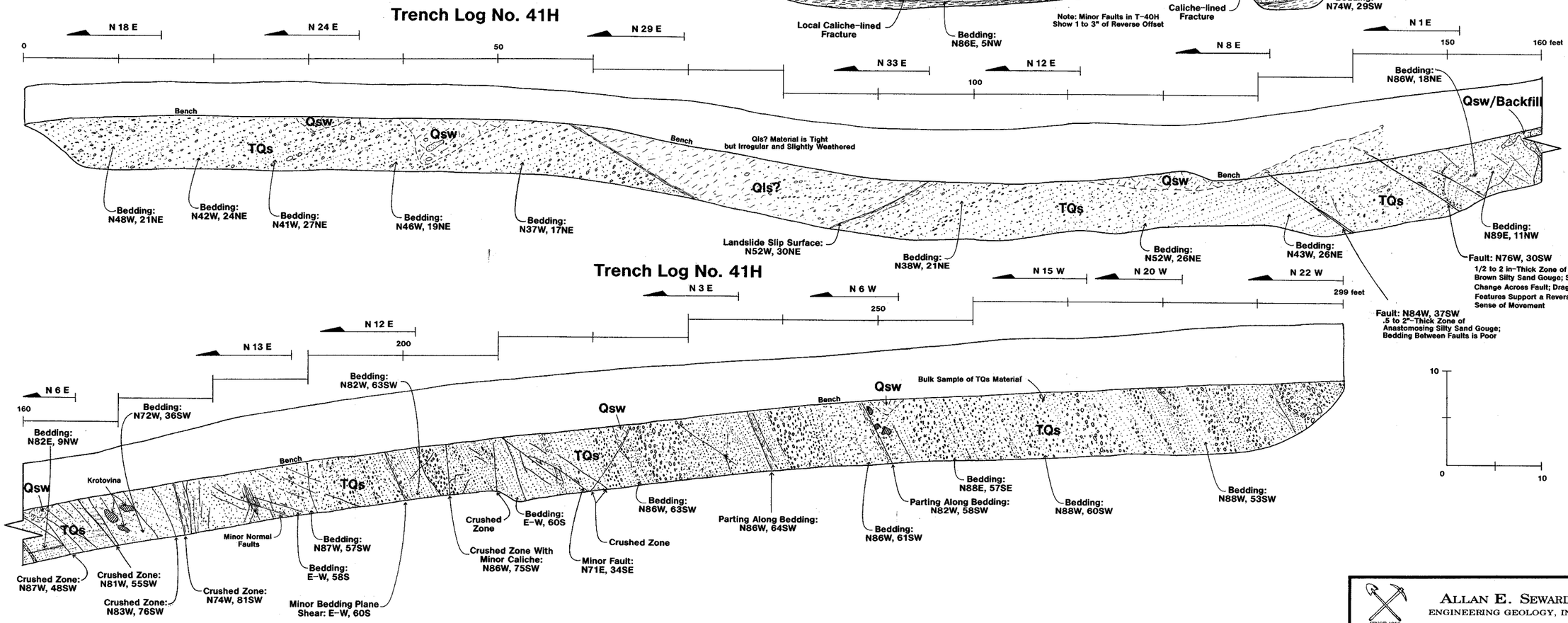
Trench Log No. 39H



Trench Log No. 40H



Trench Log No. 41H



Trench Log No. 41H

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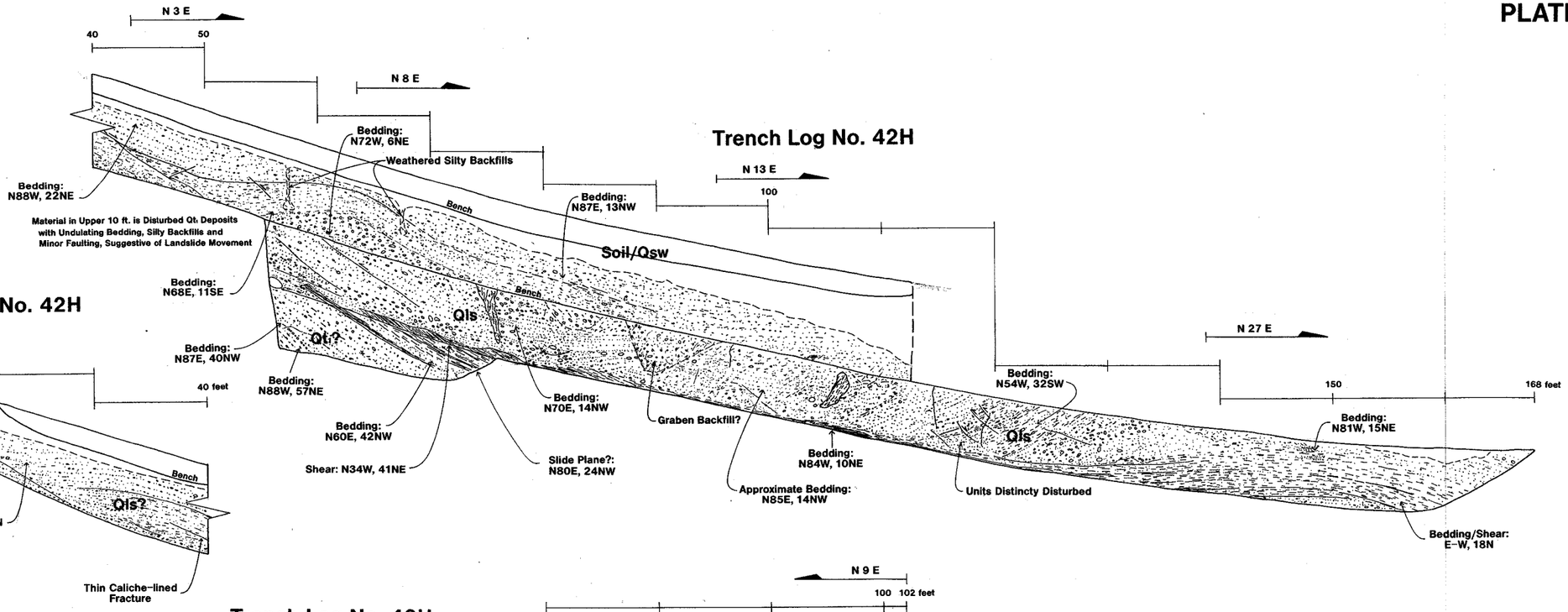
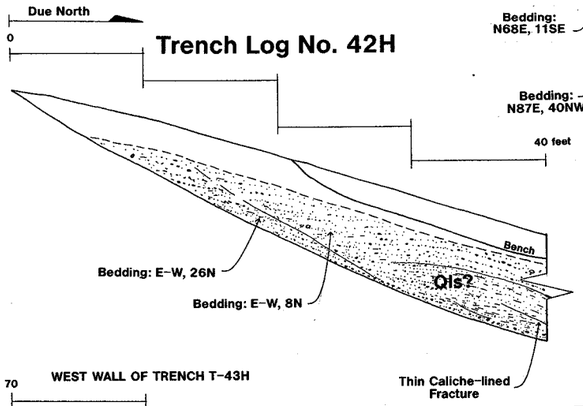
PLATE V

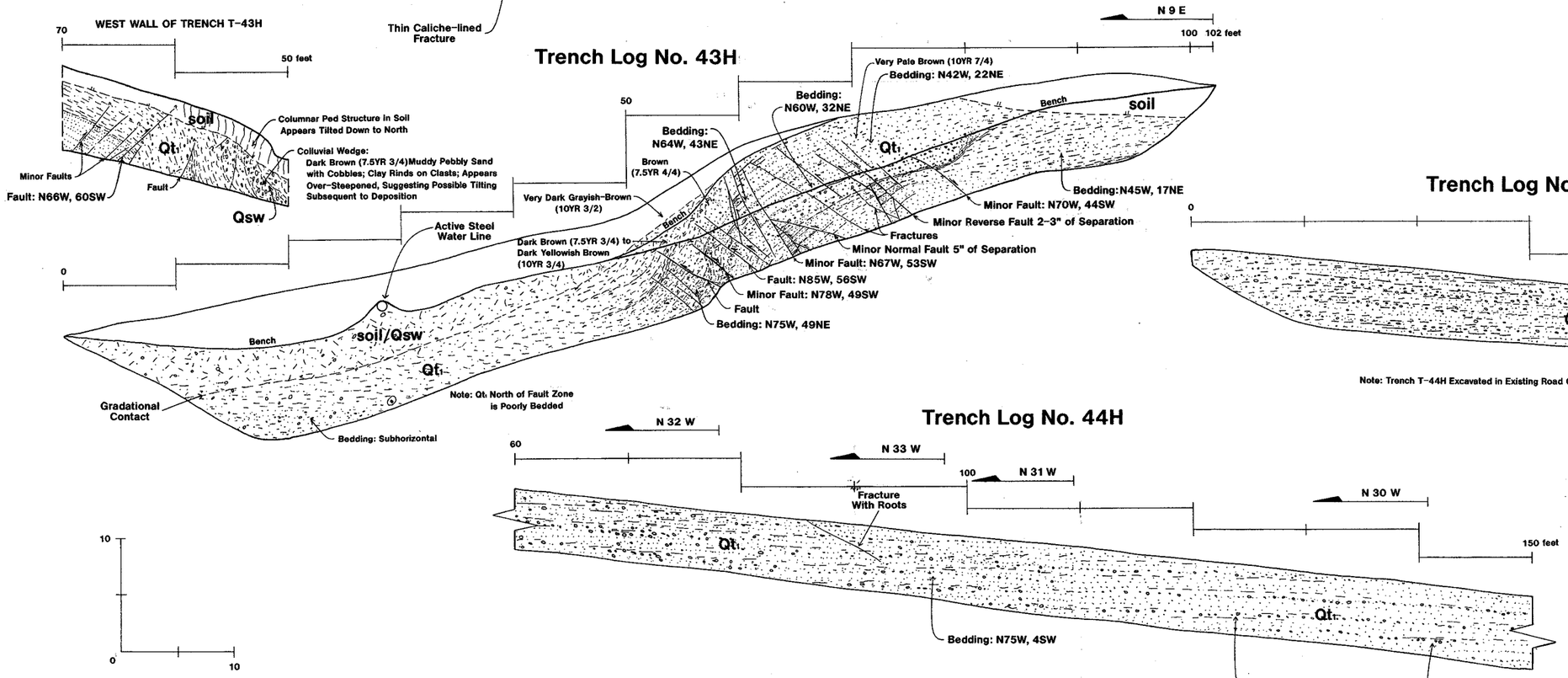
Trench Log No. 42H



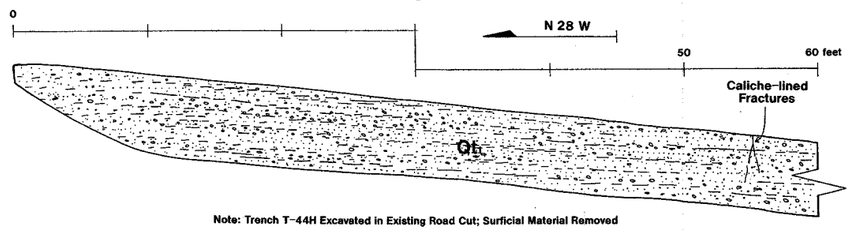
Trench Log No. 42H



Trench Log No. 43H



Trench Log No. 44H



Note: Trench T–44H Excavated in Existing Road Cut; Surficial Material Removed

Trench Log No. 44H

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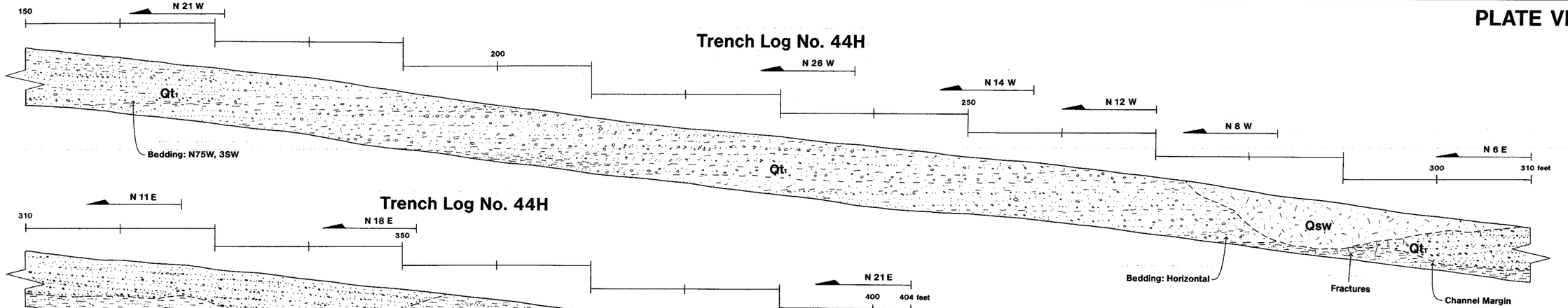
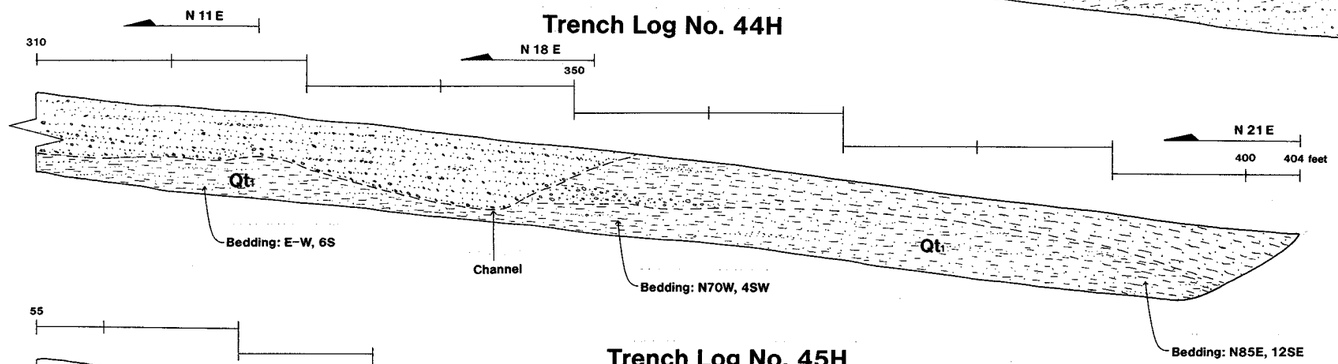
PLATE VI

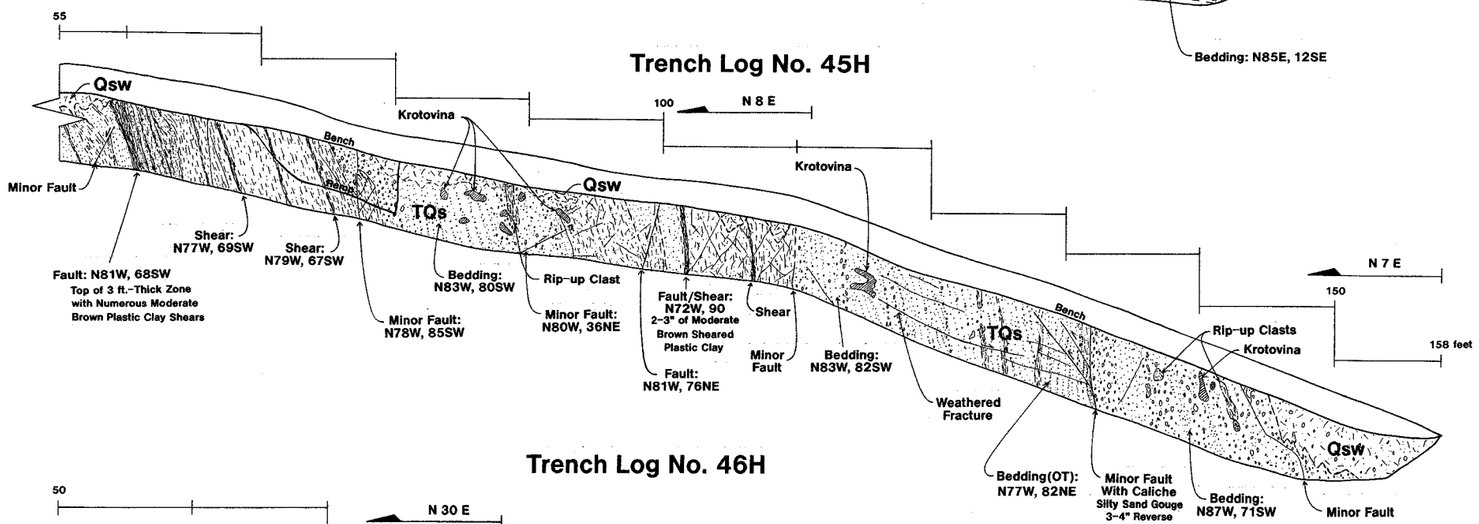
Trench Log No. 44H



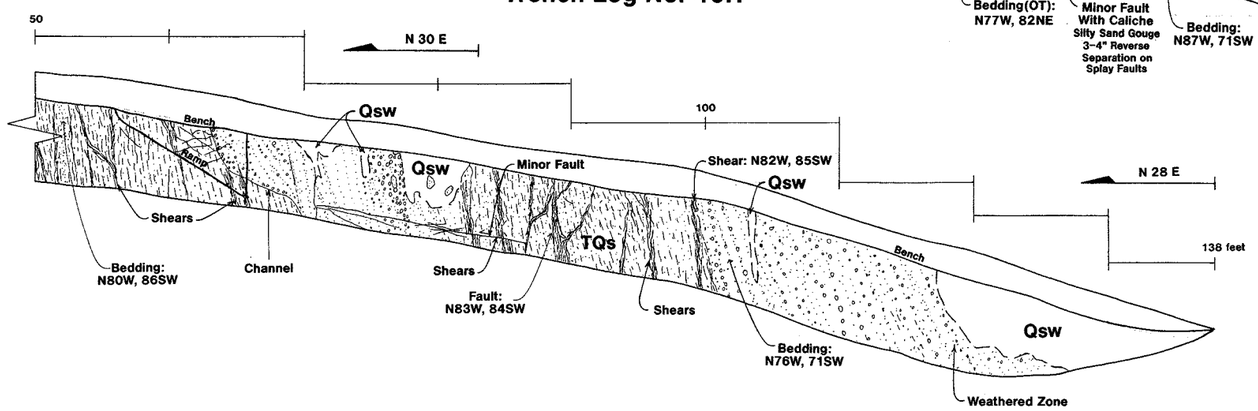
Trench Log No. 44H



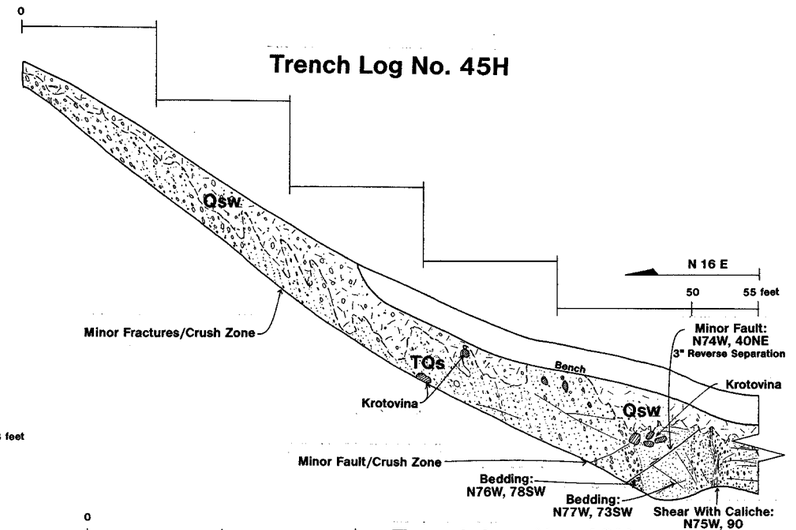
Trench Log No. 45H



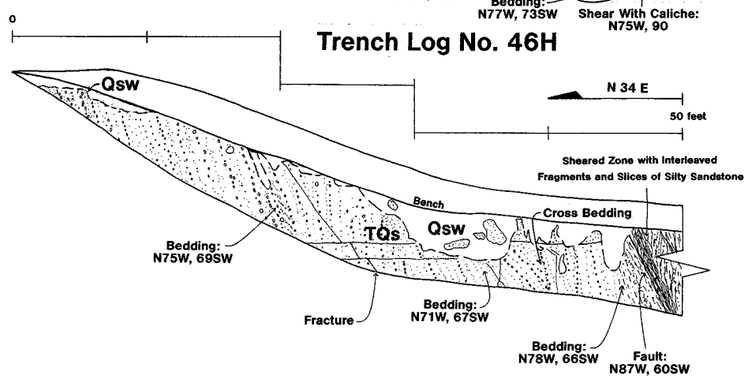
Trench Log No. 46H



Trench Log No. 45H



Trench Log No. 46H



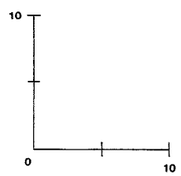


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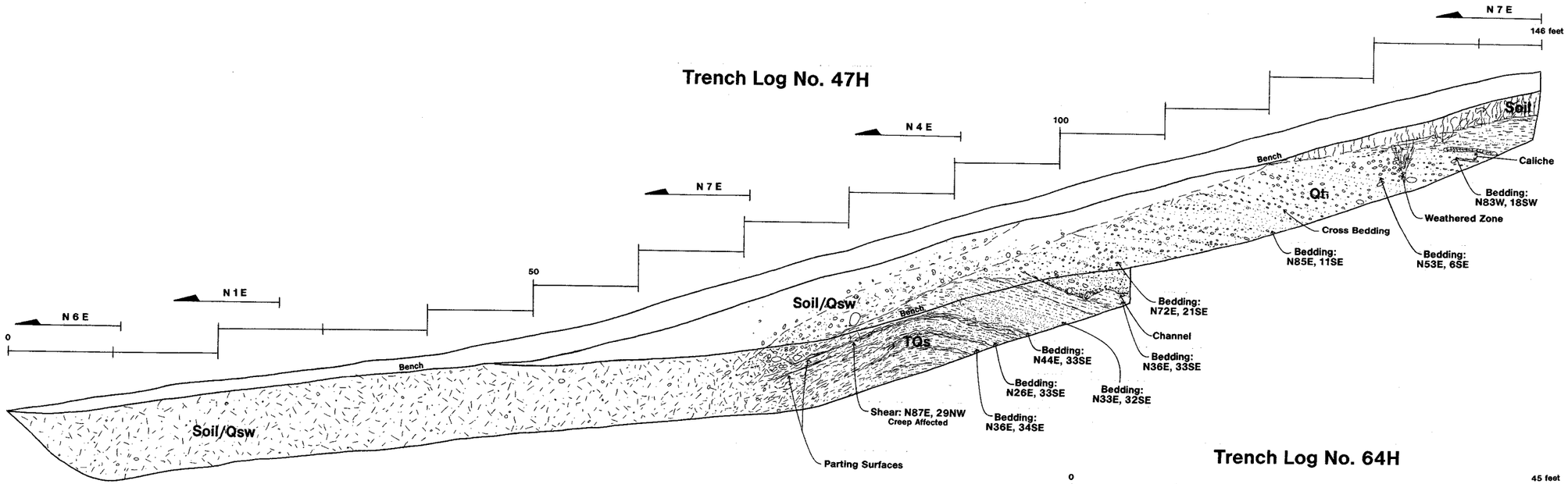
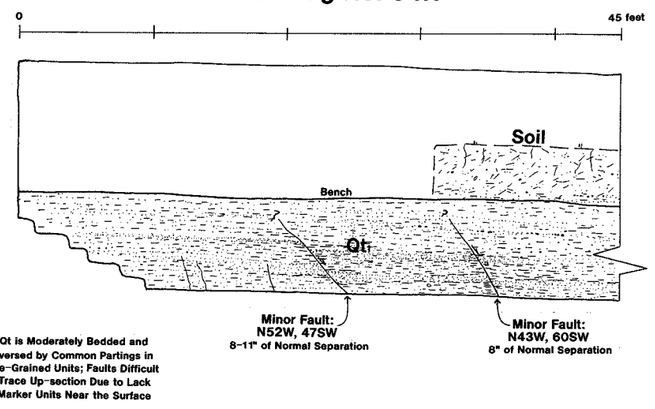
PLATE VII

Trench Log No. 47H



Trench Log No. 64H



Note: Qt is Moderately Bedded and Traversed by Common Partings in Fine-Grained Units; Faults Difficult to Trace Up-section Due to Lack of Marker Units Near the Surface

Trench Log No. 64H

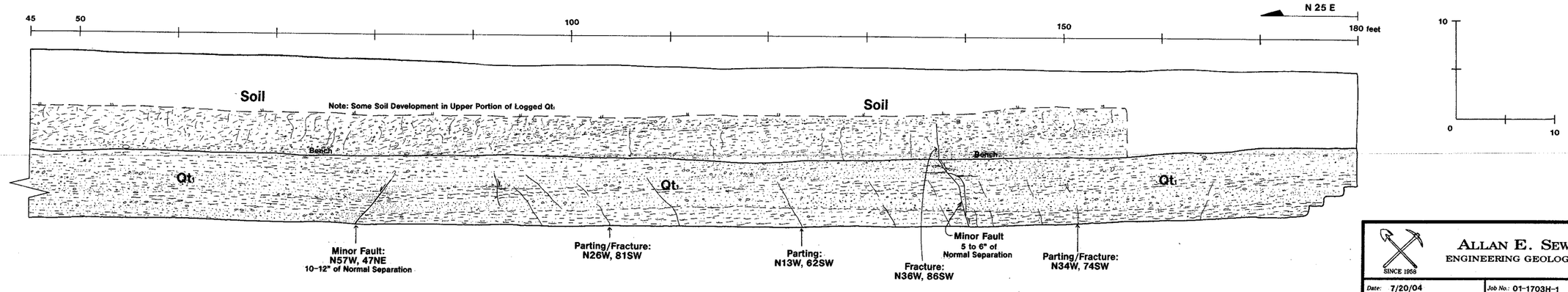


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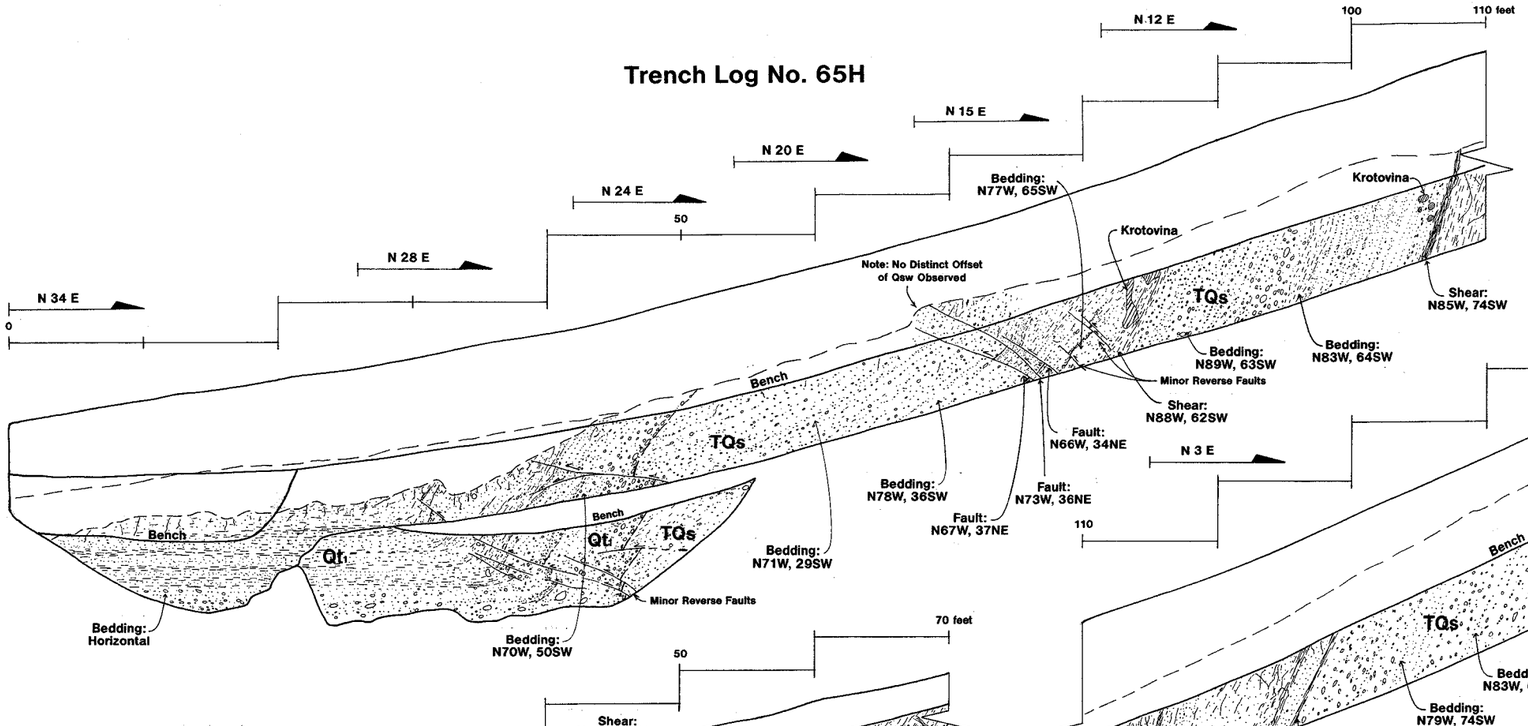
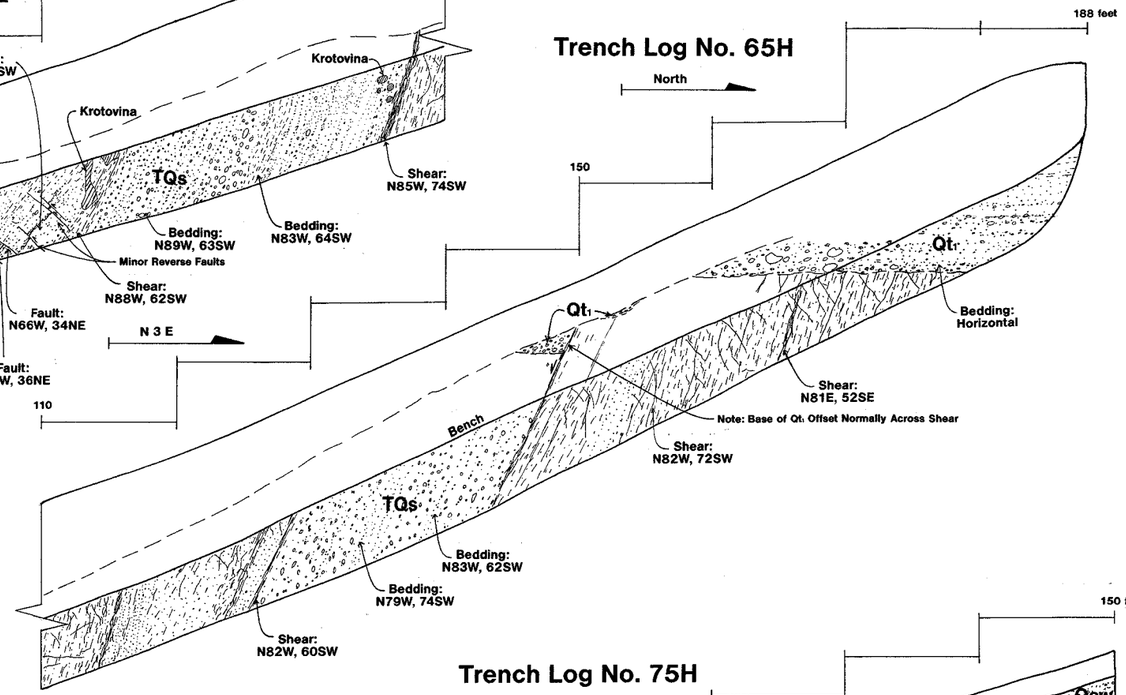
PLATE VIII

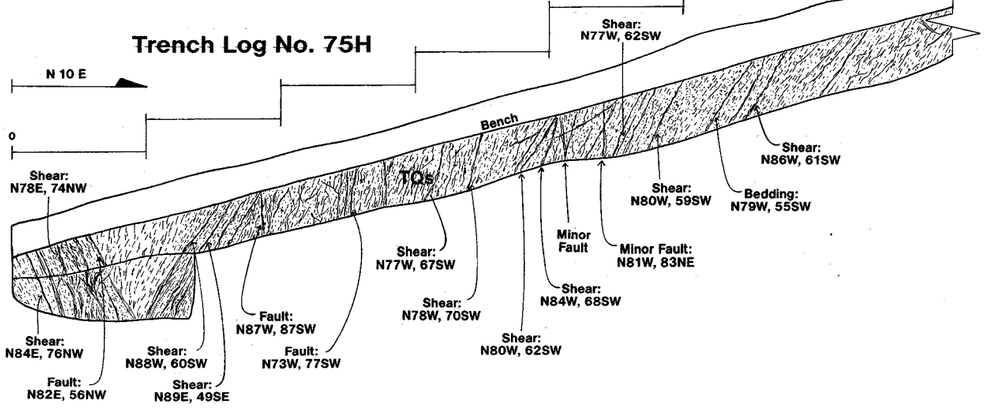
Trench Log No. 65H



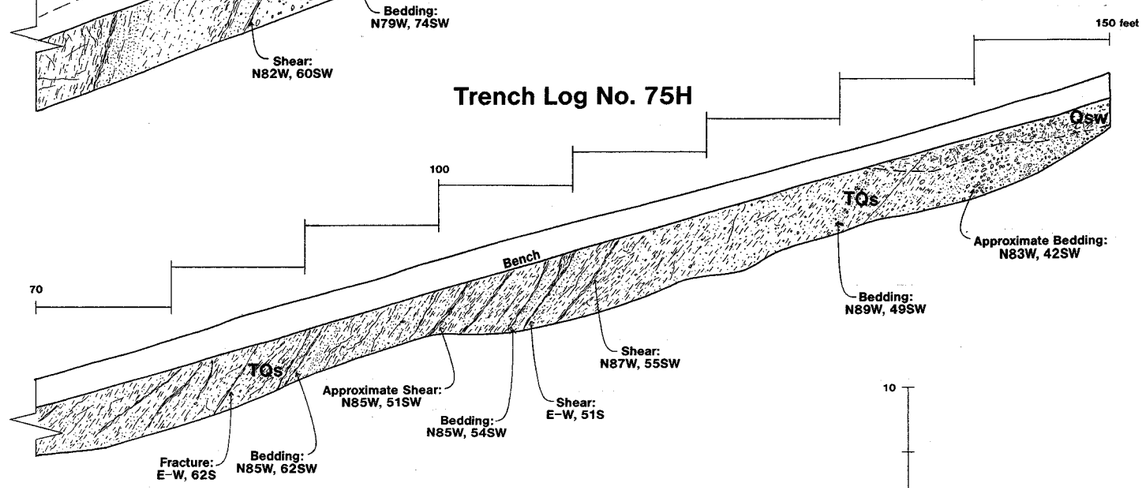
Trench Log No. 65H



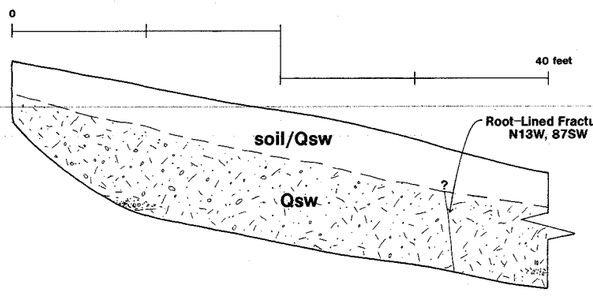
Trench Log No. 75H



Trench Log No. 75H



Trench Log No. 76H



Trench Log No. 76H

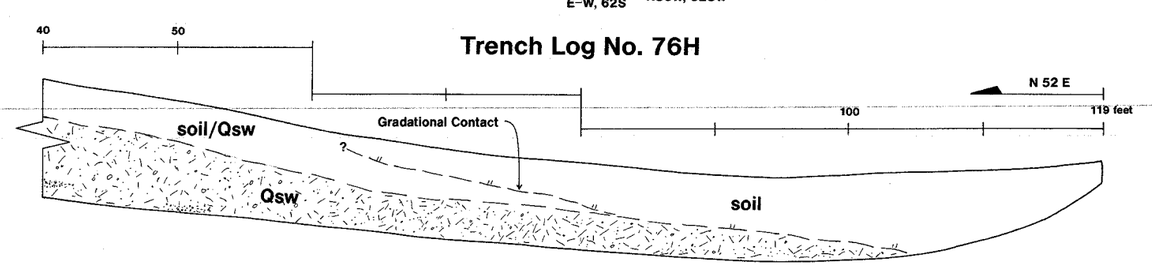


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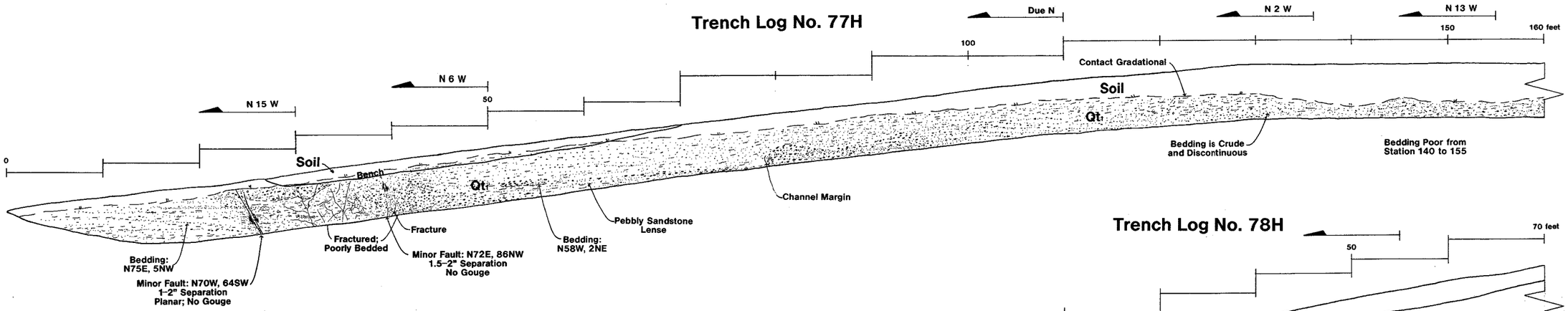
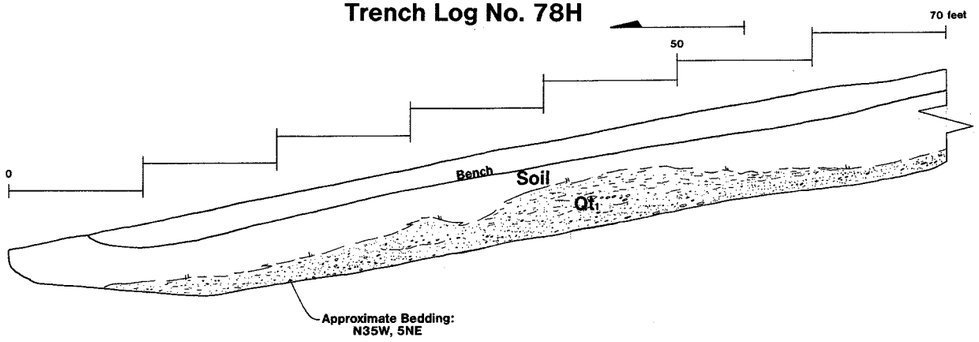
PLATE IX

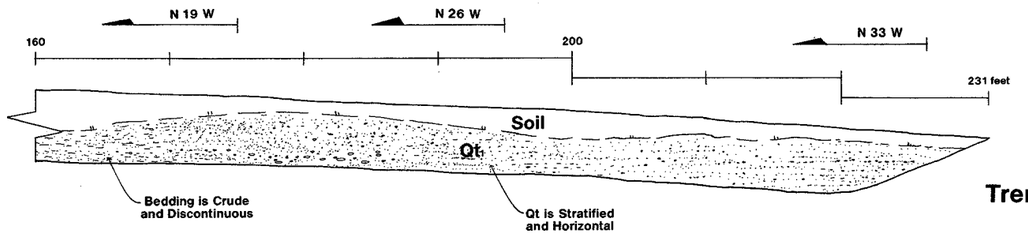
Trench Log No. 77H



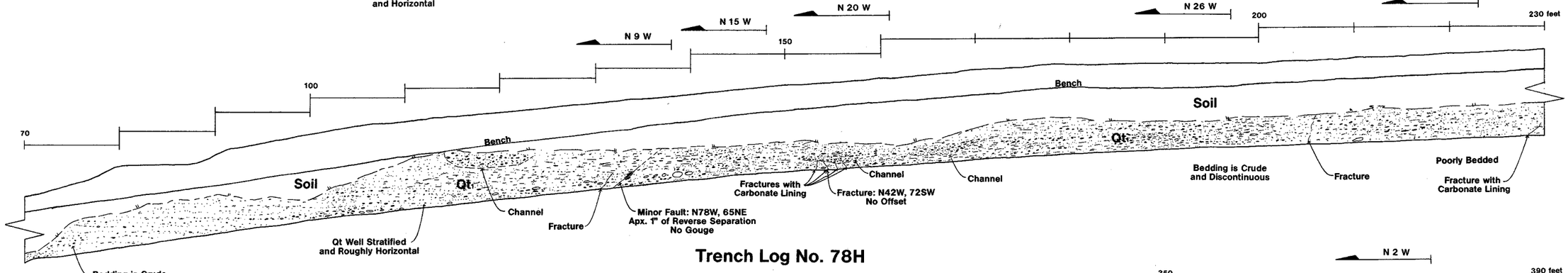
Trench Log No. 78H



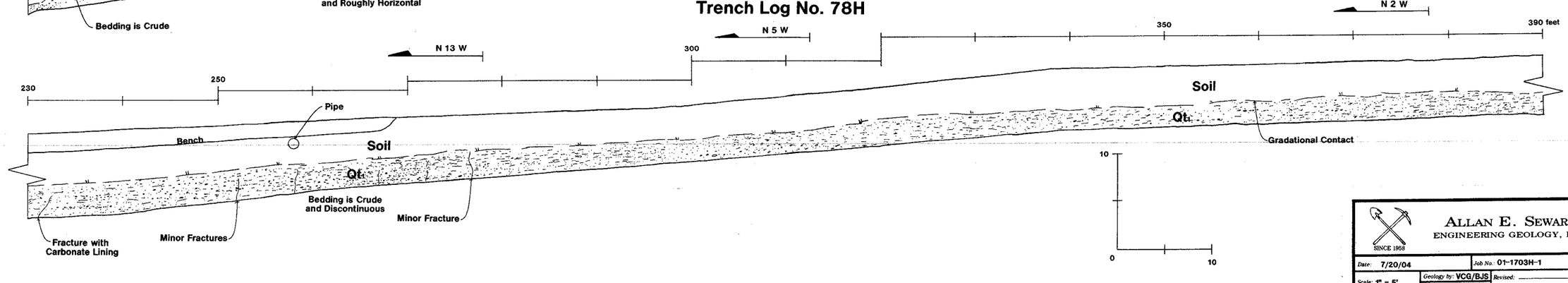
Trench Log No. 77H



Trench Log No. 78H



Trench Log No. 78H



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Scale: 1" = 5'	Geology by: VCG/BJS Revised:
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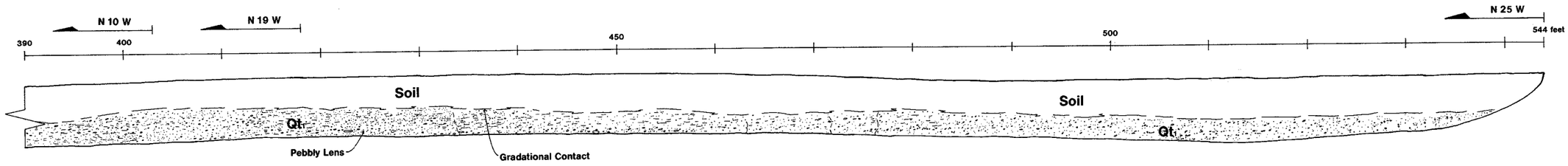
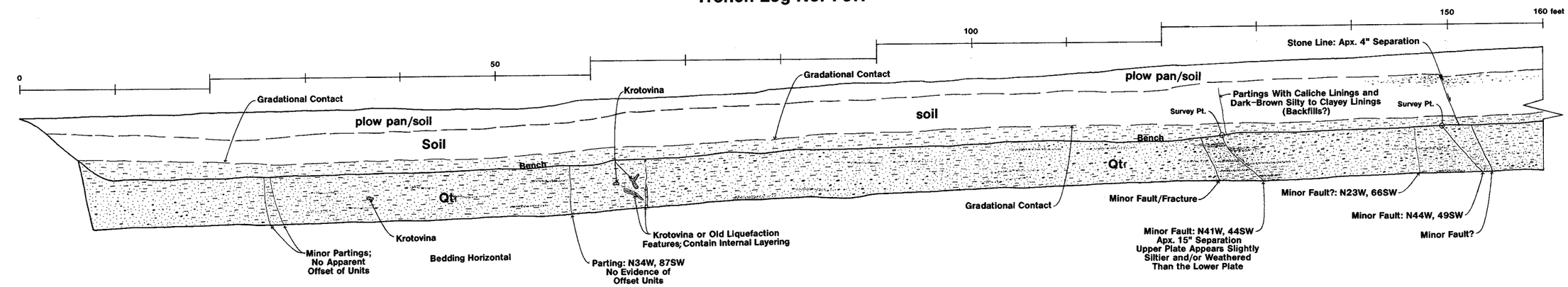
PLATE X

Trench Log No. 78H



Trench Log No. 79H



Trench Log No. 79H

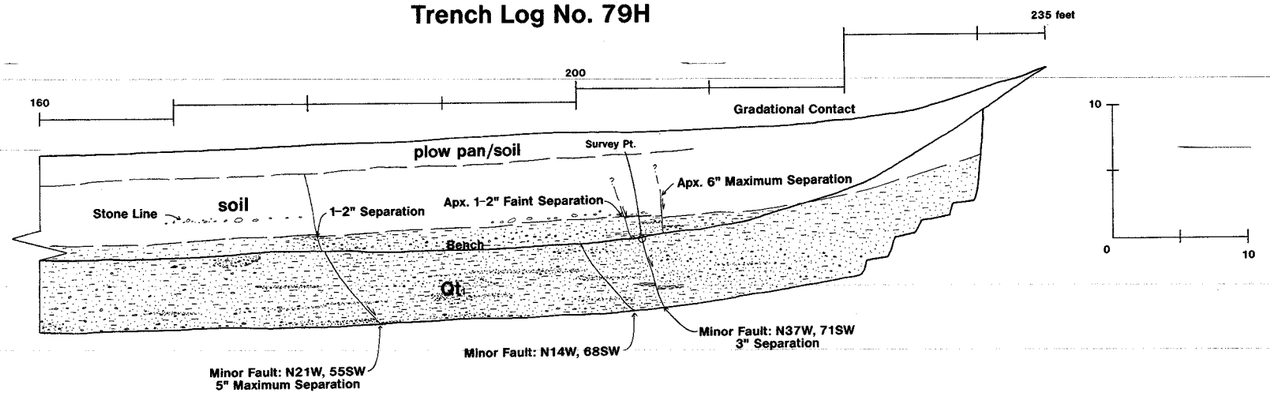


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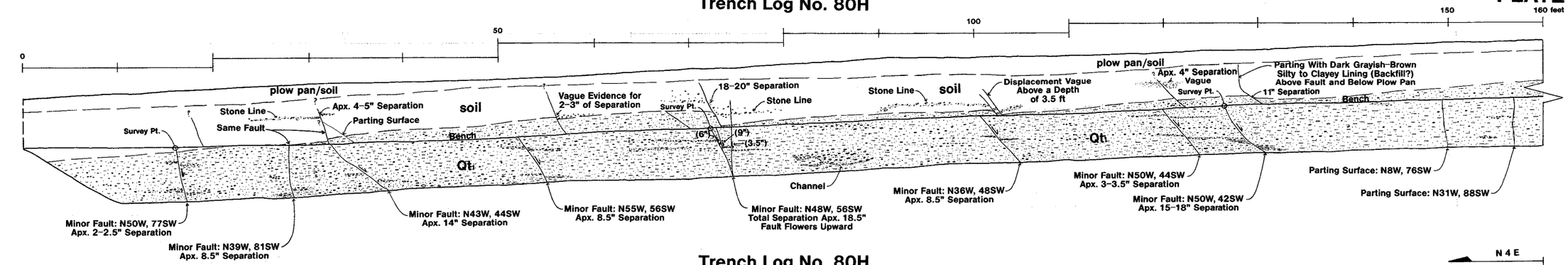
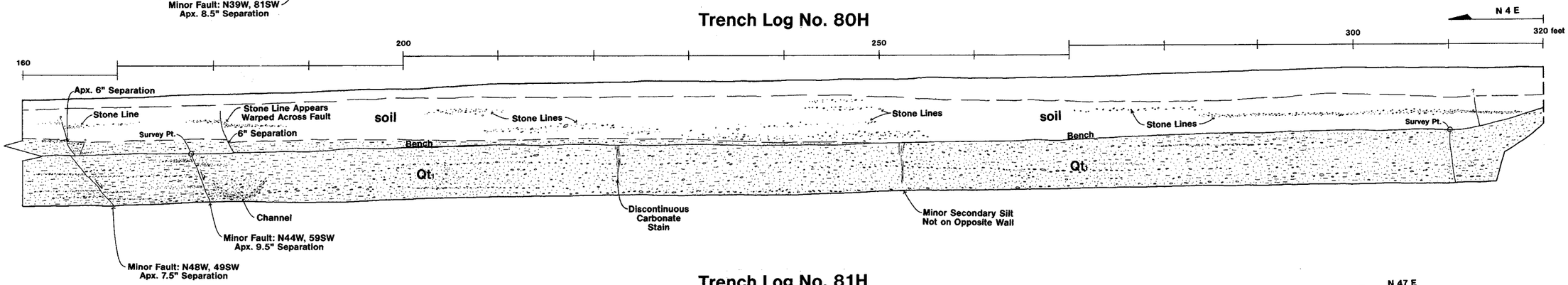
PLATE XI

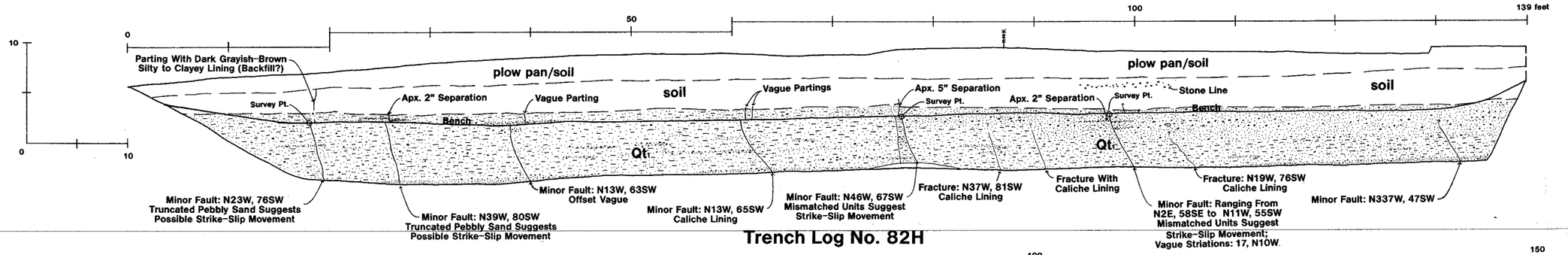
Trench Log No. 80H



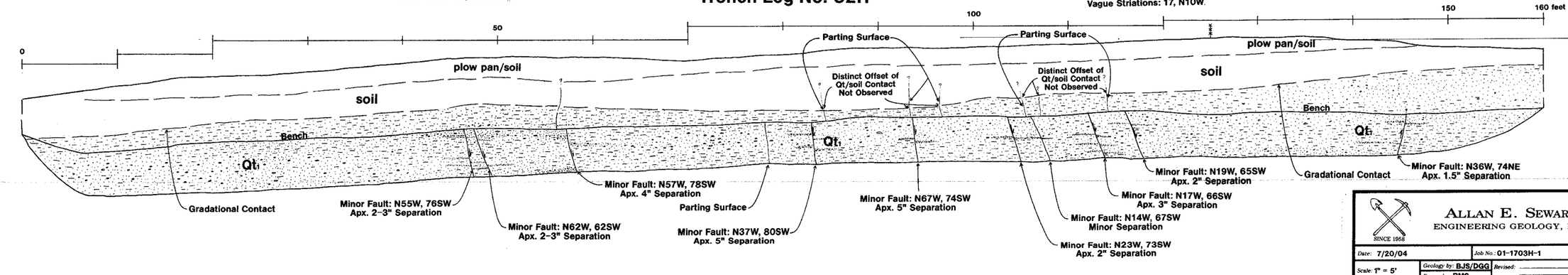
Trench Log No. 80H



Trench Log No. 81H



Trench Log No. 82H



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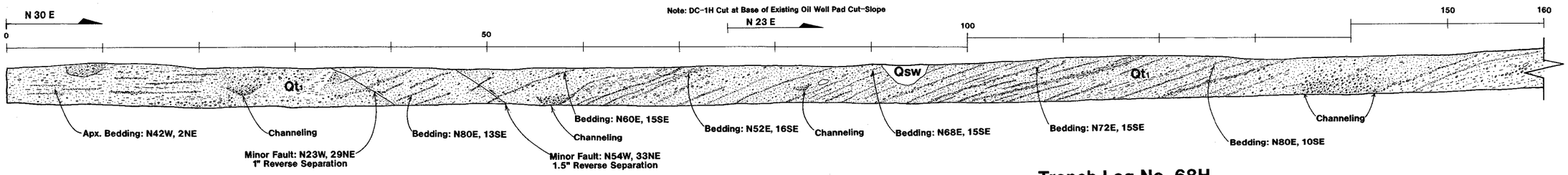
Scale: 1" = 5'	Geology by: BJS/DGG
	Drawn by: RMS
	Revised:

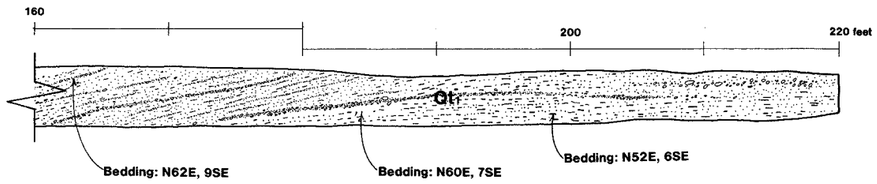
PLATE XII

Dozer Cut No. 1H

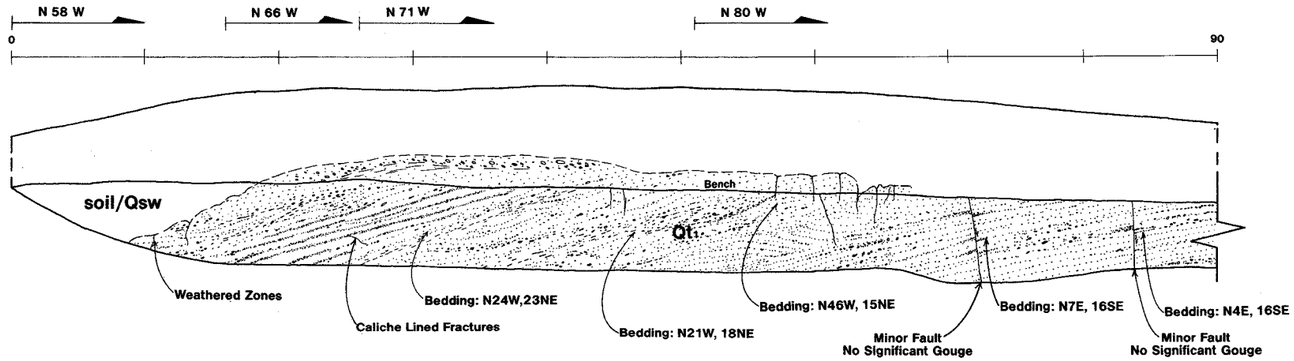
Note: DC-1H Cut at Base of Existing Oil Well Pad Cut-Slope



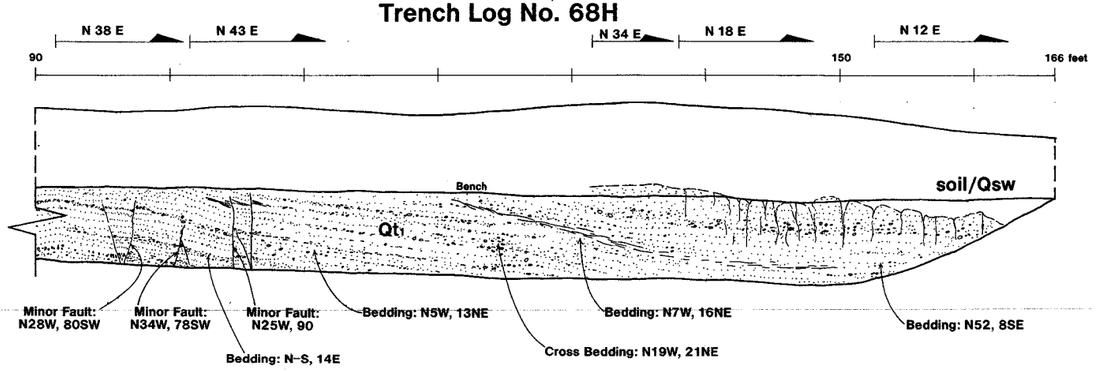
Dozer Cut No. 1H



Trench Log No. 68H



Trench Log No. 68H



Definitions

The terms used to describe the faults and related features illustrated in the attached Geologic Logs have been defined as follows:

1. Fault - a break in an earth material that exhibits offset; usually contains significant gouge.
2. Minor Fault - a break in an earth material that exhibits minor offset (separation generally less than the height of the excavation) and may be discontinuous and/or contain minor gouge.
3. Shear - a deformed zone parallel to bedding or contained within a single bed; commonly found in mudstone beds and within landslides.
4. Fracture or Joint - a break in an earth material without offset; no gouge, commonly related to weathering or creep.

GEOLOGIC LOGS LEGEND

LITHOLOGY

- Conglomerate
- Sandstone
- Sandy Siltstone and Silty Sandstone
- Siltstone
- Mudstone
- Heterogeneous Material
- Concretions and Caliche Pods
- Krotovina
- Fault Gouge – Arrows indicate relative separation; Gouge in TQs consists of olive-brown to dark gray plastic clay. Gouge along minor faults typically consists of thin (<1/16") sandy silt in coarser units, a parting with minor clay in fine-grained units, or is lacking entirely

UNITS

- af — Artififial Fill – Road Fill and old dump fill
- soil — Soil – Hachures indicate approximate base of B Soil horizon
- Qsw — Slopewash – Includes minor debris flow deposits and colluvium
- Qal — Alluvial Deposits
- Qls — Landslide Material
- Qt_1/Qt_2 — Terrace Deposits – See map legend
- TQs/TQs_u — Saugus Formation – See map legend

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SINCE 1958

Date: 7/20/04 | Job No.: 01-1703H-1
Scale: 1"=5' | Geology by: BJS/DGG | Drawn by: RMS | Revised:

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