

Appendix A

Newhall Ranch Specific Plan EIR and Water Reclamation Plant
Mitigation Monitoring and Reporting Plans

MITIGATION MONITORING PLAN (Newhall Ranch Specific Plan)

INTRODUCTION The Mitigation Monitoring Program describes the procedures the applicant and others will use to implement the mitigation measures adopted in connection with the approval of the Specific Plan and Water Reclamation Plant and the methods of monitoring such actions. A Monitoring Program is necessary only for impacts which would be significant if not mitigated. The following consists of a monitoring program table noting the responsible agency for mitigation monitoring, the schedule and a list of all Specific Plan-related mitigation measures.

PURPOSE *The Mitigation Monitoring Program (MMP) has been prepared in conformance with Section 21081.6 of the California Environmental Quality Act. It is the intent of this program to (1) verify satisfaction of the required mitigation measures of the EIR; (2) provide a methodology to document implementation of the required mitigation; (3) provide a record of the Monitoring Program; (4) identify monitoring responsibility; (5) establish administrative procedures for the clearance of mitigation measures; (6) establish the frequency and duration of monitoring; and (7) utilize existing review processes wherever feasible.*

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES			
4.1-1. The standard building setbacks from ascending and descending man-made slopes are to be followed in accordance with Section 1806.4 of the Los Angeles County Building Code, unless superseded by specific geologic and/or soils engineering evaluations. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44)	Applicant (Civil Engineer, Geotechnical Engineer, Engineering Geologist)	Building and Grading Plan Check	1. LACDPW, Geology/Soils Section, and Building and Safety 2. LACDPW, Building and Safety and Geology/Soils Section 3. Prior to Issuance of Building Permits

ACOE - U.S. Army Corps of Engineers
 CIWMB - California Integrated Waste Management Board
 CSDLAC - County Sanitation Districts of Los Angeles County
 FCD - Flood Control Division
 LACDRP - Los Angeles County Department of Regional Planning
 LACDPW - Los Angeles County Department of Public Works
 LACFPD - Los Angeles County Fire Protection District
 CPUC - California Public Utilities Commission
 CNLM - Center for Natural Lands Management
 RWQCBLAR - Regional Water Quality Control Board, Los Angeles Region
 SCAQMD - South Coast Air Quality Management District
 USFWS - U.S. Fish and Wildlife Service
 WSHUHSD - William S. Hart Union High School District

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-2. The existing Grading Ordinance for planting and irrigation of cut-slopes and fill slopes is to be adhered to for grading operations within the project site. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44)	Applicant (Civil Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permits
4.1-3. In order to safeguard against major seismic-related structural failures, all buildings within the project boundaries are to be constructed in conformance with the Los Angeles County Uniform Building Code, as applicable.	Applicant (Project Structural Engineer)	Building Plan Check	<ol style="list-style-type: none"> 1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permits
MITIGATION FOR GEOLOGIC HAZARDS			
4.1-4. The location and dimensions of the exploratory trenches and borings undertaken by Allan E. Seward Engineering Geology, Inc. and R.T. Frankian & Associates are to be noted on all grading plans relative to future building plans, unless the trenches and/or borings are removed by future grading operations. If future foundations traverse the trenches or borings, they are to be reviewed and approved by the project Geotechnical Engineer. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45)	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans; grading
4.1-5. Wherever the Pacoima Formation is exposed, it may be potentially expansive; therefore, it is to be tested by the project Soils Engineer at the grading plan stage to determine its engineering characteristics and mitigation requirements, as necessary.	Applicant (Geotechnical Engineer)	Grading Plan Check	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans
4.1-6. Should any expansive soils be encountered during grading operations, they are not to be placed nearer the finished surface than 8 feet below the bottom of the subgrade elevation. This depth is subject to revision depending upon the expansive potential measured during grading. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer) Grading Contractor	Field Investigation	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-7. If expansive materials are encountered at subgrade elevation in cut areas, the soils are to be removed to a depth of 8 feet below the "finished" or "subgrade" surface and the excavated area backfilled with nonexpansive, properly compacted soils. This depth is subject to revision depending upon the expansive potential measured during grading. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Investigation	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading
4.1-8. At the time of subdivision, which allows construction, areas subject to liquefaction are to be mitigated to the satisfaction of the project Geotechnical Engineer prior to site development. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit(s)
4.1-9. Subdrains are to be placed in areas of high ground water conditions (Potrero Canyon, in particular) or wherever extensive irrigation is planned. The systems are to be designed to the specifications of the Newhall Ranch Specific Plan Geotechnical Engineer.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading
4.1-10. Subdrains are to be placed in the major and minor canyon fills, behind stabilization blankets, buttress fills, and retaining walls, and as required by the Geotechnical Engineer during grading operations. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading
4.1-11. Canyon subdrains may be installed in "V"-ditches or in a rectangular trench excavated to expose competent material or bedrock as approved by the Geotechnical Engineer.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-12. The vertical spacing of subdrains behind buttress fills, stabilization blankets, <i>etc.</i> , are to be a maximum of 15 feet. The gradient is to be at least 2 percent to the discharge end. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Issuance of Grading Permit and Verify During Grading
4.1-13. Geological materials subject to hydroconsolidation (containing significant void space) are to be removed prior to the placement of fill. Specific recommendations relative to hydroconsolidation are to be provided by the project Geotechnical Engineer at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 44)	Applicant (Geotechnical Engineer and Engineering Geologist)	Receipt of Specific Hydroconsolidation Recommendations Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans and Verify During Grading
4.1-14. Proposed structures on ridgelines will have a minimum 20-foot horizontal setback from the margin of the bedrocks to prevent perched or ground water levels where relatively impermeable materials can block downward migration.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section, and Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Grading Permits and Verify during Grading
4.1-15. Subsurface exploration is required to delineate the depth and lateral extent of the landslides shown on the geologic map. This work shall be undertaken at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 15) Landslides must be mitigated through stabilization, removal, and/or building setbacks as determined by the Newhall Ranch Specific Plan Geotechnical Engineer, and to the satisfaction of the Los Angeles County Department of Public Works.	Applicant (Geotechnical Engineer and Engineering Geologist)	Receipt of Exploratory Data and Mitigation Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading
4.1-16. At the subdivision stage, the existence of landslides designated with "3" on Figure 4.1-2, Existing Landslide Areas, and within or adjacent to the development area is to be confirmed. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 15) If landslides are confirmed in these areas, they are to be mitigated through stabilization, removal, and/or building setbacks as determined by the Newhall Ranch Specific Plan Geotechnical Engineer.	Applicant (Geotechnical Engineer)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-17. The existence, or lack thereof, of landslides on or adjacent to the roadway alignments for the extension of Magic Mountain Parkway and Valencia Boulevard will be evaluated by subsurface investigations at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 11) If landslides are confirmed in these areas, they are to be mitigated through stabilization, removal, and/or building setbacks as determined by the Newhall Ranch Specific Plan Geotechnical Engineer.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading
4.1-18. The potential hazards associated with debris flow scars and other possible surficial failures located in proximity to the roadway alignments for the extension of Magic Mountain Parkway and Valencia Boulevard will be evaluated at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 11) These areas are to be mitigated as determined by the Newhall Ranch Specific Plan Geotechnical Engineer.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and Verify During Grading
4.1-19. Remove debris from surficial failures during grading operations prior to the placement of fill. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 16)	Applicant (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading Operations
4.1-20. All soils and/or unconsolidated slopewash and landslide debris is to be removed prior to the placement of compacted fills. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to approval of Final Grading Plan and During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-21. Cut-slopes, which will expose landslide material, are to undergo geologic and geotechnical evaluation at the subdivision stage to determine their stability and degree of consolidation. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 15) Several options are available to mitigate potential landslide failure in the proposed cut-slopes. Landslides may be stabilized with buttress fills or shear keys designed by the Newhall Ranch Specific Plan Geotechnical Engineer; landslide material can be entirely removed and replaced with a stability fill; or the slope can be redesigned to avoid the landslide. Landslides underlying cut pad or road areas may be removed or partially removed if the Newhall Ranch Specific Plan Geologist and Geotechnical Engineer conclude that the landslide is stable and sufficiently consolidated to build on. Landslides located on ascending natural slopes above proposed graded areas will also require evaluation for stability. Unstable landslides on natural slopes above graded areas will either require stabilization, removal or building setbacks to mitigate potential hazards.	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plan and During Grading
4.1-22. Additional geologic investigations are required prior to approval of future tentative maps which allow construction, or grading plans to determine the geologic and geotechnical feasibility of the fifteen (15) lots proposed in the High Country SMA.	Applicant (Geotechnical Engineer)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Tentative Maps for the 15 Estate Residential Lots
4.1-23. Prior to construction of the road embankment located within landslide Qls II, a compacted fill shear key will be constructed at the property boundary. (R.T. Frankian & Associates, 19 September 1994, p. 6)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	1. LACDPW, Geology/Soils Section, and Building and Safety 2. LACDPW, Building and Safety 3. Prior to Construction of the Road Embankment and Verify During Grading
4.1-24. Landslides, which will not affect the proposed grading concept, are to be placed in Restricted Use Areas on the Final Maps. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 43)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check	1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Maps

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-25. Surficial stability of cut-slopes designated with a "G" are to be fully evaluated at the subdivision stage, due to the possibility of wedge failures or surficial material in the slope. Corrective grading measures are to be presented in detail as mitigation at both the subdivision and Grading Plan stages of development. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, pp. 17, 43)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans and During Grading
4.1-26. Cut slopes designated as "P" are potentially unstable and are to be fully evaluated at the subdivision stage to ascertain whether they are stable as designed. Corrective grading measures are to be presented in detail as mitigation at both the subdivision and Grading Plan stages of development. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, pp. 17, 43)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans and During Grading
4.1-27. Cut-slopes designated with a "U" are to be further investigated at the subdivision stage to confirm underlying geologic conditions and slope stability. Corrective grading measures are to be presented in detail as mitigation at both the subdivision and Grading Plan stages of development. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, pp. 17, 43)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans and During Grading
4.1-28. Cut-slopes associated with the construction of the proposed extensions of Magic Mountain Parkway and Valencia Boulevard are to be further investigated at the subdivision stage to confirm the underlying geologic conditions and slope stability. Corrective measures are to be required if it is determined that the cut-slopes will not be stable. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, pp. 11 & 12)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans and During Grading
According to Allan E. Seward Engineering Geology, Inc., unstable cut-slopes can either be redesigned or stabilized using various corrective grading techniques. Redesign options for unstable cut-slopes include reorientation, relocation and reducing the proposed slope gradient. Options for corrective grading include the construction of buttress fills, stability fills, shear keys, and complete removal of the landslide material.			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-29. Orientations of the bedrock attitudes are to be evaluated by the Newhall Ranch Specific Plan Engineering Geologist to identify locations of required buttress fills. Buttress fill design and recommendations, if necessary, are to be presented as mitigation during the grading plan stage. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer and Engineering Geologist)	Grading Plan Check Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. Prior to Approval of Final Grading Plans
4.1-30. All fills, unless otherwise specifically designed, are to be compacted to at least 90 percent of the maximum dry unit weight as determined by ASTM Designation D 1557-91 Method of Soil Compaction. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section 2. LACDPW, Geology/Soils Section 3. During Grading
4.1-31. No fill is to be placed until the area to receive the fill has been adequately prepared and approved by the Geotechnical Engineer. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-32. Fill soils are to be kept free of all debris and organic material. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-33. Rocks or hard fragments larger than 8 inches are not to be placed in the fill without approval of the Geotechnical Engineer, and in a manner specified for each occurrence. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-34. Rock fragments larger than 8 inches are not to be placed within 10 feet of finished pad grade or the subgrade of roadways or within 15 feet of a slope face. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-35. Rock fragments larger than 8 inches may be placed in windrows, below the limits given above, provided the windrows are spaced at least 5 feet vertically and 15 feet horizontally. Granular soil must be flooded around windrows to fill voids between the rock fragments. The granular soil is to be wheel rolled to assure compaction. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-36. The fill material is to be placed in layers which, when compacted, is not to exceed 8 inches per layer. Each layer is to be spread evenly and is to be thoroughly mixed during the spreading to insure uniformity of material and moisture. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-37. When moisture content of the fill material is too low to obtain adequate compaction, water is to be added and thoroughly dispersed until the soil is approximately 2 percent over optimum moisture content. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-38. When the moisture content of the fill material is too high to obtain adequate compaction, the fill material is to be aerated by blading or other satisfactory methods until the soil is approximately two percent over optimum moisture content. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-39. Where fills toe out on a natural slope or surface, a keyway, with a minimum width of 16 feet and extending at least 3 feet into firm, natural soil, is to be cut at the toe of the fill. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-40. Where the fills toe out on a natural or cut slope and the natural or cut slope is steeper than 5 horizontal to 1 vertical, a drainage bench with a width of at least 8 feet is to be established at the toe of the fill. Fills may be placed over cut slopes if the visible contact between the fill and cut is steeper than 45 degrees. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-41. When placing fills over slopes, sidewall benching is to extend into competent material, approved by the Geotechnical Engineer, with vertical benches not less than 4 feet. (R.T. Frankian & Associates, 19 September 1994, Appendix I) Competent material is defined as being free of loose soil, heavy fracturing or compressive soils.	Applicant (Geotechnical Engineer and Engineering Geologist)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-42. When constructing fill slopes, the grading contractor is to avoid spillage of loose material down the face of the slope during the dumping and compacting operations. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-43. The outer faces of fill slopes are to be compacted by backing a sheepsfoot compactor over the top of the slope, and thoroughly covering all of the slope surface with overlapping passes of the compactor. Compaction of the slope is to be repeated after each 4 feet of fill has been placed. The required compaction must be obtained prior to placement of additional fill. As an alternate, the slope can be overbuilt and cut back to expose a compacted core. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	Applicant (Geotechnical Engineer)	Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-44. All artificial fill associated with past petroleum activities as well as other existing artificial fill, are to be evaluated by the Newhall Ranch Specific Plan Geotechnical Engineer at the subdivision and/or Grading Plan Stage. (Allan E. Seward Engineering Geology, 19 September 1994, Inc., p. 45) Unstable fills are to be mitigated through removal, stabilization, or other means as determined by the Newhall Ranch Specific Plan Geotechnical Engineer.	Applicant (Geotechnical Engineer and Engineering Geologist)	Receipt of Geotechnical Evaluation Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Approval of Final Subdivision Maps or Grading Plans, and Verify During Grading
4.1-45. Surface runoff from the future graded areas is not to run over any natural, cut, or fill slopes. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20)	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
4.1-46. Runoff from future pads and structures is to be collected and channeled to the street and/or natural drainage courses via non-erosive drainage devices. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20)	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-47. Water is not to stand or pond anywhere on the graded pads. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20)	Applicant (Civil Engineer and Construction Superintendent)	Include this Measure in Specifications Field Verification	1. LACDPW, Geology/Soils Section, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. During Grading
4.1-48. Oil and water wells that might occur on site are to be abandoned in accordance with State and local regulations. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 45)	Applicant (Well abandonment Specialist)	Receipt of Confirmation of Abandonment	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. LACDPW, Geology/Soils Section, Building and Safety 3. Prior to Issuance of Grading Permits
4.1-49. If any leaking or undocumented oil wells are encountered during grading operations, their locations are to be surveyed and the current well conditions evaluated immediately. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 21) Measures are to be taken to document the wells, abandonment, and remediate the well sites (if necessary) in accordance with State and local regulations.)	Applicant (Civil Engineer and Well Abandonment Specialist)	Include Measure in Specifications Field Documentation	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. During Grading
4.1-50. The exact status and location of the Exxon (Newhall Land & Farming) oil well #31 will be evaluated at the subdivision stage. If necessary, the well will be abandoned in accordance with State and local regulations. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 12)	Applicant (Civil Engineer and Well Abandonment Specialist)	Locate Well #31 on Tract Map Documentation of Abandonment, if applicable	1. California Department of Conservation, Division of Oil and Gas, Building and Safety 2. California Department of Conservation, Division of Oil and Gas, Building and Safety 3. Prior to Issuance of Grading Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.) MITIGATION FOR SEISMIC HAZARDS			
4.1-51. Survey control will be required to precisely locate the Salt Creek and Del Valle Faults at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 33)	Applicant (Civil Engineer and Engineering Geologist)	Receipt of Geotechnical Documentation	1. LACDPW, Geology Section 2. LACDPW, Geology Section 3. Prior to Tract Map/Site Plan Approvals as Applicable
4.1-52. Additional subsurface trenching will be performed within the Holser Structural Zone on Newhall Ranch during the subdivision stage to evaluate its existence. Within Potrero Canyon, additional subsurface evaluation will be performed during the subdivision stage to confirm that nontectonic alluvial movement was the cause of surface ground cracking during the January 17, 1994 earthquake, and to evaluate the potential for shallow-depth faults. (Allan E. Seward Engineering Geology, Inc. 19 September 1994, p. 42, as revised above)	Applicant (Engineering Geologist)	Receipt of Geotechnical Documentation	1. LACDPW, Geology Section 2. LACDPW, Geology Section 3. Prior to Tract Map/Site Plan Approvals as Applicable
No distinct evidence for Holocene activity on any of the faults traversing the Newhall Ranch Specific Plan site was observed during Allan E. Seward Engineering Geology, Inc.'s investigation; however, based on the distinct nature of faulting, the possible association of minor seismic activity, and compatible orientation of the faulting in relation to the current stress regime of the Transverse Ranges, preliminary Building Setback Zones have been designated around the mapped fault zones (See, Figure 4.1-4).			
4.1-53. Precise Building Setback Zones for the Newhall Ranch Specific Plan site are to be defined at the subdivision stage.	Applicant (Civil Engineer and Engineering Geologist)	Setback Zones Identified on Tract Maps/Site Plans	1. LACDPW, Geology Section, and Building and Safety 2. LACDPW, Geology Section, and Building and Safety 3. Prior to Tract Map and Site Plan and Final Map Approvals, as Applicable
4.1-54. Due to the potential activity of the Salt Creek and Del Valle Faults, site development is to remain outside of Building Setback Zones around fault traces, and the possible fault zone connecting them (See, Figure 4.1-4). (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 42)	Applicant (Civil Engineer and Engineering Geologist)	Setback Zones Identified on Tract Maps/Site Plans	1. LACDPW, Geology Section, and Building and Safety 2. LACDPW, Geology Section, and Building and Safety 3. Prior to Tract Map/Site Plan/Final Map Approvals, as Applicable

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.1 GEOTECHNICAL AND SOIL RESOURCES (cont.)			
The zone shown around the possible fault connecting the Del Valle and Salt Creek Faults may be deleted if future work shows that this fault segment does not exist.			
4.1-55. To minimize potential hazards from shattered ridge effects, structures and storage tanks proposed on ridgelines are to have a minimum 20-foot setback from the margins of the bedrock. Designation of specific building setbacks will require evaluation at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 40) Building setback zones are to be identified on all site plans and tract maps for the site.	Applicant (Engineering Geologist)	Setback Zones Identified on Tract Maps/Site Plans	<ol style="list-style-type: none"> 1. LACDPW, Geology Section, and Building and Safety 2. LACDPW, Geology Section, and Building and Safety 3. Prior to Tract Map/Site Plan Approvals, as Applicable
4.1-56. The potential for ground motion and ground failure associated with a seismic event in proximity to the planned roadway alignments of Magic Mountain Parkway and Valencia Boulevard will be evaluated at the subdivision stage. (Allan E. Seward Engineering Geology, Inc., 13 December 1995, p. 11) Mitigation to reduce associated significant impacts will also be identified at that time.	Applicant (Engineering Geologist)	Receipt of Geotechnical Report and Mitigation	<ol style="list-style-type: none"> 1. LACDPW, Geology/Soils Section, and Building and Safety 2. LACDPW, Geology/Soils Section, and Building and Safety 3. Prior to Final Map Approval

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.2 FLOOD			
4.2-1. All on- and off-site flood control improvements necessary to serve the Newhall Ranch Specific Plan are to be constructed to the satisfaction of the County of Los Angeles Department of Public Works Flood Control Division.	Applicant (Civil Engineer)	Approval of Drainage Plans Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permit(s)
4.2-2. All necessary permits or letters of exemption from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, and the Regional Water Quality Control Board for Specific Plan-related development are to be obtained prior to construction of drainage improvements. The performance criteria to be used in conjunction with 1603 agreements and/or 404 permits are described in Section 4.6, Biological Resources, Mitigation Measures 4.6-1 through 4.6-10 (restoration) and 4.6-11 through 4.6-16 (enhancement).	Applicant	Receipt of all Necessary Permit(s)	1. ACOE, USFWS, CDFG, RWQCBLAR 2. ACOE, USFWS, CDFG, RWQCBLAR 3. Prior to Grading
4.2-3. All necessary streambed agreement(s) are to be obtained from the California Department of Fish and Game wherever grading activities alter the flow of streams under CDFG jurisdiction. The performance criteria to be used in conjunction with 1603 agreements and/or 404 permits are described in Section 4.6, Biological Resources, Mitigation Measures 4.6-1 through 4.6-10 (restoration) and 4.6-11 through 4.6-16 (enhancement).	Applicant	Receipt of Streambed Agreements	1. CDFG 2. LACDPW, FCD 3. Prior to Grading
4.2-4. Conditional Letters of Map Revision (CLOMR) relative to adjustments to the 100-year FIA flood plain are to be obtained by the applicant after the proposed drainage facilities are constructed.	Applicant (Civil Engineer)	Receipt of CLOMR(s)	1. Federal Insurance Administration 2. LACDPW 3. Upon Completion of Facilities
4.2-5. Prior to the approval and recordation of each subdivision map, a Hydrology Plan, Drainage Plan, and Grading Plan (including an Erosion Control Plan if required) for each subdivision must be prepared by the applicant of the subdivision map to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after site development. These plans shall be prepared to the satisfaction of the County of Los Angeles Department of Public Works.	Applicant (Project Engineer)	Approval of Final Hydrology Plan, Final Drainage Plan, and Final Grading Plan	1. LACDPW, FCD and Geology/Soils Section 2. LACDPW, FCD and Geology/Soils Section 3. Prior to Recording of Each Subdivision Map

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.2 FLOOD (cont.)			
4.2-6. Install permanent erosion control measures, such as desilting and debris basins, drainage swales, slope drains, storm drain inlet/outlet protection, and sediment traps in order to prevent sediment and debris from the upper reaches of the drainage areas which occur on the Newhall Ranch site from entering storm drainage improvements. These erosion control measures shall be installed to the satisfaction of the County of Los Angeles Department of Public Works.	Applicant (Project Engineer)	Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permits
4.2-7. The applicant for any subdivision map permitting construction shall satisfy all applicable requirements of the NPDES Program in effect in Los Angeles County to the satisfaction of the County of Los Angeles Department of Public Works. These requirements currently include preparation of an Urban Storm Water Mitigation Plan (USWMP) containing design features and Best Management Practices (BMPs) appropriate and applicable to the subdivision. In addition, the requirements currently include preparation of a Storm Water Management Pollution Prevention Plan (SWPPP) containing design features and BMPs appropriate and applicable to the subdivision. The County of Los Angeles Department of Public Works shall monitor compliance with those NPDES requirements.	Applicant (Construction Superintendent)	Submittal of USWMP and SWPPP to RWQCBLAR Field Verification	1. RWQCBLAR 2. LACDPW, Building and Safety 3. Prior to Grading and During Grading Operations
4.2-8. The applicant for any subdivision map permitting construction shall comply with all appropriate requirements of the County of Los Angeles Standard Urban Stormwater Mitigation Plan ("SUSMP") requirements, and comply with the SWRCB-issued General Permit for Construction Activity Storm Water (SWRCB Order 99-08-DWQ), as it may be amended from time to time or replaced by other applicable stormwater permits. or demonstrate equivalency to these requirements.	Applicant (Construction Superintendent)	Submittal of SUSMP to LACDPW Field Verification	1. LACDPW, FCD 2. LACDPW, FCD 3. Prior to Issuance of Occupancy Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.3 CULTURAL/PALEONTOLOGICAL RESOURCES			
The following mitigation measures are derived from the Los Angeles County Environmental Document Reporting Procedures and Guidelines for paleontological resources and Appendix K of the CEQA <i>Guidelines</i> for the protection of cultural resources. Both documents require that reasonable efforts be made to reduce significant impacts on cultural resources to levels below identified thresholds of significance:			
4.3-1. Any adverse impacts to California-LAN-2133, -2235, and the northern portion of -2233 are to be mitigated by avoidance and preservation. Should preservation of these sites be infeasible, a Phase III data recovery (salvage excavation) operation is to be completed on the sites so affected, with archaeological monitoring of grading to occur during subsequent soils removals on the site. This will serve to collect and preserve the scientific information contained therein, thereby mitigating all significant impacts to the affected cultural resource.	Applicant (Archaeologist)	Qualified Archaeologist Present During Grading Activities of Sites	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and During Grading Activities, as appropriate
4.3-2. Any significant effects to California-LAN-2241 are to be mitigated through site avoidance and preservation. Should this prove infeasible, an effort is to be made to relocate, analyze and re-inter the disturbed burial at some more appropriate and environmentally secure locale within the region.	Applicant (Archaeologist)	Qualified Archaeologist Present During Grading Activities of site if not located before	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to and During Grading Activities, as appropriate
4.3-3. In the unlikely event that additional artifacts are found during grading within the development area or future roadway extensions, an archaeologist will be notified to stabilize, recover and evaluate such finds.	Applicant (Archaeologist)	Include this Measure in Subdivision Map Conditions if appropriate	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Tentative Map Processing

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.3 CULTURAL/PALEONTOLOGICAL RESOURCES (cont.)			
<p>4.3-4. 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, to salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils. Geological formations (like the Saugus Formation) with a high potential will initially require full time monitoring during grading activities. Geologic formations (like the Quaternary terrace deposits) with a moderate potential will initially require half-time monitoring. If fossil production is lower than expected, the duration of monitoring efforts should be reduced. Because of known presence of microvertebrates in the Saugus Formation, samples of at least 2,000 pounds of rock shall be taken from likely horizons, including localities 13, 13A, 14, and 23. These samples can be stock-piled to allow processing later to avoid delays in grading activities. The frequency of these samples will be determined based on field conditions. Should the excavations yield significant paleontological resources, excavation is to be stopped or redirected until the extent of the find is established and the resources are salvaged. Because of the long duration of the Specific Plan, a reassessment of the paleontological potential of each rock unit will be used to develop mitigation plans for subsequent subdivisions. The report shall include an itemized inventory of the fossils, pertinent geologic and stratigraphic data, field notes of the collectors and include recommendations for future monitoring efforts in those rock units. Prior to grading, an agreement shall be reached with a suitable public, non-profit scientific repository, such as the Los Angeles County Museum of Natural History or similar institution, regarding acceptance of fossil collections.</p>	Applicant (Archaeologist)	LA County Natural History Museum-Approved Inspector Present During Grading Activities	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. During Grading Activities in the Pico Formation, Saugus Formation, Quaternary Terrace Deposits, and Quaternary Older Alluvium

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.4 AGRICULTURAL RESOURCES			
4.4-1. Purchasers of homes located within 1,500 feet of an agricultural field or grazing area are to be informed of the location and potential effects of farming uses prior to the close of escrow.	Applicant	Include this Information in CC&Rs	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. At Home Sales
4.4-2. New homes within 1,500 feet of farming uses within Ventura County, if any, are to be informed that agricultural activities within Ventura County are protected under the County's right-to-farm ordinance, and are to be provided with copies of the County's Amended Ordinance 3730-5/7/85.	Applicant	Include this Information in CC&Rs	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. At Home Sales

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.5 ENVIRONMENTAL SAFETY			
4.5-1. All final school locations are to comply with the California State Board of Education requirement that no schools be sited within 100 feet from the edge of the right-of-way of 100-110 kV lines; 150 feet from 220-230 kV lines; and 250 feet from 345 kV lines.	Applicant	Tentative Tract Map Review	<ol style="list-style-type: none"> 1. State Board of Education 2. LA County Department of Regional Planning 3. Prior to Approval of Tract Maps
4.5-2. Only non-habitable structures shall be located within SCE easements.	Applicant	Tentative Tract Map Review	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Tract Maps
4.5-3. Prior to issuance of grading permits, all abandoned oil and natural gas-related sites must be remediated to the satisfaction of the California Department of Oil and Gas, the Los Angeles County Hazardous Materials Control Program, the South Coast Air Quality Management District, and/or the Regional Water Quality Control Board (Los Angeles region).	Applicant/On-Site Oil and Natural Gas Producers	Confirmation that Oil- and Natural Gas-Related Sites are Satisfactorily Remediated	<ol style="list-style-type: none"> 1. California Department of Conservation, Division of Oil and Gas; LA County Hazardous Materials Control Program; SCAQMD; and RWQCBLAR 2. California Department of Conservation, Division of Oil and Gas; LA County Hazardous Materials Control Program; SCAQMD; and RWQCBLAR 3. Prior to Issuance of Grading Permits
4.5-4. All on-going oil and natural gas operational sites adjacent to or in close proximity to residential, mixed-use, commercial, business park, schools, and local and Community Parks shall be secured by fencing and emergency access to these locations shall be provided.	Applicant/On-Site Oil and Natural Gas Producers	Field Verification	<ol style="list-style-type: none"> 1. California Department of Conservation, Division of Oil and Gas 2. LACDPW, Building and Safety Department 3. Prior to Issuance of Building Permits
4.5-5. The Specific Plan is to meet the requirements of SCGC in terms of pipeline relocation, grading in the vicinity of gas mains, and development within Southern California Gas Company easements. These requirements would be explicitly defined by SCGC at the future tentative map stage.	Applicant (Civil Engineer)	Grading Plan Check	<ol style="list-style-type: none"> 1. SCGC 2. LACDPW 3. Prior to Approval of Grading Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.5 ENVIRONMENTAL SAFETY (cont.)			
4.5-6. All potential buyers or tenants of property in the vicinity of Southern California Gas Company transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over and within the vicinity of the high-pressure gas mains.	Applicant	Include this Information in CC&Rs	1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. At Home Sales
4.5-7. In accordance with the provisions of the Los Angeles County Building Code, Section 308(d), all buildings and enclosed structures that would be constructed within the Specific Plan located within 25 feet of oil or gas wells shall be provided with methane gas protection systems. Buildings located between 25 feet and 200 feet of oil or gas wells shall, prior to the issuance of building permits by the County of Los Angeles, be evaluated in accordance with the current rules and regulations of the State of California Division of Oil and Gas.	Applicant (Building Contractors)	Include this Requirement in Building Specifications Field Verification	1. California Department of Conservation, Division of Oil and Gas and LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permits
4.5-8. In accordance with the provisions of the Los Angeles County Building Code, Section 308(c), all buildings and structures located within 1,000 feet of a landfill containing decomposable material (in this case the Chiquito Canyon Landfill) shall be provided with a landfill gas migration protection and/or control system.	Applicant (Building Contractors)	Include this Requirement in Building Specifications Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permits
4.5-9. In accordance with the provisions of the Los Angeles County Code, Title 11, Division 4, Underground Storage of Hazardous Materials regulations, the County of Los Angeles Department of Public Works shall review, prior to the issuance of building permits by the County of Los Angeles, any plans for underground hazardous materials storage facilities (e.g., gasoline) that may be constructed or installed within the Specific Plan.	Applicant (Building Contractors)	Include this Requirement in Building Specifications Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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4.6 BIOTA

Development of the Newhall Ranch Specific Plan will result in impacts to biological resources, some of which are considered to be significant. However, the Specific Plan generally avoids areas of highest biological value, and concentrates development in lower quality areas. The mitigation measures presented below, if successfully implemented, would reduce the degree of many of these impacts to a level that is considered not significant.

Mitigation measures are separated into three categories. The first includes an overview of those design features that are incorporated as part of the Specific Plan to reduce the biological impact potential. The second category includes specific mitigation measures incorporated as part of the Resource Management Plan. The last category includes additional mitigation measures recommended as part of this Draft EIR. The specific mitigation measures in each of these categories are defined below.

SPECIFIC PLAN DESIGN MEASURES

The Specific Plan was designed to partially mitigate potential impacts to sensitive biological resources through avoidance in order to maximize the conservation of important biological features of the site. Specific elements of Specific Plan design that are intended to reduce impacts to plants, animals and habitat would be implemented through adoption and approval of the Specific Plan.

The habitat types and associated plant and wildlife species which occur on the property have become an integral part of the overall Specific Plan design, through the formulation of a conservation strategy that allows for the development of the site in a way that minimizes the effects to sensitive biological resources. In addition, this conservation strategy incorporates the design and management of important open areas in a way that conserves biological values. An important aspect of this approach was an analysis of the conservation value of habitats on the property, which used conservation principles and a GIS mapping methodology. An additional component of the conservation strategy was the consideration of the larger regional context in the conservation design of biological resources on the site. The Ranch, which extends from the ridgeline of the Santa Susana Mountains across the Santa Clara River to the uplands on the north, offers the potential for significant habitat contributions to a Santa Susana Mountains open area and a key segment of the Santa Clara River system, as well as regionally important connections between these habitat areas and across the River.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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4.6 BIOTA (cont.)

The biological resource conservation strategy developed for the Newhall Ranch property addresses the sequencing recommended by the resource agencies: avoidance, minimization, and mitigation for unavoidable impacts to key sensitive resources. The proposed large, open areas on the Newhall Ranch property avoid impacts to many of the highly sensitive species present or potentially occurring on the site, and their habitats. Further design with respect to potential unavoidable impacts to biological resources has minimized encroachments into key areas of the property, decreasing the overall impacts. Indirect impacts to biological resources are minimized through the dedication of large blocks of habitat that decreases the edge-area ratio, and thus, buffers the habitat from noise, lighting, and encroachment by domestic pets, non-native plants, and humans. The result of these design efforts has produced a biological resource conservation strategy that has focused conservation and mitigation efforts on the Newhall Ranch property into two Special Management Areas and their connection:

- the Santa Clara River Corridor (River Corridor SMA);
- the large block of relatively undisturbed habitats on higher elevations into the Santa Susana Mountains (High Country SMA); and
- the connection between these two areas along the Salt Creek drainage.

In this design, the Conceptual Grading Plan (Draft EIR, Figure 1.0-14) has been developed to allow for preservation of significantly large areas of sensitive native habitats associated with the natural drainage areas of the site, and major landforms have been maintained. Large contiguous blocks of valuable habitat have been avoided and provided with direct linkage. The Specific Plan has focused on putting the two key habitat resource areas into consolidated blocks (connected by the Salt Creek drainage), resulting in minimal boundaries with developed areas. The assembly of these three elements will facilitate their management as a single special management area system within the Specific Plan area, as well as allowing coordination and interface with other programs outside the boundary of Newhall Ranch. The transitions between development and the special management areas will be the focus of special design treatments to protect the integrity of the conserved areas. As indicated above, the “edges” of urban development areas have been minimized to reduce the indirect impact potential of the Specific Plan, and native and compatible species will be used for landscaping in these areas.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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4.6 BIOTA (cont.)

The open area system for Newhall Ranch includes the most important habitat areas of the Santa Clara River (River Corridor SMA) and the areas which have been least impacted by agricultural, and oil and natural gas production activities (High Country SMA). It also includes the largest, least fragmented patches of each habitat type that remain on Newhall Ranch. In addition to consolidating the habitat on the Ranch into two major interconnected blocks, the open areas include the largest remaining individual blocks of each of the important habitat types. Substantial proportions of each of the habitat types and vegetation associations that occur on the Ranch will be conserved within the open area system. The incorporation of the River, the mountains, and connection provides for conservation of substantially the entire range of terrain and vegetation types on Newhall Ranch.

By connecting the open areas into two major blocks with a major linkage, the land use plan for the Ranch provides for a minimum edge-to-area ratio within the Specific Plan area. The least accessible portion of the property, in terms of topography and presence of roads, is the High Country SMA. In addition, there is limited existing access to the River and to the Salt Creek corridor area. The topography along the High Country and River provide the opportunity to focus management activities to effectively limit access to the habitat in these key resource areas. Additional management practices are intended to restrict future access as the Specific Plan is implemented.

A critical component of the open area system within the Newhall Ranch property and in the region is the connection between the High Country and the River Corridor along Salt Creek. The corridor will provide continuity between the habitats and the wildlife populations within the property, as well as forming a permanent regional linkage between the Santa Clara River and the Santa Susana Mountains. Salt Creek is the most appropriate location for such a wildlife corridor connection because of several distinguishing characteristics. These include provision of a direct link between the two major open areas; less disturbance than any of the other potential connections; it is bound through most of its length by open area on the north side and, therefore, will not be surrounded by development in the future; it is the only drainage that would provide more than a discontinuous, narrow connection; it includes both upland and riparian vegetation through most of the corridor; and it is topographically isolated from areas of development on Newhall Ranch. Currently, a portion of the wildlife corridor is situated in Ventura County. Future land use decisions will be required to define the corridor's final configuration in areas that occur outside the County of Los Angeles.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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4.6 BIOTA (cont.)

RESOURCE MANAGEMENT PLAN MITIGATION

Approval of the Specific Plan and its associated RMP would involve an amendment to the Los Angeles County zoning ordinance such that the provisions of the Specific Plan and RMP are binding. Specific measures to mitigate impacts to biological resources are incorporated as part of the Resource Management Plan (RMP) that is part of the Newhall Ranch Specific Plan. These measures are identified below:

SANTA CLARA RIVER (RIVER CORRIDOR) SMA

MITIGATION REQUIREMENTS

Mitigation for impacts for the Specific Plan on riparian resources will include restoration of riparian habitat and may include enhancement activities as well. In addition, a mitigation bank may be established as discussed in this section. The general areas in which riparian mitigation activities may take place are shown on Exhibit 2.6-3, Candidate Riparian Restoration/Enhancement Areas, of the Specific Plan.

The mitigation of Specific Plan impacts through restoration of habitat and enhancement of existing habitat quality shall conform to the requirements set forth below:

MITIGATION THROUGH RESTORATION

Habitat restoration as referred to in the 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 Specific Plan 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 Specific Plan. Unavoidable impacts to riparian resources shall be minimized through Specific Plan 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 and shall include the following:

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-1. The restoration mitigation areas located within the River Corridor SMA shall be in areas that have been disturbed by previous uses or activities. Mitigation shall be conducted only on sites where soils, hydrology, and microclimate conditions are suitable for riparian habitat. First priority will be given to those restorable areas that occur adjacent to existing patches (areas) of native habitat that support sensitive species, particularly endangered or threatened species. The goal is to increase habitat patch size and connectivity with other existing habitat patches while restoring habitat values that will benefit sensitive species.	Applicant (Project Biologist)	Field Verification	<ol style="list-style-type: none"> 1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plans
4.6-2. A qualified biologist shall prepare or review revegetation plans. The biologist shall also monitor the restoration effort from its inception through the establishment phase.	Applicant (Project Biologist)	Revegetation Plan Comments and Documentation of Restoration Monitoring from Qualified Biologist Field Verification	<ol style="list-style-type: none"> 1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plans and Monitor During Restoration Effort
4.6-3. Revegetation Plans may be prepared as part of a California Department of Fish and Game 1603 Streambed Alteration Agreement and/or an U.S. Army Corps of Engineers Section 404 Permit, and shall include: <ul style="list-style-type: none"> • Input from both the Project proponent and resource agencies to assure that the Project objectives applicable to the River Corridor SMA and the criteria of this RMP are met. • The identification of restoration/mitigation sites to be used. This effort shall involve an analysis of the suitability of potential sites to support the desired habitat, including a description of the existing conditions at the site(s) and such base line data information deemed necessary by the permitting agency. 	Applicant (Project Biologist)	Revegetation Plan Review	<ol style="list-style-type: none"> 1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
4.6-4. The revegetation effort shall involve an analysis of the site conditions such as soils and hydrology so that site preparation needs can be evaluated. The revegetation plan shall include the details and procedures required to prepare the restoration site for planting (<i>i.e.</i> , grading, soil preparation, soil stockpiling, soil amendments, <i>etc.</i>), including the need for a supplemental irrigation system, if any.	Applicant (Project Biologist)	Revegetation Plan Review	<ol style="list-style-type: none"> 1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-5. Restoration of riparian habitats within the River Corridor SMA shall use plant species native to the Santa Clara River. Cuttings or seeds of native plants shall be gathered within the River Corridor SMA or purchased from nurseries with local supplies to provide good genetic stock for the replacement habitats. Plant species used in the restoration of riparian habitat shall be listed on the approved project plant palette (Specific Plan Table 2.6-1, Recommended Plant Species for Habitat Restoration in the River Corridor SMA) or as approved by the permitting State and Federal agencies.	Applicant (Project Biologist)	Revegetation Plan Review Field Verification	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan and Monitor During Restoration Effort
4.6-6. The final revegetation plans shall include notes that outline the methods and procedures for the installation of the plant materials. Plant protection measures identified by the project biologist shall be incorporated into the planting design/layout.	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
4.6-7. The revegetation plan shall include guidelines for the maintenance of the mitigation site during the establishment phase of the plantings. The maintenance program shall contain guidelines for the control of non-native plant species, the maintenance of the irrigation system, and the replacement of plant species.	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
4.6-8. The revegetation plan shall provide for monitoring to evaluate the growth of the developing habitat. Specific performance goals for the restored habitat shall be defined by qualitative and quantitative characteristics of similar habitats on the River (e.g., density, cover, species composition, structural development). The monitoring effort shall include an evaluation of not only the plant material installed, but the use of the site by wildlife. The length of the monitoring period shall be determined by the permitting state and/or federal agency.	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-9. Monitoring reports for the mitigation site shall be reviewed by the permitting State and/or Federal agency.	Applicant (Project Biologist)	Review of Monitoring Reports	<ol style="list-style-type: none"> 1. ACOE and CDFG 2. ACOE and CDFG 3. During Revegetation Activities
4.6-10. Contingency plans and appropriate remedial measures shall also be outlined in the revegetation plan.	Applicant (Project Biologist)	Revegetation Plan Review	<ol style="list-style-type: none"> 1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
MITIGATION THROUGH ENHANCEMENT			
4.6-11. Habitat enhancement as referred to in this document means the rehabilitation of areas of native habitat that have been moderately disturbed by past activities (<i>e.g.</i> , grazing, roads, oil and natural gas operations, <i>etc.</i>) or have been invaded by non-native plant species such as giant cane (<i>Arundo donax</i>) and tamarisk (<i>Tamarix</i> sp.).	Applicant (Project Biologist)	Revegetation Plan Review	<ol style="list-style-type: none"> 1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
4.6-12. Removal of grazing is an important means of enhancement of habitat values. Without ongoing disturbance from cattle, many riparian areas will recover naturally. Grazing except as permitted as a long-term resource management activity will be removed from the River Corridor SMA pursuant to the Long-Term Management Plan set forth in Section 4.6 of the Specific Plan EIR.	Land Owner/SMA Manager	Mitigation Monitoring Reports	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Mitigation Monitoring Reports under CUP Condition No. 8
4.6-13. To provide guidelines for the installation of supplemental plantings of native species within enhancement areas, a revegetation plan shall be prepared prior to implementation of mitigation (<i>See</i> , guidelines for revegetation plans above). These supplemental plantings will be composed of plant species similar to those growing in the existing habitat patch (<i>See</i> , Specific Plan Table 2.6-1).	Applicant (Project Biologist)	Revegetation Plan Review	<ol style="list-style-type: none"> 1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-14. Not all enhancement areas will necessarily require supplemental plantings of native species. Some areas may support conditions conducive for rapid "natural" re-establishment of native species. The revegetation plan may incorporate means of enhancement to areas of compacted soils, poor soil fertility, trash or flood debris, and roads as a way of enhancing riparian habitat values.	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
4.6-15. Removal of non-native species such as giant cane (<i>Arundo donax</i>), salt cedar or tamarisk (<i>Tamarix</i> sp.), tree tobacco (<i>Nicotiana glauca</i>), castor bean (<i>Ricans communis</i>), if included in a revegetation plan to mitigate impacts, shall be subject to the following standards: <ul style="list-style-type: none"> • First priority shall be given to those habitat patches that support or have a high potential for supporting sensitive species, particularly endangered or threatened species. • All non-native species removals shall be conducted according to a resource agency approved exotics removal program. • Removal of non-native species in patches of native habitat shall be conducted in such a way as to minimize impacts to the existing native riparian plant species. 	Applicant (Project Biologist)	Revegetation Plan Review	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Revegetation Plan
MITIGATION BANKING			
4.6-16. Mitigation banking activities for riparian habitats will be subject to State and Federal regulations and permits. Mitigation banking for oak resources shall be conducted pursuant to the Oak Resources Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.	Applicant (Project Biologist)	State and Federal Permits; Submittal of Permits	1. ACOE, CDFG 2. ACOE, CDFG, 3. Prior to Approval of Mitigation Banking Program
		Oak Resources; Review of Oak Tree Permit	1. LACDRP 2. LACDRP 3. Approval of Oak Tree Permit
		Elderberry Scrub; Review of Initial Study	1. LACDRP 2. LACDRP 3. Prior to Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
MANAGEMENT REQUIREMENTS			
RECREATION AND ACCESS			
The quality of the habitat values that are conserved in the River Corridor SMA will benefit from the control of access to riparian areas. Guidelines for the control of access to the River Corridor SMA include the following:			
<p>4.6-16. Access to the River Corridor SMA for hiking and biking shall be limited to the River trail system (including the Regional River Trail and various Local Trails) as set forth in this Specific Plan.</p> <ul style="list-style-type: none"> The River trail system shall be designed to avoid impacts to existing native riparian habitat, especially habitat areas known to support sensitive species. Where impacts to riparian habitat are unavoidable, disturbance shall be minimized and mitigated as outlined above under Mitigation Measures 4.6-1 through 4.6-8. Access to the River Corridor SMA will be limited to day time use of the designated trail system. Signs indicating that no pets of any kind will be allowed within the River Corridor SMA, with the exception that equestrian use is permitted on established trails, shall be posted along the River Corridor SMA. No hunting, fishing, or motor or off-trail bike riding shall be permitted. The trail system shall be designed and constructed to minimize impacts on native habitats. 	Applicant (Design)	Review of Trails Plans, Tract Maps, and/or Site Plans (Design)	<ol style="list-style-type: none"> LA County Department of Parks and Recreation LA County Department of Parks and Recreation Prior to Approval of Trails Plans, Tract Maps, and/or Site Plans, as applicable.
	SMA Manager (Access)	Field Verification (Access)	<ol style="list-style-type: none"> LACDRP LACDRP Upon Complaint
TRANSITION AREAS			
<p>4.6-18. Where development lies adjacent to the boundary of the River Corridor SMA a transition area shall be designed to lessen the impact of the development on the conserved area. Transition areas may be comprised of Open Area, natural or revegetated manufactured slopes, other planted areas, bank areas, and trails. Exhibits 2.6-4, 2.6-5, and 2.6-6 indicate the relationship between the River Corridor SMA and the development (disturbed) areas of the Specific Plan. The SMAs and the Open Area as well as the undisturbed portions of the development areas are shown in green. As indicated on the exhibits, on the south side of the River the River Corridor SMA is separated from development by the River bluffs, except in one location. The Regional River Trail will serve as transition area on the north side of the River where development areas adjoin the River Corridor SMA (excluding Travel Village).</p>	Applicant	Review of Trails Plans, Tract Maps, and/or Site Plans	<ol style="list-style-type: none"> LACDRP LACDRP Prior to Approval of Trails Plans, Tract Maps, and/or Site Plans, as applicable.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
TRANSITION AREAS			
<p>4.6-19. The following are the standards for design of transition areas:</p> <ul style="list-style-type: none"> • In all locations where there is no steep grade separation between the River Corridor and development, a trail shall be provided along this edge. • Native riparian plants shall be incorporated into the landscaping of the transition areas between the River Corridor SMA and adjacent development areas where feasible for their long-term survival. Plants used in these areas shall be those listed on the approved plant palette (Specific Plan Table 2.6-2 of the Resource Management Plan [Recommended Plants for Transition Areas Adjacent to the River Corridor SMA]). • Roads and bridges that cross the River Corridor SMA shall have adequate barriers at their perimeters to discourage access to the River Corridor SMA adjacent to the structures. • Where bank stabilization is required to protect development areas, it shall be composed of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other locations where public health and safety requirements necessitate concrete or other bank protection. • A minimum 100 foot wide buffer adjacent to the Santa Clara River should be required between the top river-side of bank stabilization and development within the Land Use Designations Residential Low Medium, Residential Medium, Mixed-Use and Business Park unless, through Planning Director review in consultation with the staff biologist, it is determined that a lesser buffer would adequately protect the riparian resources within the River Corridor or that a 100 foot wide buffer is infeasible for physical infrastructure planning. The buffer area may be used for public infrastructure, such as: flood control access; sewer, water and utility easements; abutments; trails and parks, subject to findings of consistency with the Specific Plan and applicable County policies. 	Applicant	Review of Trails Plans, Tract Maps, and/or Site Plans	<ol style="list-style-type: none"> 1. LACDRP and LACDPW for Bank Stabilization 2. LACDRP and LACDPW for Bank Stabilization 3. Prior to Approval of Trails Plans, Tract Maps, and/or Site Plans, as applicable
<p>4.6-20. The following guidelines shall be followed during any grading activities that take place within the River Corridor SMA:</p> <ul style="list-style-type: none"> • 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. 	Applicant (Project Biologist)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to and During Grading Activities

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
GRADING ACTIVITIES			
LONG-TERM MANAGEMENT PLAN			
4.6-21. Upon final approval of the Newhall Ranch Specific Plan, the Special Management Area designation for the River Corridor SMA shall become effective. The permitted uses and development standards for the SMA are governed by the Development Regulations, Chapter 3 of the Specific Plan.	Los Angeles County	None Required	<ol style="list-style-type: none"> 1. Los Angeles County 2. Los Angeles County 3. Upon Effective Date of Zoning Ordinance
4.6-22. Upon completion of development of all land uses, utilities, roads, flood control improvements, bridges, trails, and other improvements necessary for implementation of the Specific Plan within the River Corridor in each subdivision allowing construction within or adjacent to the River Corridor, a permanent, non-revocable conservation and public access easement shall be offered to the County of Los Angeles pursuant to Mitigation Measure 4.6-23 below over the portion of the River Corridor SMA within that subdivision.	Land Owner	Offer of Dedication of Easement	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Submittal of Monitoring Report(s) Under CUP Condition No. 8
4.6-23. The River Corridor SMA Conservation and Public Access Easement shall be offered to the County of Los Angeles prior to the transfer of the River Corridor SMA ownership, or portion thereof to the management entity described in Mitigation Measure 4.6-26 below.	Land Owner	Offer of Dedication of Easement	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Transfer of River Corridor Ownership Under 4.6-26
4.6-24. The River Corridor SMA Conservation and Public Access Easement shall prohibit grazing, except as a long-term resource management activity, and agriculture within the River Corridor and shall restrict recreation use to the established trail system.	Land Owner	Review of Easement Document	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Acceptance of Easement by County
<p>Agricultural land uses and grazing for purposes other than long-term resource management activities within the River Corridor shall be extended in the event of the filing of any legal action against Los Angeles County challenging final approval of the Newhall Ranch Specific Plan and any related project approvals or certification of the Final EIR for Newhall Ranch. Agricultural land uses and grazing for purposes other than long-term resource management activities within the River Corridor shall be extended by the time period between the filing of any such legal action and the entry of a final judgment by a court with appropriate jurisdiction, after exhausting all rights of appeal, or execution of a final settlement agreement between all parties to the legal action, whichever occurs first.</p>			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-25. The River Corridor SMA conservation and public access easement shall be consistent in its provisions with any other conservation easements to State or Federal resource agencies which may have been granted as part of mitigation or mitigation banking activities.	Land Owner	Review of Conservation Easement /and Resource Permits	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Recordation of River Corridor SMA Conservation Easement
4.6-26. Prior to the recordation of the River Corridor SMA Conservation and Public Access Easement as specified in Mitigation Measure 4.6-23 above, the land owner shall provide a plan to the County for the permanent ownership and management of the River Corridor SMA, including any necessary financing. This plan shall include the transfer of ownership of the River Corridor SMA to the Center for Natural Lands Management, or if the Center for Natural Lands Management is declared bankrupt or dissolved, ownership will transfer or revert to a <i>joint powers authority</i> consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members).	Land Owner	Approval of Management Plan by County	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Recordation of River Corridor SMA Conservation Easement
HIGH COUNTRY SPECIAL MANAGEMENT AREA (SMA)			
<p>4.6-26a Two types of habitat restoration may occur in the High Country SMA: (1) riparian revegetation activities principally in Salt Creek Canyon; and (2) oak tree replacement in, or adjacent to, existing oak woodlands and savannahs.</p> <ul style="list-style-type: none"> • Mitigation requirements for riparian revegetation activities within the High Country SMA are the same as those for the River Corridor SMA and are set forth in Mitigation Measures 4.6-1 through 4.6-11 and 4.6-13 through 4.6-16 above. • Mitigation requirements for oak tree replacement are set forth in Mitigation Measure 4.6-48 below. 	Land Owner (Project Biologist)	Field Verification	<ol style="list-style-type: none"> 1. ACOE, CDFG (Riparian) 2. ACOE, CDFG (Riparian) 3. Approval of Revegetation Plans
MITIGATION REQUIREMENTS			
Mitigation activities which may occur in the High Country SMA, either for impacts associated with the construction of Estate lots, trails or access roads, or for impacts identified during the subdivision process in other portions of the Specific Plan Area, include restoration of habitat and enhancement to existing habitat (<i>See</i> , discussion below). Mitigation banking may be established as provided below. In addition, Salt Creek Canyon is a high priority area for riparian mitigation.			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>4.6 BIOTA (cont.)</p> <p>MITIGATION THROUGH RESTORATION</p> <p>Two types of habitat restoration may occur in the High Country SMA: (1) riparian revegetation activities principally in Salt Creek Canyon; and (2) oak resource replacement in, or adjacent to, existing oak woodlands and savannas.</p> <p>Mitigation requirements for riparian revegetation activities within the High Country SMA are the same as those for the River Corridor SMA and are set forth above.</p> <p>Mitigation requirements for oak resource replacement are set forth in Specific Plan Section 2.6, paragraph 3b of the Oak Tree Replacement Program of the Resource Management Program.</p> <p>ENHANCEMENT OF HABITAT</p> <p>4.6-27. Removal of grazing from the High Country SMA except for those grazing activities associated with long-term resource management programs, is a principal means of enhancing habitat values in the creeks, brushland and woodland areas of the SMA. The removal of grazing in the High Country SMA is discussed below under (b) 4. Long Term Management. All enhancement activities for riparian habitat within the High Country SMA shall be governed by the same provisions as set forth for enhancement in the River Corridor SMA. Specific Plan Table 2.6-3 of the Resource Management Plan provides a list of appropriate plant species for use in enhancement areas in the High Country SMA.</p> <p>MITIGATION BANKING</p> <p>4.6-28. Mitigation banking activities for riparian habitats will be subject to State and Federal regulations and permits. Mitigation banking for oak resources, shall be conducted pursuant to the Oak Resource Replacement Program. Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester.</p>			
	Land Owner/CNLM	Enhancement Plans and Field Verification	1. LACDRP 2. CNLM 3. During Enhancement Activities
	Applicant (Project Biologist)	State and Federal Permits; Submittal of Permits	1. ACOE, and CDFG 2. ACOE, CDFG 3. Prior to Approval of Mitigation Banking Program
		Oak Resources; Review of Oak Tree Permit	1. LACDRP 2. LACDRP 3. Approval of Oak Tree Permit
		Elderberry Scrub; Review of Initial Study	1. LACDRP 2. LACDRP 3. Prior to Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.) MANAGEMENT REQUIREMENTS RECREATION AND ACCESS <p>The recreation opportunities presented by the High Country SMA are a major benefit of the SMA. However, recreational needs must be balanced with the preservation of the habitat values, which are conserved in the SMA. Recreation and access will be governed by the following standards:</p>			
4.6-29. Access to the High Country SMA will be limited to day time use of the designated trail system.	Manager of High Country SMA	Field Verification	<ol style="list-style-type: none"> 1. JPA as described in 4.6-41 2. JPA 3. In Perpetuity
4.6-30. No pets of any kind will be allowed within the High Country SMA, with the exception that equestrian use is permitted on established trails.	Manager of High Country SMA	Field Verification	<ol style="list-style-type: none"> 1. JPA 2. JPA 3. In Perpetuity
4.6-31. No hunting, fishing, or motor or trail bike riding shall be permitted.	Manager of High Country SMA	Field Verification	<ol style="list-style-type: none"> 1. JPA 2. JPA 3. In Perpetuity
4.6-32. The trail system shall be designed and constructed to minimize impacts on native habitats.	Applicant (Project Biologist)	Review of Trails Plan	<ol style="list-style-type: none"> 1. JPA 2. JPA 3. Prior to Approval of Trails Plan
TRANSITION/FUEL MODIFICATION AREAS <p>Development areas are generally separated from the High Country SMA by steep slopes. Specific Plan Exhibit 2.6-7 of the Resource Management Program, Salt Creek Wildlife Corridor Land Use Perspective, illustrates that development adjacent to the Salt Creek Wildlife Corridor is significantly separated vertically from the corridor.</p>			

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-33. Construction of buildings and other structures (such as patios, decks, <i>etc.</i>) shall only be permitted upon developed pads within Planning Areas OV-04, OV-10, PV-02, and PV-28 and shall not be permitted on southerly slopes facing the High Country SMA (Planning Area HC-01) or in the area between the original SEA 20 boundary and the High Country boundary. If disturbed by grading, all southerly facing slopes which adjoin the High Country SMA within those Planning Areas shall have the disturbed areas revegetated with compatible trees, shrubs and herbs from the list of plant species for south and west facing slopes as shown in Table 2.6-3, Recommended Plant Species For Use In Enhancement Areas In The High Country.	Applicant	Field Verification	<ol style="list-style-type: none"> 1. LACDRP/LA County Forester 2. LACDRP/LA County Forester 3. Prior to the Issuance of Building Permits
Transition from the development edge to the natural area shall also be controlled by the standards of wildfire fuel modification zones as set forth in Mitigation Measure 4.6-49 . Within fuel modification areas, trees and herbs from Table 2.6-3 of the Resource Management Plan should be planted toward the top of slopes; and trees at lesser densities and shrubs planted on lower slopes.	Project Landscape Architect	Receipt of Wildfire Fuel Modification Plan	<ol style="list-style-type: none"> 1. Los Angeles County Forester 2. Los Angeles County Forester 3. Prior to Recordation of Subdivision Maps
GRADING ACTIVITIES			
4.6-34. Grading perimeters shall be clearly marked and inspected by the project biologist prior to impacts occurring within or adjacent to the High Country SMA.	Applicant (Project Biologist)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior To and During Grading
4.6-35. The project biologist shall work with the grading contractor to avoid inadvertent impacts to biological resources outside of the grading area.	Applicant (Project Biologist)	Field Verification	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. During Grading
LONG-TERM MANAGEMENT			
4.6-36. Upon final approval of the Newhall Ranch Specific Plan, the Special Management Area designation for the High Country SMA shall become effective. The permitted uses and development standards for the SMA are governed by the Development Regulations, Chapter 3.	Los Angeles County	None Required	<ol style="list-style-type: none"> 1. Los Angeles County 2. Los Angeles County 3. Upon Effective Date of Zoning Ordinance

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
<p>4.6-37. The High Country SMA shall be offered for dedication in three approximately equal phases of approximately 1,400 acres each proceeding from north to south, as follows:</p> <ol style="list-style-type: none"> 1) The first offer of dedication will take place with the issuance of the 2,000th residential building permit of Newhall Ranch; 2) The second offer of dedication will take place with the issuance of the 6,000th residential building permit of Newhall Ranch; and 3) The remaining offer of dedication will be completed by the 11,000th residential building permit of Newhall Ranch. 4) The Specific Plan applicant shall provide a quarterly report to the Departments of Public Works and Regional Planning which indicates the number of residential building permits issued in the Specific Plan area by subdivision map number. 	Land Owner	Offer of Dedication	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Building and Safety 3. Upon Issuance of Building Permits
<p>4.6-38. Prior to dedication of the High Country SMA, a conservation and public access easement shall be offered to the County of Los Angeles and a conservation and management easement offered to the Center for Natural Lands Management. The High Country SMA Conservation and Public Access Easement shall be consistent in its provisions with any other conservation easements to State or Federal resource agencies which may have been granted as part of mitigation or mitigation banking activities.</p>	Land Owner	Review of Easement Document	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Building and Safety 3. Upon Issuance of Building Permits
<p>4.6-39. The High Country SMA conservation and public access easement shall prohibit grazing within the High Country, except for those grazing activities associated with the long-term resource management programs, and shall restrict recreation to the established trail system.</p>	Land Owner	Review of Easement Document	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Acceptance of Easement by Los Angeles County
<p>4.6-40. The High Country SMA conservation and public access easement shall be consistent in its provisions with any other conservation easements to State or Federal resource agencies which may have been granted as part of mitigation or mitigation banking activities.</p>	Land Owner	Review of Conservation Easement and Resource Permits	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Recordation of High Country SMA Conservation Easement

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-41. The High Country SMA shall be offered for dedication in fee to a <i>joint powers authority</i> consisting of Los Angeles County (4 members), the City of Santa Clarita (2 members), and the Santa Monica Mountains Conservancy (2 members). The <i>joint powers authority</i> will have overall responsibility for recreation within and conservation of the High Country.	Land Owner	Offer of Dedication	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Building Permits
4.6-42. An appropriate type of service or assessment district shall be formed under the authority of the Los Angeles County Board of Supervisors for the collection of up to \$24 per single family detached dwelling unit per year and \$15 per single family attached dwelling unit per year, excluding any units designated as Low and Very Low affordable housing units pursuant to Section 3.10, Affordable Housing Program of the Specific Plan. This revenue would be assessed to the homeowner beginning with the occupancy of each dwelling unit and distributed to the <i>joint powers authority</i> for the purposes of recreation, maintenance, construction, conservation and related activities within the High Country Special Management Area.	Land Owner	Approval of Assessment District Report by County	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of First Residential Occupancy Permit
OPEN AREA			
MITIGATION REQUIREMENTS			
4.6-43. Suitable portions of <i>Open Area</i> may be used for mitigation of riparian, oak resources, or elderberry scrub. Mitigation activities within Open Area shall be subject to the following requirements, as applicable. <ul style="list-style-type: none"> • River Corridor SMA Mitigation Requirements, including: Mitigation Measures 4.6-1 through 4.6-11 and 4.6-13 through 4.6-16; and • High Country SMA Mitigation Requirements, including: Mitigation Measures 4.6-27, 4.6-29 through 4.6-42, and • Mitigation Banking - Mitigation Measure 4.6-16. 	Manager of Open Area	Review of Mitigation Plans/Field Verification	<ol style="list-style-type: none"> 1. ACOE; CDFG or Los Angeles County as applicable 2. ACOE; CDFG or Los Angeles County as applicable 3. During Mitigation
MANAGEMENT REQUIREMENTS			
4.6-44. Drainages with flows greater than 2,000 cfs will have soft bottoms. Bank protection will be of ungrouted rock, or buried bank stabilization as described in Section 2.5.2.a, except at bridge crossings and other areas where public health and safety considerations require concrete or other stabilization.	Applicant (Civil Engineer)	Review Drainage Plans	<ol style="list-style-type: none"> 1. LACDPW FCD 2. LACDPW FCD 3. Prior to Approval of Final Drainage Plans

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
MANAGEMENT REQUIREMENTS			
4.6-45. The precise alignments and widths of major drainages will be established through the preparation of drainage studies to be approved by the County at the time of subdivision maps which permit construction.	Applicant (Civil Engineer)	Review Drainage Plans	1. LACDPW FCD 2. LACDPW FCD 3. Prior to Approval of Tract Maps
4.6-46. While Open Area is generally intended to remain in a natural state, some grading may take place, especially for parks, major drainages, trails, and roadways. Trails are also planned to be within Open Area.	Applicant (Civil Engineer)	Review of Tentative Map	1. LACDRP 2. LACDRP 3. Prior to Tentative Map Approval
4.6-47. At the time that final subdivision maps permitting construction are recorded, the Open Area within the map will be offered for dedication to the Center for Natural Lands Management. Community Parks within Open Area are intended to be public parks. Prior to the offer of dedication of Open Area to the Center for Natural Lands Management, all necessary conservation and public access easements, as well as easements for infrastructure shall be offered to the County.	Land Owner	Review of Final Map	1. LACDRP 2. LACDRP 3. Prior to Recordation of Final Subdivision Maps
MITIGATION BANKING			
4.6-47a Mitigation Banking will be permitted within the River Corridor SMA, the High Country SMA, and the Open Area land use designations, subject to the following requirements: <ul style="list-style-type: none"> • Mitigation banking activities for riparian habitats will be subject to State and Federal regulations, and shall be conducted pursuant to the mitigation requirements set forth in Mitigation Measure 4.6-1 through 4.6-15 above. • Mitigation banking for oak resources shall be conducted pursuant to 4.6-48 below. • Mitigation banking for elderberry scrub shall be subject to approval of plans by the County Forester. 	Applicant (Project Biologist)	State and Federal Permits; Submittal of Permits Oak Resources; Review of Oak Tree Permit Elderberry Scrub; Review of Initial Study	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Approval of Mitigation Banking Program 1. LACDRP 2. LACDRP 3. Approval of Oak Tree Permit 1. LACDRP 2. LACDRP 3. Prior to Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.) OAK RESOURCES REPLACEMENT PROGRAM			
4.6-48. Standards for the restoration and enhancement of oak resources within the High Country SMA and the Open Area include the following (oak resources include oak trees of the sizes regulated under the County Oak Tree Ordinance, southern California black walnut trees, Mainland cherry trees, and Mainland cherry shrubs): <ul style="list-style-type: none"> • To mitigate the impacts to oak resources which may be removed as development occurs in the Specific Plan Area, replacement trees shall be planted in conformance with the oak tree ordinance in effect at that time. • Oak resource species obtained from the local gene pool shall be used in restoration or enhancement. • Prior to recordation of construction-level final subdivision maps, an oak resource replacement plan shall be prepared that provides the guidelines for the oak tree planting and/or replanting. The Plan shall be reviewed by the Los Angeles Department of Regional Planning and the County Forester and shall include the following: site selection and preparation, selection of proper species including sizes and planting densities, protection from herbivores, site maintenance, performance standards, remedial actions, and a monitoring program. • All plans and specifications shall follow County oak tree guidelines, as specified in the County Oak Tree Ordinance. 	Applicant (Project Biologist)	Oak Tree Permit(s)	<ol style="list-style-type: none"> 1. LA County Forester 2. LA County Forester 3. Prior to Final Subdivision Map Recordation
WILDFIRE FUEL MODIFICATION <p>The Specific Plan Area is within the extreme and moderate fire hazard zones as identified in the County of Los Angeles 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 (refer to Section 4.18, Fire Services and Hazards, for a detailed description of on-site fire zones).</p> <p>Development of Newhall Ranch will reduce the amount of native flammable vegetation present within the Specific Plan Area. Fire fighting capabilities will be provided by two fire stations on the Specific Plan site (See, Figure 1.0-3, Land Use Plan), 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.</p>			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
<p>Property damage and public safety risks associated with wildfire are greatest where homes and other structures will be located adjacent to large open areas dominated by native vegetation. This condition will occur primarily in the southern portion of the Specific Plan site and where portions of the development area in the northwest section of Riverwood Village abut large natural open areas.</p> <p>Access is currently provided to the Los Angeles County Fire Department for fire prevention control of the Specific Plan Area. Access will continue to be provided as the Specific Plan is implemented.</p> <p>Fuel modification mitigation includes:</p>			
4.6-49. To minimize the potential exposure of the development areas, Open Area, and the SMAs to fire hazards, the Specific Plan is subject to the requirements of the Los Angeles County Fire Protection District (LACFPD), which provides fire protection for the area. At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMA, a wildfire fuel modification plan shall be prepared in accordance with the fuel modification ordinance standards in effect at that time and shall be submitted for approval to the County Fire Department.	Applicant	Review of Wildfire Fuel Modification Plan	1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps
4.6-50. The wildfire fuel modification plan shall depict a fuel modification zone the size of which shall be consistent with the County fuel modification ordinance requirements. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the fuel modification ordinance.	Applicant (Project Biologist)	Review of Wildfire Fuel Modification Plan	1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps
4.6-51. In order to enhance the habitat value of plant communities which require fuel modification, fire retardant plant species containing habitat value may be planted within the fuel modification zone. Typical plant species suitable for Fuel Modification Zones are indicated in Specific Plan Table 2. 6-5 of the Resource Management Plan. Fuel modification zones adjacent to SMAs and Open Areas containing habitat of high value such as oak woodland and savannas shall utilize a more restrictive plant list which shall be reviewed by the County Forester.	Applicant (Project Biologist)	Review of Wildfire Fuel Modification Plan	1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-52. The wildfire fuel modification plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to the County Fire Department requirements.	Applicant (Project Biologist)	Review of Wildfire Fuel Modification Plan	<ol style="list-style-type: none"> 1. LA County Forester 2. LA County Forester 3. Prior to Recordation of Final Subdivision Maps
EIR MITIGATION MEASURES			
To further reduce impacts to biological resources that would result from Specific Plan implementation the following mitigation measures are proposed:			
4.6-53. If, at the time <u>any subdivisions map proposing construction are—is processed/submitted</u> , the County determines through an Initial Study, <u>or otherwise</u> , that there may be rare, threatened or endangered, <u>plant or animal species on the property being to be subdivided</u> , then, <u>in addition to the prior surveys conducted on the Specific Plan site to define the presence or absence of sensitive habitat and associated species, a current, updated site-specific surveys for all such animal or plant species</u> shall be conducted in accordance with the consultation requirements set forth in Mitigation Measure 4.6-59 <u>within those areas of the Specific Plan where such animal or plant species occur or are likely to occur.</u>	Applicant (Project Biologist)	Review of Initial Study	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Approval of Subdivision Maps
<u>The site-specific surveys shall include the unarmored three-spine stickleback, the arroyo toad, the Southwestern pond turtle, the California red-legged frog, the southwestern willow flycatcher, the least Bell's vireo, the San Fernando Valley spineflower and any other rare, sensitive, threatened, or endangered plant or animal species occurring, or likely to occur, on the property to be subdivided. All site-specific surveys shall be conducted during appropriate seasons by qualified botanists or qualified wildlife biologists in a manner that will locate any rare, sensitive, threatened, or endangered animal or plant species that may be present. To the extent there are applicable protocols published by either the United States Fish and Wildlife Service or the California Department of Fish and Game, all such protocols shall be followed in preparing the updated site-specific surveys.</u>			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-53. (cont.)			
<p><u>All site-specific survey work shall be documented in a separate report containing at least the following information: (a) project description, including a detailed map of the project location and study area; (b) a description of the biological setting, including references to the nomenclature used and updated vegetation mapping; (c) detailed description of survey methodologies; (d) dates of field surveys and total person-hours spent on the field surveys; (e) results of field surveys, including detailed maps and location data; (f) an assessment of potential impacts; (g) discussion of the significance of the rare, threatened or endangered animal or plant populations found in the project area, with consideration given to nearby populations and species distribution; (h) mitigation measures, including avoiding impacts altogether, minimizing or reducing impacts, rectifying or reducing impacts through habitat restoration, replacement or enhancement, or compensating for impacts by replacing or providing substitute resources or environments, consistent with CEQA (Guidelines §15370); (i) references cited and persons contacted; and (j) other pertinent information, which is designed to disclose impacts and mitigate for such impacts." to define the presence or absence of such species and any necessary mitigation measures shall be determined and applied."</u></p>			
4.6-54. Prior to development within or disturbance to occupied unarmored threespine stickleback habitat, a formal consultation with the USFWS shall occur.	Applicant (Project Biologist)	Section 7 Consultation	1. USFWS 2. USFWS 3. Prior to Grading
4.6-55. Prior to development or disturbance within wetlands or other sensitive habitats, permits shall be obtained from pertinent Federal and State agencies and the Specific Plan shall conform with the specific provisions of said permits. Performance criteria shall include that described in Mitigation Measures 4.6-1 through 4.6-16 and 4.6-42 through 4.6-47 for wetlands, and Mitigation Measures 4.6-27 , 4.6-28 , and 4.6-42 through 4.6-48 for other sensitive habitats.	Applicant (Project Biologist)	Receipt of Appropriate Permit applications	1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Grading

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-56. All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.	Applicant	Building Permit Plot Plan Review	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Issuance of Building Permits
4.6-57. Where bridge construction is proposed and water flow would be diverted, blocking nets and seines shall be used to control and remove fish from the area of activity. All fish captured during this operation would be stored in tubs and returned unharmed back to the River after construction activities were complete.	Applicant (Project Biologist)	Field Verification	<ol style="list-style-type: none"> 1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Construction
4.6-58. To limit impacts to water quality the Specific Plan shall conform with all provisions of required NPDES permits and water quality permits that would be required by the State of California Regional Water Quality Control Board.	Project Engineer	Approval of a SWMP	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Issuance of Grading Permit(s)

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-59. Consultation shall occur with the County of Los Angeles ("County") and California Department of Fish and Game ("CDFG") at each of the following milestones: 1) Before Surveys. Prior to conducting sensitive plant or animal surveys at the Newhall Ranch subdivision map level, the applicant, or its designee, shall consult with the County and CDFG for purposes of establishing and/or confirming the appropriate survey methodology to be used. 2) After Surveys. After completion of sensitive plant or animal surveys at the subdivision map level, draft survey results shall be made available to the County and CDFG within sixty (60) calendar days after completion of the field survey work. 3) Subdivision Map Submittal. Within thirty (30) calendar days after the applicant, or its designee, submits its application to the County for processing of a subdivision map in the Mesas Village or Riverwood Village, a copy of the submittal shall be provided to CDFG. In addition, the applicant, or its designee, shall schedule a consultation meeting with the County and CDFG for purposes of obtaining comments and input on the proposed subdivision map submittal. The consultation meeting shall take place at least thirty (30) days prior to the submittal of the proposed subdivision map to the County. 4) Development/Disturbance and Further Mitigation. Prior to any development within, or disturbance to, habitat occupied by rare, threatened, or endangered plant or animal species, or to any portion of the Spineflower Mitigation Area Overlay, as defined below, all required permits shall be obtained from both USFWS and CDFG, as applicable. It is further anticipated that the federal and state permits will impose conditions and mitigation measures required by federal and state law that are beyond those identified in the Newhall Ranch Final EIR (March 1999), the Newhall Ranch DAA (April 2001) and the Newhall Ranch Revised DAA (2002). It is also anticipated that conditions and mitigation measures required by federal and state law for project-related impacts on endangered, rare or threatened species and their habitat will likely require changes and revisions to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading at the subdivision map level.	Applicant (Project Biologist)	Section 2081 Permit	1. USFWS and CDFG 2. USFWS and CDFG 3. Prior to Grading

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-60. If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be elderberry scrub vegetation on the property being subdivided, then a site specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied.	Applicant (Project Biologist)	Review of Initial Study	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Approval of Subdivision Maps
4.6-61. If at the time subdivisions permitting construction are processed, the County determines through an Initial Study that there may be mainland cherry trees and/or mainland cherry shrubs on the property being subdivided, then a site specific survey shall be conducted to define the presence or absence of such habitat and any necessary mitigation measures shall be determined and applied.	Applicant (Project Biologist)	Review of Initial Study	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Approval of Subdivision Maps
4.6-62. When a map revision or Substantial Conformance determination on any subdivision map or Conditional Use Permit would result in changes to an approved oak tree permit, then the oak tree report for that oak tree permit must be amended for the area of change, and the addendum must be approved by the County Forester prior to issuance of grading permits for the area of the map or CUP being changed.	Applicant (Project Biologist)	Approval of Addendum to Oak Tree Report	<ol style="list-style-type: none"> 1. LA County Forester 2. LA County Forester 3. Prior to Issuance of Grading Permits
4.6-63. Riparian resources that are impacted by buildout of the Newhall Ranch Specific Plan shall be restored with similar habitat at the rate of one acre replaced for each acre lost.	Applicant (Project Biologist)	ACOE 404 Permit	<ol style="list-style-type: none"> 1. ACOE, CDFG 2. ACOE, CDFG 3. Prior to Grading
4.6-64. The operator of the golf course shall prepare a Golf Course Maintenance Plan which shall include procedures to control storm water quality and ground water quality as a result of golf course maintenance practices, including irrigation, fertilizer, pesticide and herbicide use. This Plan shall be prepared in coordination with the County biologist and approved by the County Planning Director prior to the issuance of a Certificate of Occupancy.	Applicant (Golf Course Operator)	Golf Course Maintenance Plan	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Issuance of Golf Course Occupancy Permit

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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4.6 BIOTA (cont.)

Spineflower Special Study Mitigation Overlay

4.6-65. In order to facilitate the conservation of the spineflower on the Newhall Ranch Specific Plan site, the applicant, or its designee, shall, concurrent with Specific Plan approval, agree to the identified special study areas shown below in **Figure 2.6-8, Spineflower Mitigation Area Overlay**. The applicant, or its designee, further acknowledges that, within and around the Spineflower Mitigation Area Overlay (**Figure 2.6-8**), changes will likely occur to Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading at the subdivision map level. The applicant, or its designee, shall design subdivision maps that are responsive to the characteristics of the spineflower and all other endangered plant species that may be found on the Specific Plan site.

Applicant

Review of
Initial Study
and subdivision

1. LACDRP
2. LACDRP and CDFG
3. Prior to Approval of Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>4.6 BIOTA (cont.)</p> <p>Spineflower Preserves</p> <p>4.6-66. Direct impacts to known spineflower populations within the Newhall Ranch Specific Plan area shall be avoided or minimized through the establishment of one or more on-site preserves that are configured to ensure the continued existence of the species in perpetuity. Preserve(s) shall be delineated in consultation with the County and CDFG, and will likely require changes and revisions to Specific Plan development footprints for lands within and around the Spineflower Mitigation Area Overlay (Figure 2.6-8).</p> <p>Delineation of the boundaries of Newhall Ranch spineflower preserve(s) for the entire Specific Plan area shall be completed in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesas Village, or that portion of Riverwood Village in which the San Martinez spineflower population occurs.</p> <p>A sufficient number of known spineflower populations shall be included within the Newhall Ranch spineflower preserve(s) in order to ensure the continued existence of the species in perpetuity. The conservation of known spineflower populations shall be established in consultation with the County and CDFG, and as consistent with standards governing issuance of an incidental take permit for spineflower pursuant to Fish and Game Code section 2081, subdivision (b).</p> <p>In addition to conservation of known populations, spineflower shall be introduced in appropriate habitat and soils in the Newhall Ranch preserve(s). The creation of introduced populations shall require seed collection and/or top soil at impacted spineflower locations and nursery propagation to increase seed and sowing of seed. The seed collection activities, and the maintenance of the bulk seed repository, shall be approved in advance by the County and CDFG.</p>	Applicant	<p>Review of Initial Study and subdivision</p>	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP and CDFG 3. To be completed in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesas Village, or that portion of Riverwood Village in which the San Martinez spineflower population occurs.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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Figure 2.6-8, Spineflower Special Study Mitigation Overlay

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Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>4.6 BIOTA (cont.)</p> <p>4.6-66. (cont.)</p> <p>Once the boundaries of the Newhall Ranch spineflower preserve(s) are delineated, the project applicant, or its designee, shall be responsible for conducting a spineflower population census within the Newhall Ranch spineflower preserve(s) annually for 10 years. (These census surveys shall be in addition to the surveys required by Mitigation Measure 4.6-53, above.) The yearly spineflower population census documentation shall be submitted to the County and CDFG, and maintained by the project applicant, or its designee. If there are any persistent population declines documented in the annual population census reports, the project applicant, or its designee, shall be responsible for conducting an assessment of the ecological factor(s) that are likely responsible for the decline, and implement management activity or activities to address these factors where feasible. In no event, however, shall project-related activities jeopardize the continued existence of the Newhall Ranch spineflower populations. If a persistent population decline is documented, such as a trend in steady population decline that persists for a period of 5 consecutive years, or a substantial drop in population is detected over a 10-year period, spineflower may be introduced in consultation with CDFG in appropriate habitat and soils in the Newhall Ranch preserve(s), utilizing the bulk spineflower seed repository, together with other required management activity or activities. These activities shall be undertaken by a qualified botanist/biologist, subject to approval by the County and CDFG. The project applicant, or its designee, shall be responsible for the funding and implementation of the necessary management activity or activities, including monitoring, as approved by the County and CDFG.</p> <p>Annual viability reports shall be submitted to the County and CDFG for 10 years following delineation of the Newhall Ranch spineflower preserve(s) to ensure long-term documentation of the spineflower population status within the Newhall Ranch preserve(s). In the event annual status reports indicate the spineflower population within the Newhall Ranch preserve(s) is not stable and viable 10 years following delineation of the spineflower preserve(s), the project applicant, or its designee, shall continue to submit annual status reports to the County and CDFG for a period of no less than an additional 5 years.</p>	Applicant	Review of Initial Study and subdivision	1. LACDRP 2. LACDRP and CDFG 3. To be completed in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesas Village, or that portion of Riverwood Village in which the San Martinez spineflower population occurs.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
Connectivity, Reserve Design and Buffers	Applicant	Review of Initial Study and subdivision	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Approval of Subdivision Maps
<p>4.6-67. Indirect impacts associated with the interface between the preserved spineflower populations and planned development within the Newhall Ranch Specific Plan shall be avoided or minimized by establishing open space connections with Open Area, River Corridor, or High Country land use designations. In addition, buffers (<i>i.e.</i>, setbacks from developed, landscaped or other use areas) shall be established around portions of the delineated preserve(s) not connected to Open Area, the River Corridor or the High Country land use designations. The open space connections and buffer configurations shall take into account local hydrology, soils, existing and proposed adjacent land uses, the presence of non-native invasive plant species, and seed dispersal vectors.</p> <p>Open space connections shall be configured such that the spineflower preserves are connected to Open Area, River Corridor, or High Country land use designations to the extent practicable. Open space connections shall be of adequate size and configuration to achieve a moderate to high likelihood of effectiveness in avoiding or minimizing indirect impacts (<i>e.g.</i>, invasive plants, increased fire frequency, trampling, chemicals, <i>etc.</i>) to the spineflower preserve(s). Open space connections for the spineflower preserve(s) shall be configured in consultation with the County and CDFG. Open space connections for the spineflower preserve(s) shall be established for the entire Specific Plan area in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesa Village, or that portion of the Riverwood Village in which the San Martinez spineflower location occurs.</p>			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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4.6 BIOTA (cont.)

4.6-67. (cont.)

Applicant

Review of Initial Study and subdivision

1. LACDRP/CDFG
2. LACDRP/CDFG
3. Prior to Approval of Subdivision Maps

For preserves and/or those portions of preserves not connected to Open Area, River Corridor, or High Country land use designations, buffers shall be established at variable distances of between 80 and 200 feet from the edge of development to achieve a moderate to high likelihood of effectiveness in avoiding or minimizing indirect impacts (e.g., invasive plants, increased fire frequency, trampling, chemicals, etc.) to the spineflower preserve(s). The buffer size/configuration shall be guided by the analysis set forth in the *Review of Potential Edge Effects on the San Fernando Valley Spineflower*, prepared by Conservation Biology Institute, January 19, 2000, and other sources of scientific information and analysis, which are available at the time the preserve(s) and buffers are established. Buffers for the spineflower preserve(s) shall be configured in consultation with the County and CDFG for the entire Specific Plan area. Buffers for the spineflower preserve(s) shall be established in conjunction with approval of the first Newhall Ranch subdivision map filed in either the Mesa Village, or that portion of the Riverwood Village in which the San Martinez spineflower location occurs.

~~Buffer configurations may include the width of any adjacent roadway system or associated rights-of-way, because roadways and rights-of-way can afford some protection to the spineflower preserve(s) and contribute to the effectiveness of the buffers by further avoiding or minimizing the potential indirect impacts of future development. In designing buffers that include roads, the design shall take into account edge effects from the roads by assessing, among other factors, the likelihood of disturbance based upon topography, road runoff and adjacent vegetation types. Roadways and road rights-of-way shall not be constructed in any spineflower preserve(s) and buffer locations on Newhall Ranch unless constructing the road(s) in such location is found to be the environmentally superior alternative in subsequently required tiered EIRs in connection with the Newhall Ranch subdivision map(s) process.~~

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
<p>4.6-67. (cont.)</p> <p>The project applicant, or its designee, shall be responsible for revegetating open space connections and buffer areas of the Newhall Ranch spineflower preserve(s) to mitigate temporary impacts due to grading that will occur within portions of those open space connections and buffer areas. The impacted areas shall be reseeded with a native seed mix to prevent erosion, reduce the potential for invasive non-native plants, and maintain functioning habitat areas within the buffer area. Revegetation seed mix shall be reviewed and approved by the County and CDFG.</p>	Applicant	Review of Initial Study and subdivision	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Approval of Subdivision Maps
Preserve Protection/Fencing	Applicant (Project Biologist)	Review of Initial Study, subdivision, and grading permit application	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to Grading and Occupancy
<p>4.6-68. To protect the preserved Newhall Ranch spineflower populations, and to further reduce potential direct impacts to such populations due to unrestricted access, the project applicant, or its designee, shall erect and maintain temporary orange fencing and prohibitive signage around the Newhall Ranch preserve(s), open space connections and buffer areas, which are adjacent to areas impacted by proposed development prior to and during all phases of construction. The areas behind the temporary fencing shall not be used for the storage of any equipment, materials, construction debris or anything associated with construction activities.</p> <p>Following the final phase of construction of any Newhall Ranch subdivision map adjacent to the Newhall Ranch spineflower preserve(s), the project applicant, or its designee, shall install and maintain permanent fencing along the subdivision tract bordering the preserve(s). Permanent signage shall be installed on the fencing along the preservation boundary to indicate that the fenced area is a biological preserve, which contains protected species and habitat, that access is restricted, and that trespassing and fuel modification are prohibited within the area. The permanent fencing shall be designed to allow wildlife movement.</p> <p>The plans and specifications for the permanent fencing and signage shall be approved by the County and CDFG prior to the final phase of construction of any Newhall Ranch subdivision map adjacent to a Newhall Ranch spineflower preserve(s).</p>			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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4.6 BIOTA (cont.)

Preserve Protection/Hydrological Alterations

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

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

The storm drain system for Newhall Ranch subdivision maps adjacent to any spineflower preserves must be approved by the County prior to the initiation of any grading activities.

Applicant (Project Biologist)

Review of map subdivision

1. LACDPW
2. LACDPW/CDFG
3. Prior to Approval of Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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4.6 BIOTA (cont.)

Road Construction Measures

- 4.6-70. Consistent with the Spineflower Mitigation Area Overlay reflected in **Mitigation Measure 4.6-65**, direct and indirect impacts to known Newhall Ranch spineflower populations associated with proposed road construction or modifications to existing roadways shall be further assessed for proposed road construction at the Newhall Ranch subdivision map level, in conjunction with the tiered EIR required for each subdivision map. To avoid or substantially lessen direct impacts to known spineflower populations, Specific Plan roadways shall be redesigned or realigned, to the extent practicable, to achieve the spineflower preserve and connectivity/preserve design/buffer standards set forth in **Mitigation Measures 4.6-66 and 4.6-67**. The project applicant, or its designee, acknowledges that that road redesign and re-alignment is a feasible means to avoid or substantially lessen potentially significant impacts on the now known Newhall Ranch spineflower populations. Road redesign or alignments to be considered at the subdivision map level include:
- (a) Commerce Center Drive;
 - (b) Magic Mountain Parkway;
 - (c) Chiquito Canyon Road;
 - (d) Long Canyon Road;
 - (e) San Martinez Grande Road;
 - (f) Potrero Valley Road;
 - (g) Valencia Boulevard; and
 - (h) Any other or additional roadways that have the potential to significantly impact known Newhall Ranch spineflower populations.

Roadways and road rights-of-way shall not be constructed in any spineflower preserve(s) and buffer locations on Newhall Ranch unless constructing the road(s) in such location is found to be the environmentally superior alternative in subsequently required tiered EIRs in connection with the Newhall Ranch subdivision map(s) process.

Applicant (Project Biologist)

Review of Initial Study and subdivision

- 1. LACDRP
- 2. LACDRP/CDFG
- 3. Prior to Approval of Subdivision Maps

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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4.6 BIOTA (cont.)

Engineering, Design and Grading Modifications

4.6-71. Consistent with the Spineflower Mitigation Area Overlay reflected in **Mitigation Measure 4.6-65**, direct and indirect impacts to known Newhall Ranch spineflower populations shall be further assessed at the Newhall Ranch subdivision map level, in conjunction with the required tiered EIR process. To avoid or substantially lessen impacts to known spineflower populations at the subdivision map level, the project applicant, or its designee, may be required to adjust Specific Plan development footprints, roadway alignments, and the limits, patterns and techniques associated with project-specific grading to achieve the spineflower preserve and connectivity/preserve design/buffer standards set forth in **Mitigation Measures 4.6-66 and 4.6-67** for all future Newhall Ranch subdivision maps that encompass identified spineflower populations.

Applicant (Project
Biologist)

Review of
Initial Study
and subdivision

1. LACDRP
2. LACDRP/CDFG
3. Prior to Approval of
Subdivision Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
Fire Management Plan	Applicant (Project Biologist)	Review of Initial Study and subdivision	1. LACFD 2. LACFD/CDFG 3. Prior to Approval of Subdivision Maps
4.6-72. A Fire Management Plan shall be developed to avoid and minimize direct and indirect impacts to the spineflower, in accordance with the adopted Newhall Ranch Resource Management Plan (RMP), to protect and manage the Newhall Ranch spineflower preserve(s) and buffers.			
The Fire Management Plan shall be completed by the project applicant, or its designee, in conjunction with approval of any Newhall Ranch subdivision map adjacent to a spineflower preserve.			
The final Fire Management Plan shall be approved by the County of Los Angeles Fire Department through the processing of subdivision maps.			
Under the final Fire Management Plan, limited fuel modification activities within the spineflower preserves will be restricted to selective thinning with hand tools to allow the maximum preservation of Newhall Ranch spineflower populations. No other fuel modification or clearance activities shall be allowed in the Newhall Ranch spineflower preserve(s). Controlled burning may be allowed in the future within the Newhall Ranch preserve(s) and buffers, provided that it is based upon a burn plan approved by the County of Los Angeles Fire Department and CDFG. The project applicant, or its designee, shall also be responsible for annual maintenance of fuel modification zones, including, but not limited to, removal of undesirable non-native plants, revegetation with acceptable locally indigenous plants and clearing of trash and other debris in accordance with the County of Los Angeles Fire Department.			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
Water Flow Diversion and Management	Applicant (Project Biologist)	Review of Initial Study and subdivision	1. LACDRP/LACDPW 2. LACDRP/LACDPW /CDFG 3. Prior to Approval of Subdivision Maps
<p>4.6-73. At the subdivision map level, the project applicant, or its designee, shall design and implement project-specific design measures to minimize changes in surface water flows to the Newhall Ranch spineflower preserve(s) for all Newhall Ranch subdivision maps adjacent to the preserve(s) and buffers, and avoid and minimize indirect impacts to the spineflower. Prior to issuance of a grading permit for each such subdivision map, the project applicant, or its designee, shall submit for approval to the County plans and specifications that ensure implementation of the following design measures:</p> <ul style="list-style-type: none"> (a) During construction activities, drainage ditches, piping or other approaches will be put in place to convey excess storm water and other surface water flows away from the Newhall Ranch spineflower preserve(s) and connectivity/preserve design/buffers, identified in Mitigation Measures 4.6-66 and 4.6-67; (b) Final grading and drainage design will be developed that does not change the current surface and subsurface hydrological conditions within the preserve(s); (c) French drains will be installed along the edge of any roadways and fill slopes that drain toward the preserve(s); (d) Roadways will be constructed with slopes that convey water flows within the roadway easements and away from the preserve(s); (e) Where manufactured slopes drain toward the preserve(s), a temporary irrigation system would be installed to the satisfaction of the County in order to establish the vegetation on the slope area(s). This system shall continue only until the slope vegetation is established and self-sustaining; (f) Underground utilities will not be located within or through the preserve(s). Drainage pipes installed within the preserve(s) away from spineflower populations to convey surface or subsurface water away from the populations will be aligned to avoid the preserve(s) to the maximum extent practicable; and (g) Fencing or other structural type barriers that will be installed to reduce intrusion of people or domestic animals into the preserve(s) shall incorporate footing designs that minimize moisture collection. 			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
Biological Monitor	Monitoring Biologist	Bi-weekly site inspections and monthly monitoring reports as needed	1. LACDRP/LACDPW 2. LACDRP/LACDPW /CDFG 3. Prior to Issuance of construction permit(s)
4.6-74. A knowledgeable, experienced botanist/biologist, subject to approval by the County and CDFG, shall be required to monitor the grading and fence/utility installation activities that involve earth movement adjacent to the Newhall Ranch spineflower preserve(s) to avoid the incidental take through direct impacts of conserved plant species, and to avoid disturbance of the preserve(s). The biological monitor will conduct bi-weekly inspections of the project site during such grading activities to ensure that the mitigation measures provided in the adopted Newhall Ranch Mitigation Monitoring Program (Biota section) are implemented and adhered to.			
Monthly monitoring reports, as needed, shall be submitted to the County verifying compliance with the mitigation measures specified in the adopted Newhall Ranch Mitigation Monitoring Program (Biota section).			
The biological monitor will have authority to immediately stop any such grading activity that is not in compliance with the adopted Newhall Ranch Mitigation Monitoring Program (Biota section), and to take reasonable steps to avoid the take of, and minimize the disturbance to, spineflower populations within the preserve(s).			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
Construction Impact Avoidance Measures	Monitoring Biologist	Bi-weekly site inspections and monthly monitoring reports as needed	1. LACDRP/LACDPW 2. LACDRP/LACDPW /CDFG 3. Prior to issuance of occupancy permit(s)
<p>4.6-75. The following measures shall be implemented to avoid and minimize indirect impacts to Newhall Ranch spineflower populations during all phases of project construction:</p> <p>(a) Water Control. Watering of the grading areas would be controlled to prevent discharge of construction water into the Newhall Ranch preserve(s) or on ground sloping toward the preserve(s). Prior to the initiation of grading operations, the project applicant, or its designee, shall submit for approval to the County an irrigation plan describing watering control procedures necessary to prevent discharge of construction water into the Newhall Ranch preserve(s) and on ground sloping toward the preserve(s).</p> <p>(b) Storm Water Flow Redirection. Diversion ditches would be constructed to redirect storm water flows from graded areas away from the Newhall Ranch preserve(s). To the extent practicable, grading of areas adjacent to the preserve(s) would be limited to spring and summer months (May through September) when the probability of rainfall is lower. Prior to the initiation of grading operations, the project applicant, or its designee, would submit for approval to the County a storm water flow redirection plan that demonstrates the flow of storm water away from the Newhall Ranch spineflower preserve(s).</p> <p>(c) Treatment of Exposed Graded Slopes. Graded slope areas would be trimmed and finished as grading proceeds. Slopes would be treated with soil stabilization measures to minimize erosion. Such measures may include seeding and planting, mulching, use of geotextiles and use of stabilization mats. Prior to the initiation of grading operations, the project applicant, or its designee, would submit for approval to the County the treatments to be applied to exposed graded slopes that would ensure minimization of erosion.</p>			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<div>1. Enforcement Agency</div> <div>2. Monitoring Agency</div> <div>3. Monitoring Phase</div>
4.6 BIOTA (cont.)			
Reassessment Requirement	Applicant (Project Biologist)	In conjunction with submission of the first subdivision map in either Mesas Village or that portion of Riverwood Village in which the San Martinez spineflower location occurs	<div>1. LACDRP</div> <div>2. LACDRP/CDFG</div> <div>3. Prior to subdivision map approval</div>
<p>4.6-76. In conjunction with submission of the first Newhall Ranch subdivision map in either Mesas Village or that portion of Riverwood Village in which the San Martinez spineflower location occurs, the project applicant, or its designee, shall reassess project impacts, both direct and indirect, to the spineflower populations using subdivision mapping data, baseline data from the Newhall Ranch Final EIR and data from the updated plant surveys (<i>See</i>, Specific Plan EIR Mitigation Measure 4.6-53).</p> <p>This reassessment shall take place during preparation of the required tiered EIR for each subdivision map. If the reassessment results in the identification of new or additional impacts to Newhall Ranch spineflower populations, which were not previously known or identified, the mitigation measures set forth in this program, or a Fish and Game Code section 2081 permit(s) issued by CDFG, shall be required, along with any additional mitigation required at that time.</p>			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
Newhall Ranch Monitoring and Management			
<p>4.6-77. Direct and indirect impacts to the preserved Newhall Ranch spineflower populations shall require a monitoring and management plan, subject to the approval of the County. The applicant shall consult with CDFG with respect to preparation of the Newhall Ranch spineflower monitoring/management plan. This plan shall be in place when the preserve(s) and connectivity/preserve design/buffers are established (<i>See, Mitigation Measures 4.6-66 and 4.6-67</i>). The criteria set forth below shall be included in the plan.</p> <p>Monitoring. The purpose of the monitoring component of the plan is to track the viability of the Newhall Ranch spineflower preserve(s) and its populations, and to ensure compliance with the adopted Newhall Ranch Mitigation Monitoring Program (Biota section).</p> <p>The monitoring component of the plan shall investigate and monitor factors such as population size, growth or decline, general condition, new impacts, changes in associated vegetation species, pollinators, seed dispersal vectors and seasonal responses. Necessary management measures will be identified. The report results will be sent annually to the County, along with photo documentation of the assessed site conditions.</p> <p>The project applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, with the concurrence of CDFG, to conduct quantitative monitoring over the life of the Newhall Ranch Specific Plan. The botanist/biologist shall have a minimum of three years experience with established monitoring techniques and familiarity with southern California flora and target taxa. Field surveys of the Newhall Ranch spineflower preserve(s) will be conducted each spring. Information to be obtained will include: (a) an estimate of the numbers of spineflowers in each population within the preserve(s); (b) a map of the extent of occupied habitat at each population; (c) establishment of photo monitoring points to aid in documenting long-term trends in habitat; (d) aerial photographs of the preserved areas at five-year intervals; (e) identification of significant impacts that may have occurred or problems that need attention, including invasive plant problems, weed problems and fencing or signage repair; and (f) overall compliance with the adopted mitigation measures.</p>	Applicant (Project Biologist)	<p>Site surveys and annual reports as directed by this measure</p> <p>The length of the active management components set forth above shall be governed by attainment of successful management criteria</p>	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP/CDFG 3. As necessary per the guidelines set forth in the measure

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
4.6-77. (cont.)	Applicant (Project Biologist)	Site surveys and annual reports as directed by this measure	1. LACDRP 2. LACDRP/CDFG 3. As necessary per the guidelines set forth in the measure
<p>For a period of three years from Specific Plan re-approval, all areas of potential habitat on the Newhall Ranch site will be surveyed annually in the spring with the goal of identifying previously unrecorded spineflower populations. Because population size and distribution limits are known to vary depending on rainfall, annual surveys shall be conducted for those areas proposed for development in order to establish a database appropriate for analysis at the project-specific subdivision map level (rather than waiting to survey immediately prior to proceeding with the project-specific subdivision map process). In this way, survey results gathered over time (across years of varying rainfall) will provide information on ranges in population size and occupation. New populations, if they are found, will be mapped and assessed for inclusion in the preserve program to avoid impacts to the species.</p>		<p>The length of the active management components set forth above shall be governed by attainment of successful management criteria</p>	
<p>Monitoring/Reporting. An annual report will be submitted to the County and CDFG by December 31st of each year. The report will include a description of the monitoring methods, an analysis of the findings, effectiveness of the mitigation program, site photographs and adoptive management measures, based on the findings. Any significant adverse impacts, signage, fencing or compliance problems identified during monitoring visits will be reported to the County and CDFG for corrective action by the project applicant, or its designee.</p>			
<p>Management. Based on the outcome of ongoing monitoring and additional project-specific surveys addressing the status and habitat requirements of the spineflower, active management of the Newhall Ranch spineflower preserve(s) will be required in perpetuity. Active management activities will be triggered by a downward population decline over 5 consecutive years, or a substantial drop in population over a 10-year period following County re-approval of the Specific Plan. Examples of management issues that may need to be addressed in the future include, but are not limited to, control of exotic competitive non-native plant species, herbivory predation, weed control, periodic controlled burns or fuel modification compliance.</p>			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>4.6 BIOTA (cont.)</p> <p>4.6-77. (cont.)</p> <p>After any population decline documented in the annual populations census following County re-approval of the Specific Plan, the project applicant, or its designee, shall be responsible for conducting an assessment of the ecological factor(s) that are likely responsible for the decline, and implement management activity or activities to address these factors where feasible. If a persistent population decline is documented, such as a trend in steady population decline persistent for a period of 5 consecutive years, or a substantial drop in population detected over a 10-year period, spineflower may be introduced in appropriate habitat and soils in the Newhall Ranch preserve(s), utilizing the bulk spineflower seed repository, together with other required management activity or activities. <u>In connection with this monitoring component, the project applicant, or its designee, shall contract with a qualified botanist/biologist, approved by the County, to complete: (a) a study of the breeding and pollination biology of the spineflower, including investigation into seed physiology to assess parameters that may be important as management tools to guarantee self-sustainability of populations, which may otherwise have limited opportunity for germination; and (b) a population genetics study to document the genetic diversity of the Newhall Ranch spineflower population. The criteria for these studies shall be to develop data to make the Newhall Ranch spineflower management program as effective as possible. These studies shall be subject to approval by the County's biologist, with the concurrence of CDFG.</u> - These activities shall be undertaken by a qualified botanist/biologist, subject to approval by the County with the concurrence of CDFG. The project applicant, or its designee, shall be responsible for the funding and implementation of the necessary management activity or activities, as approved by the County and CDFG.</p> <p>The length of the active management components set forth above shall be governed by attainment of successful management criteria set forth in the plan rather than by a set number of years.</p>	Applicant (Project Biologist)	<p>Site surveys and annual reports as directed by this measure</p> <p>The length of the active management components set forth above shall be governed by attainment of successful management criteria</p>	<p>1. LACDRP 2. LACDRP/CDFG 3. As necessary per the guidelines set forth in the measure</p>

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
Translocation/Reintroduction Program	Applicant (Project Biologist)	Review of Initial Study and subdivision	1. LACDRP/CDFG 2. LACDRP/CDFG 3. Prior to issuance of occupancy permits
<p>4.6-78. To the extent project-related direct and indirect significant impacts on spineflower cannot be avoided or substantially lessened through establishment of the Newhall Ranch spineflower preserve(s), and other avoidance, minimization, or other compensatory mitigation measures, a translocation and reintroduction program may be implemented in consultation with CDFG to further mitigate such impacts. Direct impacts (<i>i.e.</i>, take) to occupied spineflower areas shall be fully mitigated at a 4:1 ratio. Impacts to occupied spineflower areas caused by significant indirect effects shall be mitigated at a 1:1 ratio.</p>			
<p>Introduction of new spineflower areas will be achieved through a combination of direct seeding and translocation of the existing soil seed bank that would be impacted by grading. Prior to any development within, or disturbance to, spineflower populations, on-site and off-site mitigation areas shall be identified and seed and top soil shall be collected. One-third of the collected seed shall be sent to the Rancho Santa Ana Botanical Garden for storage. One third of the seed shall be sent to the USDA National Seed Storage Lab in Fort Collins, Colorado for storage. One third shall be used for direct seeding of the on-site and off-site mitigation areas.</p>			
<p>Direct seeding. Prior to the initiation of grading, the project applicant, or its designee, shall submit to the County a program for the reintroduction of spineflower on Newhall Ranch. The reintroduction program shall include, among other information: (a) location map with scale; (b) size of each introduction polygon; (c) plans and specifications for site preparation, including selective clearing of competing vegetation; (d) site characteristics; (e) protocol for seed collection and application; and (f) monitoring and reporting. The program shall be submitted to CDFG for input and coordination. The project applicant, or its designee, shall implement the reintroduction program prior to the initiation of grading. At least two candidate spineflower reintroduction areas will be created within Newhall Ranch and one candidate spineflower reintroduction area will be identified offsite. Both on-site and off-site reintroduction areas will be suitable for the spineflower in both plant community and soils, and be located within the historic range of the taxon. Success criteria shall be included in the monitoring/management plan, with criteria for the germination, growth, and production of viable seeds of individual plants for a specified period.</p>			

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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4.6 BIOTA (cont.)

4.6-78. (cont.)

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

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

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

Applicant (Project Biologist)

Review of Initial Study and subdivision

1. LACDRP/CDFG
2. LACDRP/CDFG
3. Prior to issuance of occupancy permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.6 BIOTA (cont.)			
On-going Agricultural Activities	Applicant	Thirty (30) days advance written notice of proposed conversion to more intensive agricultural uses	1. LACDRP/CDFG 2. LACDRP/CDFG 3. As necessary
<p>4.6-79. The project applicant, or its designee, shall engage in regular and ongoing consultation with the County and CDFG in connection with its ongoing agricultural operations in order to avoid or minimize significant direct impacts to the spineflower.</p> <p>In addition, the project applicant, or its designee, shall provide 30 days advance written notice to the County and CDFG of the proposed conversion of its ongoing rangeland operations on Newhall Ranch to more intensive agricultural uses. The purpose of the advance notice requirement is to allow the applicant, or its designee, to coordinate with the County and CDFG to avoid or minimize significant impacts to the spineflower prior to the applicant's proposed conversion of its ongoing rangeland operations to more intensive agricultural uses. This coordination component will be implemented by or through the County's Department of Regional Planning and/or the Regional Manager of CDFG. Implementation will consist of the County and/or CDFG conducting a site visit of the proposed conversion area(s) within the 30-day period, and making a determination of whether the proposed conversion area(s) would destroy or significantly impact spineflower population in or adjacent to those areas. If it is determined that the conversion area(s) do not destroy or significantly impact spineflower populations, then the County and/or CDFG will authorize such conversion activities in the proposed conversion area(s). However, if it is determined that the conversion area(s) may destroy or significantly impact spineflower populations, then the County and/or CDFG will issue a stop work order to the applicant, or its designee. If such an order is issued, the applicant, or its designee, shall not proceed with any conversion activities in the proposed conversion area(s). However, the applicant, or the designee, may take steps to relocate the proposed conversion activities in an alternate conversion area(s). In doing so, the applicant, or its designee, shall follow the same notice and coordination provisions identified above. This conversion shall not include ordinary pasture maintenance and renovation or dry land farming operations consistent with rangeland management.</p>			

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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4.6 BIOTA (cont.)

San Martinez Population

4.6-80. Upon approval of tentative tract map(s) impacting the San Martinez portion of the Specific Plan site, the applicant shall work with the Department of Regional Planning staff and SEATAC to establish an appropriately sized preserve area to protect the spineflower population at San Martinez Canyon.

Applicant

Upon approval of tentative tract map(s) impacting San Martinez portion of site

1. LACDRP/CDFG
2. LACDRP/CDFG
3. As necessary

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.7 VISUAL QUALITIES			
Key mitigation measures incorporated into the Specific Plan include, but are not limited to:			
<ul style="list-style-type: none">the preservation of natural Santa Clara River vegetation and River bluffs,the preservation of canyons tributary to the Santa Clara River and other Open Area,the placement of the regional River Trail in between SR-126 and the River,the regulation and limitation of urban uses between SR-126 and the River which create large windows for viewing the River Corridor, the River bluffs and Santa Susana Mountains from SR-126,the preservation of the High Country SMA,the preservation of significant topographic features, such as Sawtooth Ridge and Ayers Rock,the installation of landscaping, andthe preservation of significant oak tree stands (less than 4 percent of the estimated 16,000+ oak trees would be impacted).			
Chapters 3 and 4 of the Specific Plan contain proposed Development Regulations and Design Guidelines, respectively. The reader is referred to those Chapters of the Specific Plan for the complete list. The Development Regulations and Design Guidelines are intended to provide a comprehensive set of regulations governing the use and development of land which is intended to achieve a development image that blends into adjoining natural landscapes and reduces the alteration of natural landforms and scenic natural features found on the Specific Plan site. The Specific Plan also includes landscape standards directing the use of drought-tolerant and native plants (including the replacement of removed oak trees) that would further highlight the surrounding natural environment. Development Regulations and Design Guidelines are proposed that address:			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.7 VISUAL QUALITIES (cont.)			
<ul style="list-style-type: none"> • setbacks (Development Regulations, Specific Plan Chapter 3.4, Table 3.4-1), • building heights (Development Regulations, Specific Plan Chapter 3.4, Table 3.4-1), • signage (Development Regulations, Specific Plan Chapter 3.6), • parking (Development Regulations, Specific Plan Chapter 3.7), • site planning (Design Guidelines, Specific Plan Chapter 4.3), • architecture (Design Guidelines, Specific Plan Chapter 4.4), • fencing (Design Guidelines, Specific Plan Chapter 4.5), • landscape design (Design Guidelines, Specific Plan Chapter 4.6), • lighting (Design Guidelines, Specific Plan Chapter 4.7), and • grading (Design Guidelines, Specific Plan Chapter 4.8). 			
4.7-1. In conjunction with the development review process set forth in Chapter 5 of the Specific Plan, all future subdivision maps and other discretionary permits which allow construction shall incorporate the Development Guidelines (Specific Plan Chapter 3) and Design Guidelines (Specific Plan Chapter 4), and the design themes and view considerations listed in the Specific Plan.	Applicant	Plan Check	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Approval of Final Maps

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.7 VISUAL QUALITIES (cont.)			
<p>4.7-2. In design of residential tentative tract maps and site planning of multifamily areas and Commercial and Mixed-Use land use designations along SR-126, the following Design Guidelines shall be utilized.</p> <ul style="list-style-type: none"> Where the elevations of buildings will obstruct the views from SR-126 to the south, the location and configuration of individual buildings, driveways, parking, streets, signs and pathways shall be designed to provide view corridors of the River, bluffs and the ridge lines south of the River. Those view corridors may be perpendicular to SR-126 or oblique to it in order to provide for views of passengers within moving vehicles on SR-126. The Community Park between SR 126 and the Santa Clara River shall be designed to promote views from SR-126 of the River, bluffs and ridge lines to the south of the River. Residential Site Planning Guidelines set forth in Section 4.3.1 Residential and Architectural Guidelines set forth Section 4.4.1 Residential shall be employed to ensure that the views from SR-126 are aesthetically pleasing and that views of the River, bluffs and ridge lines south of the River are preserved to the extent practicable. Mixed-Use and the Commercial Site Planning Guidelines set forth in Section 4.3.2 and Architectural Guidelines set forth Section 4.4.2 shall be incorporated to the extent practicable in the design of the Riverwood Village Mixed-Use and Commercial land use designations to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the River, bluffs and ridge lines south of the River. Landscape improvements along SR 126 shall incorporate the Landscape Design Guidelines, set forth in Section 4.6 in order to ensure that the views from SR-126 are aesthetically pleasing and to preserve views of the River, bluffs and ridge lines south of the River. 	Applicant	Plan Check	<ol style="list-style-type: none"> LA County Department of Regional Planning LA County Department of Regional Planning Prior to Approval of Final Subdivision Maps or Site Plans as applicable
<p>No further mitigation is recommended beyond that already incorporated into the Specific Plan. While the measures contained in the Specific Plan minimize the Specific Plan's visual impact, they cannot reduce the magnitude of the impact to less than significant levels.</p>			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.8 TRAFFIC/ACCESS			
ON-SITE (EXCEPT SR-126 - SEE BELOW)			
The following mitigation is required relative to all on-site roadways and intersections except SR-126, which is discussed separately below:			
4.8-1. The applicants for future subdivision maps which permit construction shall be responsible for funding and constructing all on-site traffic improvements except as otherwise provided below. The obligation to construct improvements shall not preclude the applicants' ability to seek local, State or Federal funding for these facilities.	Applicant(s)	Bonding of and/or Receipt of Funding and/or Field Verification of Construction	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permit
4.8-2. Prior to the approval of each subdivision map which permits construction, the applicant for that map shall prepare a transportation performance evaluation which shall indicate the specific improvements for all on-site roadways which are necessary to provide adequate roadway and intersection capacity as well as adequate right-of-way for the subdivision and other expected traffic. Transportation performance evaluations shall be approved by Los Angeles County Department of Public Works according to standards and policies in effect at that time. The transportation performance evaluation shall form the basis for specific conditions of approval for the subdivision.	Applicant (Traffic Engineer)	Receipt and Review of Transportation Performance Evaluation	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Approval of Subdivision Maps
4.8-3. The applicants for future subdivisions shall provide the traffic signals at the 15 locations labeled "B" through "P" in Figure 4.8-17 as well as any additional signals warranted by future subdivision design. Signal warrants shall be prepared as part of the transportation performance evaluations noted in Mitigation 4.8-2 .	Applicant (Traffic Engineer)	Installation of Traffic Signals or funding of or bonding of project's share	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits
4.8-4. All development within the Specific Plan shall conform to the requirements of the Los Angeles County Transportation Demand Management (TDM) Ordinance.	Applicant (Traffic Engineer)	Subdivision Review	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Final Map Approval and/or approval of improvement plans

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.8 TRAFFIC/ACCESS (cont.)			
4.8-5. The applicants for all future subdivision maps which permit construction shall consult with the local transit provider regarding the need for, and locations of, bus pull-ins on highways within the Specific Plan area. All bus pull-in locations shall be approved by the Department of Public Works, and approved bus pull-ins shall be constructed by the applicant.	Applicant (Traffic Engineer)	Verification of Consultation with Transit Providers Review of bus pull-in locations	1. LACDPW 2. LACDPW 3. Prior to Final Map Approval and/or approval of improvement plans
OFF-SITE ARTERIALS			
4.8-6. Prior to the recordation of the first subdivision map which permits construction, the applicant for that map shall prepare a transportation performance evaluation which shall determine the specific improvements needed to each off-site arterial and related costs in order to provide adequate roadway and intersection capacity for the expected Specific Plan and General Plan buildout traffic trips. The transportation performance evaluation shall be based on the Master Plan of Highways in effect at that time and shall be approved by the Los Angeles County Department of Public Works. The applicant shall be required to fund its fair share of improvements to these arterials, as stated on Table 4.8-18. The applicants total funding obligation shall be equitably distributed over the housing units and non-residential building square footage (<i>i.e.</i> , Business Park, Visitor-Serving, Mixed-Use, and Commercial) in the Specific Plan, and shall be a fee to be paid to the County and/or the City at each building permit. For off-site areas within the County unincorporated area, the applicant may construct improvements for credit against or in lieu of paying the fee.	Applicant(s)	Payment of Fee Determination of fair share funding obligation and fee structure for off-site improvements	1. LACDPW 2. LACDPW 3. Prior to Recordation of the First Subdivision Map

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.8 TRAFFIC/ACCESS (cont.)			
FREEWAYS AND STATE HIGHWAYS (I-5 AND SR-126 IN LOS ANGELES COUNTY)			
4.8-7. Each future performance evaluation which shows that a future subdivision map will create significant impacts on SR-126 shall analyze the need for additional travel lanes on SR-126. If adequate lane capacity is not available at the time of subdivision, the applicant of the subdivision shall fund or construct the improvements necessary to serve the proposed increment of development. Construction or funding of any required facilities shall not preclude the applicant's ability to seek State, Federal or local funding for these facilities.	Applicant(s)	Receipt and Review of Transportation Performance Evaluation Applicant Funding of or bonding of Fair Share of Improvements	1. LACDPW 2. LACDPW 3. Prior to Recordation of Final Tract Map

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.8 TRAFFIC/ACCESS (cont.)			
CONGESTION MANAGEMENT			
4.8-8. Project-specific environmental analysis for future subdivision maps which allow construction shall comply with the requirements of the Congestion Management Program in effect at the time that subdivision map is filed.	Applicant	Review of future environmental analysis	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to certification of future environmental documents
SR-126 IN VENTURA COUNTY			
4.8-9. Prior to the recordation of the first subdivision map which permits construction, the applicant for that map shall prepare a transportation evaluation including all of the Specific Plan land uses which shall determine the specific improvements needed to the following intersections with SR-126 in the City of Fillmore and community of Piru in Ventura County: "A", "B", "C", "D" and "E" Streets, Old Telegraph, Olive, Central, Santa Clara, Mountain View, El Dorado Road, and Pole Creek (Fillmore), and Main/Torrey and Center (Piru). The related costs of those intersection improvements and the project's fair share shall be estimated based upon the expected Specific Plan traffic volumes. The transportation performance evaluation shall be based on the Los Angeles County Master Plan of Highways in effect at that time and shall be approved by the Los Angeles County Department of Public Works. The applicant's total funding obligation shall be equitably distributed over the housing units and non-residential building square footage (<i>i.e.</i> , Business Park, Visitor Center, Mixed Use, and Commercial) in the Specific Plan, and shall be a fee to be paid to the City of Fillmore and the County of Ventura at each building permit.	Applicant (Traffic Engineer)	Receipt and Review of Transportation Performance Evaluation Payment of Fee to City of Fillmore or County of Ventura	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Recordation of the First Subdivision Map; Payment of Fee Prior to Issuance of Building Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.8 TRAFFIC/ACCESS (cont.)			
FREEWAY/HIGHWAY INTERSECTIONS AND INTERCHANGES			
4.8-10. The Specific Plan is responsible to construct or fund its fair-share of the intersections and interchange improvements indicated on Table 4.8-18. Each future transportation performance evaluation required by Mitigation Measure 4.8-2 which identifies a significant impact at these locations due to subdivision map-generated traffic shall address the need for additional capacity at each of these locations. If adequate capacity is not available at the time of subdivision map recordation, the performance evaluation shall determine the improvements necessary to carry Specific Plan generated traffic, as well as the fair share cost to construct such improvements. If the future subdivision is conditioned to construct a phase of improvements which results in an overpayment of the fair-share cost of the improvement, then an appropriate adjustment (offset) to the fees paid to Los Angeles County and/or City of Santa Clarita pursuant to Mitigation Measure 4.8-6 above shall be made.	Applicant	Field Verification of Construction or Receipt of Fair Share Funding or Bonding	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits
4.8-11. The applicant of the Newhall Ranch Specific Plan shall participate in an I-5 developer fee program, if adopted by the Board of Supervisors for the Santa Clarita Valley.	Applicant	Field Verification of Construction or Receipt of Fair Share Funding or Bonding	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits
4.8-12. The applicant of the Newhall Ranch Specific Plan shall participate in a transit fee program, if adopted for the entire Santa Clarita Valley by Los Angeles County and City of Santa Clarita.	Applicant	Field Verification of Construction or Receipt of Fair Share Funding or Bonding	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Issuance of Occupancy Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.8 TRAFFIC/ACCESS (cont.)			
4.8-13. Prior to the approval of each subdivision map which permits construction, the applicant for that map shall prepare a traffic analysis approved by the Los Angeles County Department of Public Works. The analysis will assess project and cumulative development (including an existing plus cumulative development scenario under the County's Traffic Impact Analysis Report Guidelines (TIA) and its Development Monitoring System (DMS)). In response to the traffic analysis, the applicant may construct off-site traffic improvements for credit against, or in lieu of paying, the mitigation fees described in Mitigation Measure 4.8-6 above. If future subdivision maps are developed in phases, a traffic study for each phase of the subdivision map may be submitted to determine the improvements needed to be constructed with that phase of development.	Applicant(s) (Project Traffic Engineer)	Receipt and Review of TIA and DMS Traffic Analysis Applicant Funding of or bonding of Fair Share of Improvements	1. LACDPW 2. LACDPW 3. Prior to Recordation of the Final Tract Map

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.9 NOISE			
CONSTRUCTION			
4.9-1. All construction activity occurring on the Newhall Ranch Specific Plan site shall adhere to the requirements of the "County of Los Angeles Construction Equipment Noise Standards," County of Los Angeles Ordinance No. 11743, §12.08.440 as identified in Table 4.9-3.	Applicant (Construction Contractor)	Include Measure in Specifications Field Verification With Noise Monitor	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities
4.9-2. Limit all construction activities near occupied residences to between the hours of 6:30 A.M. and 8:00 P.M., and exclude all Sundays and legal holidays pursuant to County Department of Public Works, Construction Division standards.	Applicant (Construction Contractor)	Include Measure in Specifications Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities
4.9-3. When construction operations occur adjacent to occupied residential areas, implement appropriate additional noise reduction measures that include changing the location of stationary construction equipment, shutting off idling equipment, notifying adjacent residences in advance of construction work, and installing temporary acoustic barriers around stationary construction noise sources.	Applicant (Construction Contractor)	Include Measure in Specifications Field Verification and Verification that Adjacent Residents Were Notified	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities
4.9-4. Locate construction staging areas on-site to maximize the distance between staging areas and occupied residential areas.	Applicant (Construction Contractor)	Include Measure in Specifications Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Grading and Construction Activities

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.9 NOISE (cont.) OPERATION			
4.9-5. Where new single family residential buildings are to be constructed within an exterior noise contour of 60 dB(A) CNEL or greater, or where any multi-family buildings are to be constructed within an exterior noise contour of 65 dB(A) CNEL or greater, an acoustic analysis shall be completed prior to approval of building permits. The acoustical analysis shall show that the building is designed so that interior noise levels resulting from outside sources will be no greater than 45 dB(A) CNEL.	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to the Issuance of Building Permits
4.9-6. For single family residential lots located within the 60 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that exterior noise in outdoor living areas (<i>e.g.</i> , back yards, patios, <i>etc.</i>) will be reduced to 60 dB(A) CNEL or less.	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Tentative Approval of Subdivision
4.9-7. For multi-family residential lots located within the 65 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that exterior noise in outdoor living areas (<i>e.g.</i> , back yards, patios, <i>etc.</i>) will be reduced to 65 dB(A) CNEL or less.	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Tentative Approval of Subdivision
4.9-8. For school sites located within the 70 dB(A) CNEL or greater noise contour, an acoustic analysis shall be submitted prior to tentative approval of the subdivision. The acoustic analysis shall show that noise at exterior play areas will be reduced to 70 dB(A) CNEL or less.	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Tentative Approval of Subdivision
4.9-9. All residential air conditioning equipment installed within the Newhall Ranch Specific Plan site shall adhere to the requirements of the County of Los Angeles Residential Air Conditioning and Refrigeration Noise Standards, County of Los Angeles Ordinance No. 11743, §12.08.530.	Building Contractor	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to the Issuance of Occupancy Permits

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.9 NOISE (cont.)			
4.9-10. All stationary and point sources of noise occurring on the Newhall Ranch Specific Plan site shall adhere to the requirements of the County of Los Angeles Ordinance No. 11743, §12.08.390 as identified in Table 4.9-2, County of Los Angeles Exterior Noise Standards for Stationary and Point Noise Sources.	Future Owners/ Operators within project	Field Verification	1. LA County Department of Health Services 2. LA County Department of Building and Safety 3. During Life of Project
4.9-11. Loading, unloading, opening, closing, or other handling of boxes, crates, containers, building materials, garbage cans or similar objects between the hours of 10:00 P.M. and 6:00 A.M. in such a manner as to cause a noise disturbance is prohibited in accordance with the County of Los Angeles Ordinance No. 11743, §12.08.460.	Future Owners/ Operators within project	Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. During Life of Project
4.9-12. Loading zones and trash receptacles in commercial and Business Park areas shall be located away from adjacent residential areas, or provide attenuation so that noise levels at residential uses do not exceed the standards identified in §12.08.460 of the Ordinance No. 11743.	Applicant	Plan Check Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Approval of Final Maps or improvement/building plans and Verify Prior to Issuance of Occupancy Permits
4.9-13. Where residential lots are located with direct lines of sight to the Magic Mountain Theme Park, an acoustic analysis shall be submitted to show that exterior noise on the residential lots generated by activities at the park do not exceed the standards identified in §12.08.390 of the Ordinance No. 11743 as identified in Table 4.9-2, County of Los Angeles Exterior Noise Standards for Stationary and Point Noise Sources.	Applicant	Receipt and Review of Acoustical Analysis	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to the Issuance of Building Permits
4.9-14. After the time that occupancy of uses on the Newhall Ranch Specific Plan site occurs, AND when noise levels at the Travel Village RV Park reach 70 dB(A) CNEL at locations where recreational vehicles are inhabited, the applicant shall construct a noise abatement barrier to reduce noise levels at the RV Park to 70 dB(A) CNEL or less.	Applicant	Receipt and Review of Acoustical Analysis Field Verification	1. LA County Department of Health Services 2. LACDPW, Building and Safety 3. Upon Occupancy of Uses on Newhall Ranch and if/when noise levels in Travel Village reach 70 dB(A) CNEL

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.9 NOISE (cont.)			
4.9-15. Despite the absence of a significant impact, applicants for all building permits of Residential, Mixed-Use, Commercial, and Business Park land uses (Project) shall pay to the Santa Clara Elementary School District, prior to issuance of building permits, the project's pro rata share of the cost of a sound wall to be located between SR-126 and the Little Red School House. The project's pro rata share shall be determined by multiplying the estimated cost of the sound wall by the ratio of the project's estimated contribution of average daily trips on SR-126 (ADT) at the Little Red School House (numerator) to the total projected cumulative ADT increase at that location (denominator). ¹ The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-126 ² from the projected cumulative trips as shown in Table 1 of Topical Response 5 - Traffic Impacts to State and Local Roads in Ventura County after adding the total Newhall Ranch ADT traveling west of the City of Fillmore.	Applicants for all Building Permits	Payment to Santa Clara Elementary School District	1. LACDRP 2. LACDPW, Building and Safety 3. Upon Issuance of Building Permits
4.9-16. Despite the absence of a significant impact, the applicant for all building permits of Residential, Mixed-Use, Commercial and Business Park land uses (Project) shall participate on a fair-share basis in noise attenuation programs developed and implemented by the City of Moorpark to attenuate vehicular noise on SR-23 just north of Casey Road for the existing single-family homes which front SR-23. The mitigation criteria shall be to reduce noise levels to satisfy State noise compatibility standards. The project's pro rata share shall be determined by multiplying the estimated cost of attenuation by the ratio of the project's estimated contribution of average daily trips on SR-23 (ADT) north of the intersection of SR-23 and Casey Road (numerator) to the total projected cumulative ADT increase at that location (denominator). ³ The total projected cumulative ADT increase shall be determined by subtracting the existing trips on SR-23 north of Casey Road ⁴ from the projected cumulative trips as shown in Topical Response 5 - Traffic Impacts to State and Local Roads in Ventura County after adding the total Newhall Ranch ADT traveling south of the City of Fillmore.	Applicants for all Building Permits	Payment to City of Moorpark	1. LACDRP 2. LACDPW, Building and Safety 3. Upon Issuance of Building Permits

¹ Cost of Sound Wall X (Project ADT on SR-126 @ LRSH*/Total Projected Cumulative ADT Increase on SR-126 @ LRSH*) * LRSH = Little Red School House.

² 25,165 ADT using linear extrapolation from Table 1 of Topical Response 5 - Traffic Impacts to State and Local Roads in Ventura County.

³ Cost of mitigation x (Project ADT on SR-23 north of Casey Road/Total Projected cumulative ADT Increase on SR-23 north of Casey Road).

⁴ ADT using linear extrapolation from Table 1 of Topical Response 5 - Traffic Impacts to State and Local Roads in Ventura County.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.9 NOISE (cont.)			
<p>4.9-17. Prior to the approval of any subdivision map which permits construction within the Specific Plan area, the applicant for that map shall prepare an acoustical analysis assessing project and cumulative development (including an existing plus project analysis, and an existing plus cumulative development analysis including the project). The acoustical analysis shall be based upon State noise land use compatibility criteria and shall be approved by the Los Angeles County Department of Health Services.</p> <p>In order to mitigate any future impacts resulting from the project's contribution to significant cumulative noise impacts to development in existence as of the adoption of the Newhall Ranch Specific Plan and caused by vehicular traffic on off-site roadways, the applicant for building permits of Residential, Mixed-Use, Commercial, Visitor Serving and Business Park land uses shall, prior to issuance of building permits, pay a fee to Los Angeles County, Ventura County, the City of Fillmore or the City of Santa Clarita. The amount of the fee shall be the project's fair-share under any jurisdiction-wide or Santa Clarita Valley-wide noise programs adopted by any of the above jurisdictions.</p>	Applicants for all Building Permits	Payment of Fee to Los Angeles County, Ventura County, City of Fillmore or the City of Santa Clarita	1. LACDRP 2. Los Angeles Co. Department of Health Services 3. Upon Issuance of Building Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY			
<p>As discussed in Draft EIR, the proposed Specific Plan includes an on-site mobility system with alternatives to automobile use. Bus transit service within the Santa Clarita Valley currently provides linkages to the Metrolink rail station located on Soledad Canyon Road in the City of Santa Clarita, as well as to major commercial and other high activity centers within the Santa Clarita Valley. As set forth in Specific Plan, bus pull-ins will be provided throughout the Newhall Ranch Specific Plan site. Transit service is expected to serve the site when the demand for service justifies the extension of service to the area. The bus transit system will serve to implement SCAQMD mitigation measures pertaining to the establishment of shuttles from the Specific Plan site to commercial core areas and to major rail transit centers.</p>			
<p>In addition, the Specific Plan incorporates a variety of design concepts, which will reduce total vehicle miles traveled and encourage alternative modes of transportation. These features include Mixed-Use areas, the location of employment centers in proximity to residential areas, and trails, which will accommodate bicycles and pedestrians, which link employment centers and commercial areas. The Specific Plan also reserves land for a future rail right-of-way and an area has been identified for a future transit station within the Specific Plan area. The Specific Plan is designed to reduce vehicle miles traveled through encouraging alternative modes of travel and allowing for residents to work, shop, and recreate in close proximity to their homes.</p>			
<p>The Specific Plan would be built out over an estimated 25-year period. It is unknown at this time what technological developments may take place that may affect the identification and implementation of mitigation measures; however, preliminary information is available on the direction that these developments appear to be taking. Projects planned today should be able to integrate improvements, which facilitate use of new technologies as they become commercially available. For example, several alternatives to gasoline-powered vehicles are being developed today. Fuel cells which generate little, if any, pollutant emissions are being designed and tested as means to supply energy, heat, and cooling for structures. The potential application of measures such as these to reduce emissions should be studied as they become readily available and economically viable. However, with regard to "a fuel cell program for the commercial and industrial buildings", there is no supportable evidence that such a mitigation measure is economically achievable and therefore feasible. Nor is any data available to demonstrate that such a measure would have a measurable or significant effect on reducing air emissions. In addition, Los Angeles County is not aware of any objective data demonstrating that such a measure, if implemented, would measurably reduce air emissions. SCAQMD's CEQA <i>Air Quality Handbook</i> does not recommend this measure for non-residential land uses. For all these reasons, Los Angeles County rejects this measure as infeasible.</p>			

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
However, the following features have been incorporated as part of the Specific Plan to reduce motor vehicle trips:			
4.10-1. The Specific Plan will provide Commercial and Service uses in close proximity to residential subdivisions.	Applicant	Approval of Tentative Maps	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
4.10-2. The Specific Plan will locate residential uses in close proximity to Commercial uses, Mixed-Uses, and Business Parks.	Applicant	Approval of Tentative Maps	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
4.10-3. Bus pull-ins will be constructed throughout the Specific Plan site.	Applicant	Final Highway Plan Check	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Tentative Subdivision Map Approvals
4.10-4. Pedestrian facilities, such as sidewalks, and community regional, and local trails, will be provided throughout the Specific Plan site.	Applicant	Submittal of Tentative Maps	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
4.10-5. Roads with adjacent trails for pedestrian and bicycle use will be provided throughout the Specific Plan site connecting the individual Villages and community.	Applicant	Submittal of Tentative Maps	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
CONSTRUCTION IMPACTS			
<p>4.10-6. The applicant of future subdivisions shall implement all rules and regulations adopted by the Governing Board of the SCAQMD which are applicable to the development of the subdivision (such as Rule 402 - Nuisance, Rule 403 - Fugitive Dust, Rule 1113 - Architectural Coatings) and which are in effect at the time of development. The purpose of Rule 403 is to reduce the amount of particulate matter entrained in the ambient air as a result of man-made fugitive dust sources by requiring actions to prevent, reduce, or mitigate fugitive dust emissions. Rule 403 applies to any activity or man-made condition capable of generating fugitive dust such as the mass and remedial grading associated with the project as well as weed abatement and stockpiling of construction materials (<i>i.e.</i>, rock, earth, gravel). Rule 403 requires that grading operations either (1) take actions specified in Tables 1 and 2 of the Rule for each applicable source of fugitive dust and take certain notification and record keeping actions; or (2) obtain an approved Fugitive Dust Control Plan. A complete copy of the SCAQMD's Rule 403 Implementation Handbook, which has been included in Appendix 4.10, provides guideline tables to demonstrate the typical mitigation program and record keeping required for grading operations (Tables 1 and 2 and sample record keeping chart). The record keeping is accomplished by on-site construction personnel, typically the construction superintendent.</p> <p>Each future subdivision proposed in association with the Newhall Ranch Specific Plan shall implement the following if found applicable and feasible for that subdivision:</p>	Applicant	<p>Plan Check</p> <p>Review and apply applicable rules as part of environmental document</p>	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
GRADING			
<ol style="list-style-type: none"> a. Apply non-toxic soil stabilizers according to manufacturers' specification to all inactive construction areas (previously graded areas inactive for ten days or more). b. Replace groundcover in disturbed areas as quickly as possible. 			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
4.10-6. (cont.)			
c. Enclose, cover, water twice daily, or apply non-toxic soil binders according to manufacturers' specifications, to exposed piles (<i>i.e.</i> , gravel, sand, dirt) with 5 percent or greater silt content.			
d. Water active sites at least twice daily.			
e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts) exceed 25 mph.			
f. Monitor for particulate emissions according to District-specified procedures.			
g. All trucks hauling dirt, sand, soil, or other loose materials are to be covered or should maintain at least two feet of freeboard (<i>i.e.</i> , minimum vertical distance between top of the load and the top of the trailer) in accordance with the requirements of CVC Section 23114.			
PAVED ROADS			
h. Sweep streets at the end of the day if visible soil material is carried onto adjacent public paved roads (recommend water sweepers with reclaimed water).			
i. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip.			
UNPAVED ROADS			
j. Apply water three times daily, or non-toxic soil stabilizers according to manufacturers' specifications, to all unpaved parking or staging areas or unpaved road surfaces.			
k. Reduce traffic speeds on all unpaved roads to 15 mph or less.			
l. Pave construction roads that have a traffic volume of more than 50 daily trips by construction equipment, 150 total daily trips for all vehicles.			
m. Pave all construction access roads at least 100 feet on to the site from the main road.			
n. Pave construction roads that have a daily traffic volume of less than 50 vehicular trips.			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
<p>4.10 AIR QUALITY (cont.)</p> <p>4.10-7. Prior to the approval of each future subdivision proposed in association with the Newhall Ranch Specific Plan, each of the construction emission reduction measures indicated below (and in Tables 11-2 and 11-3 of the SCAQMD's CEQA <i>Air Quality Handbook</i>, as amended) shall be implemented if found applicable and feasible for that subdivision. Tables of currently applicable measures are provided for reference in EIR Appendix 4.10.</p> <p>ON-ROAD MOBILE SOURCE CONSTRUCTION EMISSIONS:</p> <ol style="list-style-type: none"> a. Configure construction parking to minimize traffic interference. b. Provide temporary traffic controls when construction activities have the potential to disrupt traffic to maintain traffic flow (e.g., signage, flag person, detours). c. Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 P.M. and 6:00 A.M. and between 10:00 A.M. and 3:00 P.M.). d. Develop a trip reduction plan to achieve a 1.5 average vehicle ridership (AVR) for construction employees. e. Implement a shuttle service to and from retail services and food establishments during lunch hours. f. Develop a construction traffic management plan that includes the following measures to address construction traffic that has the potential to affect traffic on public streets: <ol style="list-style-type: none"> - Rerouting construction traffic off congested streets; - Consolidating truck deliveries; and - Providing temporary dedicated turn lanes for movement of construction trucks and equipment on and off of the site. g. Prohibit truck idling in excess of two minutes. <p>OFF-ROAD MOBILE SOURCE CONSTRUCTION EMISSIONS:</p> <ol style="list-style-type: none"> h. Use methanol-fueled pile drivers. i. Suspend use of all construction equipment operations during second stage smog alerts. j. Prevent trucks from idling longer than two minutes. k. Use electricity from power poles rather than temporary diesel-powered generators. l. Use electricity from power poles rather than temporary gasoline-powered generators. m. Use methanol- or natural gas-powered mobile equipment instead of diesel. n. Use propane- or butane-powered on-site mobile equipment instead of gasoline. 	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
OPERATION IMPACTS			
The following measures based on current technology and feasibility will be implemented to reduce the operational emissions of the Specific Plan.			
4.10-8. The applicant of future subdivisions shall implement all rules and regulations adopted by the Governing Board of the SCAQMD which are applicable to the development of the subdivision (such as Rule 402 - Nuisance, Rule 1102 - Petroleum Solvent Dry Cleaners, Rule 1111 - NO _x Emissions from Natural Gas-Fired, Fan-Type Central Furnaces, Rule 1146 - Emissions of Oxides of Nitrogen from Industrial, Institutional, and Commercial Boilers, Steam Generators, and Process Heaters) and which are in effect at the time of occupancy permit issuance.	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
4.10-9. Prior to the approval of each future subdivision proposed in association with the Newhall Ranch Specific Plan, each of the operational emission reduction measures indicated below (and in Tables 11-6 and 11-7 of the SCAQMD's CEQA <i>Air Quality Handbook</i> , as amended) shall be implemented if found applicable and feasible for that subdivision. Tables of currently applicable measures are provided for reference in Appendix 4.10.	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
ON-ROAD MOBILE SOURCE OPERATIONAL EMISSIONS:			
RESIDENTIAL USES			
<ol style="list-style-type: none"> a. Include satellite telecommunications centers in residential subdivisions. b. Establish a shuttle service from residential subdivisions to commercial core areas. c. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters). d. Construct off-site pedestrian facility improvements, such as overpasses and wider sidewalks. e. Include retail services within or adjacent to residential subdivisions. f. Provide shuttles to major rail transit centers or multi-modal stations. g. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.). h. Synchronize traffic lights on streets impacted by development. i. Construct, contribute, or dedicate land for the provision of off-site bicycle trails linking the facility to designated bicycle commuting routes. 			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
4.10-9. (cont.)	Applicant		
COMMERCIAL USES		Field Verification and review and include applicable and feasible rules as part of environmental document	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
<ul style="list-style-type: none"> j. Provide preferential parking spaces for carpools and vanpools and provide 7'2" minimum vertical clearance in parking facilities for vanpool access. k. Implement on-site circulation plans in parking lots to reduce vehicle queuing. l. Improve traffic flow at drive-throughs by designing separate windows for different functions and by providing temporary parking for orders not immediately available for pickup. m. Provide video-conference facilities. n. Set up resident worker training programs to improve job/housing balance. o. Implement home dispatching system where employees receive routing schedule by phone instead of driving to work. p. Develop a program to minimize the use of fleet vehicles during smog alerts (for business not subject to Regulation XV (now Rule 2202) or XII). q. Use low-emissions fleet vehicles: <ul style="list-style-type: none"> - TLEV - ULEV - LEV - ZEV r. Reduce employee parking spaces for those businesses subject to Regulation XV (now Rule 2202). s. Implement a lunch shuttle service from a worksite(s) to food establishments. t. Implement compressed work-week schedules where weekly work hours are compressed into fewer than five days. <ul style="list-style-type: none"> - 9/80 - 4/40 - 3/36 u. Develop a trip reduction plan to achieve 1.5 AVR for businesses with less than 100 employees or multi-tenant worksites. v. Utilize satellite offices rather than regular worksite to reduce VMT. w. Establish a home-based telecommuting program. x. Provide on-site child care and after-school facilities or contribute to off-site development within walking distance. 			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
4.10-9. (cont.)	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
<ul style="list-style-type: none"> y. Require retail facilities or special event centers to offer travel incentives such as discounts on purchases for transit riders. z. Provide on-site employee services such as cafeterias, banks, <i>etc.</i> aa. Establish a shuttle service from residential core areas to the worksite. ab. Construct on-site or off-site bus stops (<i>e.g.</i>, bus turnouts, passenger benches, and shelters). ac. Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharers. ad. Include residential units within a commercial project. ae. Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots. af. Any two of the following: <ul style="list-style-type: none"> - Construct off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths. - Include bicycle parking facilities, such as bicycle lockers and racks. - Include showers for bicycling employees' use. ag. Any two of the following: <ul style="list-style-type: none"> - Construct off-site pedestrian facility improvements, such as overpasses, wider sidewalks. - Construct on-site pedestrian facility improvements, such as building access which is physically separated from street and parking lot traffic and walk paths. - Include showers for pedestrian employees' use. ah. Provide shuttles to major rail transit stations and multi-modal centers. ai. Contribute to regional transit systems (<i>e.g.</i>, right-of-way, capital improvements, <i>etc.</i>). aj. Charge visitors to park. ak. Synchronize traffic lights on streets impacted by development. al. Reschedule truck deliveries and pickups to off-peak hours. am. Set up paid parking systems where drivers pay at walkup kiosk and exit via a stamped ticket to reduce emissions from queuing vehicles. an. Require on-site truck loading zones. ao. Implement or contribute to public outreach programs. ap. Require employers not subject to Regulation XV (now Rule 2202) to provide commuter information area. 			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
4.10-9. (cont.)	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
BUSINESS PARK USES			
aq. Provide preferential parking spaces for carpools and vanpools and provide 7'2" minimum vertical clearance in parking facilities for vanpool access.			
ar. Implement on-site circulation plans in parking lots to reduce vehicle queuing.			
as. Set up resident worker training programs to improve job/housing balance.			
at. Implement home dispatching system where employees receive routing schedule by phone instead of driving to work.			
au. Develop a program to minimize the use of fleet vehicles during smog alerts (for business not subject to Regulation XV (now Rule 2202) or XII).			
av. Use low-emissions fleet vehicles: <ul style="list-style-type: none">- TLEV- ULEV- LEV- ZEV			
aw. Require employers not subject to Regulation XV (now Rule 2202) to provide commuter information area.			
ax. Reduce employee parking spaces for those businesses subject to Regulation XV (now Rule 2202).			
ay. Implement compressed work-week schedules where weekly work hours are compressed into fewer than five days. <ul style="list-style-type: none">- 9/80- 4/40- 3/36			
az. Offer first right of refusal, low interest loans, or other incentives to employees who purchase or rent local residences.			
ba. Develop a trip reduction plan to achieve 1.5 AVR for businesses with less than 100 employees or multi-tenant worksites.			
bb. Provide on-site child care and after-school facilities or contribute to off-site development within walking distance.			
bc. Provide on-site employee services such as cafeterias, banks, etc.			
bd. Establish a shuttle service from residential core areas to the worksite.			
be. Construct on-site or off-site bus stops (e.g., bus turnouts, passenger benches, and shelters)			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
4.10-9. (cont.)	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
bf. Implement a pricing structure for single-occupancy employee parking and/or provide discounts to ridesharers. bg. Utilize parking in excess of code requirements as on-site park-n-ride lots or contribute to construction of off-site lots. bh. Any two of the following: <ul style="list-style-type: none"> - Construct off-site bicycle facility improvements, such as bicycle trails linking the facility to designated bicycle commuting routes, or on-site improvements, such as bicycle paths. - Include bicycle parking facilities, such as bicycle lockers and racks. - Include showers for bicycling employees' use. bi. Any two of the following: <ul style="list-style-type: none"> - Construct off-site pedestrian facility improvements, such as overpasses, wider sidewalks. - Construct on-site pedestrian facility improvements, such as building access which is physically separated from street and parking lot traffic and walk paths. - Include showers for pedestrian employees' use. bj. Provide shuttles to major rail transit stations and multi-modal centers. bk. Contribute to regional transit systems (e.g., right-of-way, capital improvements, etc.). bl. Synchronize traffic lights on streets impacted by development. bm. Reschedule truck deliveries and pickups to off-peak hours. bn. Implement a lunch shuttle service from a worksite(s) to food establishments. bo. Require on-site truck loading zones. bp. Install aerodynamic add-on devices to heavy-duty trucks. bq. Implement or contribute to public outreach programs.			
STATIONARY SOURCE OPERATIONAL EMISSIONS			
RESIDENTIAL USES			
br. Use solar or low emission water heaters. bs. Use central water heating systems. bt. Use built-in energy-efficient appliances. bu. Provide shade trees to reduce building heating/cooling needs. bv. Use energy-efficient and automated controls for air conditioners. bw. Use double-paned windows. bx. Use energy-efficient low-sodium parking lot lights.			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
4.10-9. (cont.)	Applicant	Field Verification and review and include applicable and feasible rules as part of environmental document	1. LACDRP 2. LACDRP 3. Prior to Tentative Subdivision Map Approvals
COMMERCIAL USES			
by. Use lighting controls and energy-efficient lighting.			
bz. Use fuel cells in residential subdivisions to produce heat and electricity.			
ca. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting).			
cb. Use light-colored roofing materials to reflect heat.			
cc. Increase walls and attic insulation beyond Title 24 requirements.			
cd. Use solar or low emission water heaters.			
ce. Use central water heating systems.			
cf. Provide shade trees to reduce building heating/cooling needs.			
cg. Use energy-efficient and automated controls for air conditioners.			
ch. Use double-paned windows.			
ci. Use energy-efficient low-sodium parking lot lights.			
cj. Use lighting controls and energy-efficient lighting.			
ck. Use light-colored roofing materials to reflect heat.			
cl. Increase walls and attic insulation beyond Title 24 requirements.			
cm. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting).			
BUSINESS PARK USES			
cn. Provide shade trees to reduce building heating/cooling needs.			
co. Use energy-efficient and automated controls for air conditioning.			
cp. Use double-paned windows.			
cq. Use energy-efficient low-sodium parking lot lights.			
cr. Use lighting controls and energy-efficient lighting.			
cs. Use light-colored roofing materials to reflect heat.			
ct. Orient buildings to the north for natural cooling and include passive solar design (e.g., daylighting).			
cu. Increase walls and attic insulation beyond Title 24 requirements.			
cv. Improved storage and handling of source materials.			
cw. Materials substitution (e.g., use water-based paints, life-cycle analysis).			
cx. Modify manufacturing processes (e.g., reduce process stages, closed-loop systems, materials recycling).			
cy. Resource recovery systems that redirect chemicals to new production processes.			

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.10 AIR QUALITY (cont.)			
4.10-10. All non-residential development of 25,000 gross square feet or more shall comply with the County's Transportation Demand Management (TDM) Ordinance (Ordinance No. 93-0028M) in effect at the time of subdivision. The sizes and configurations of the Specific Plan's non-residential uses are not known at this time and the Ordinance specifies different requirements based on the size of the project under review. All current provisions of the ordinance are summarized in Appendix 4.10.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	<ol style="list-style-type: none"> 1. LACDPW 2. LACDRP 3. Tentative Map Approval or Building Permit, as applicable
4.10-11. Subdivisions and buildings shall comply with Title 24 of the California Code of Regulations which are current at the time of development.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	<ol style="list-style-type: none"> 1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Tentative Map Approval or Building Permit, as applicable
4.10-12. Lighting for public streets, parking areas, and recreation areas shall utilize energy efficient light and mechanical, computerized or photo cell switching devices to reduce unnecessary energy usage.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Tentative Map Approval or Building Permit, as applicable
4.10-13. Any on-site subterranean parking structures shall provide adequate ventilation systems to disperse pollutants and preclude the potential for a pollutant concentration to occur.	Applicant	Include Requirement in Future environmental documents and/or check at Building Permit	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Tentative Map Approval or Building Permit, as applicable
4.10-14. The sellers of new residential units shall be required to distribute brochures and other relevant information published by the SCAQMD or similar organization to new homeowners regarding the importance of reducing vehicle miles traveled and related air quality impacts, as well as on local opportunities for public transit and ridesharing.	Applicant	LACDRP Review of information package and distribution records	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Issuance of Building Permit (Package) and Occupancy Permits (Records)

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES			
4.11-1. The proposed Specific Plan shall implement a water reclamation system in order to reduce the Specific Plan's demand for imported potable water. The Specific Plan shall install a distribution system to deliver non-potable reclaimed water to irrigate land uses suitable to accept reclaimed water, pursuant to Los Angeles County Department of Health Standards.	Applicant	Subdivision Map Improvement Plan Check	1. LACDRP 2. LACDPW 3. Prior to Issuance of Building Permit(s)
4.11-2. Landscape concept plans shall include a palette rich in drought-tolerant and native plants.	Applicant	Preliminary Landscape Plan Review	1. LACDPW 2. LA County Fire Department or Parks and Recreation 3. Prior to Recordation of Final Map
4.11-3. Major manufactured slopes shall be landscaped with materials that will eventually naturalize, requiring minimal irrigation.	Applicant	Preliminary Landscape Plan Review	1. LACDPW 2. LA County Fire Department or Parks and Recreation 3. Prior to Recordation of Final Map
4.11-4. Water conservation measures as required by the State of California shall be incorporated into all irrigation systems.	Applicant	Architectural Plans	1. California Department of Conservation 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit(s)
4.11-5. The area within each future subdivision within Newhall Ranch shall be annexed to the Valencia Water Company prior to issuance of building permits.	Applicant	CPUC Annexation Approval	1. CPUC 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permit(s)

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES (cont.)			
4.11-6. In conjunction with the submittal of applications for tentative tract maps or parcel maps which permit construction, and prior to approval of any such tentative maps, Prior to recordation of any final subdivision map that allows construction, and in accordance with the requirements of the Los Angeles County General Plan Development Monitoring System (DMS), as amended, Los Angeles County shall require the applicant of the map subdivision to obtain written confirmation from the retail water agency that a-identifying the source(s) of water source is available to supply serve the map subdivision concurrent with need. If the applicant of such map the subdivision cannot obtain confirmation that a water source(s) is available for buildout of the subdivision map, the subdivision map shall be phased with the timing of an available water source(s), consistent with the County's DMS requirements.	Applicant	Written Confirmation of Water Availability	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Recordation of Final Subdivision Maps
4.11-7. Prior to commencement of use, all uses of recycled water shall be reviewed and approved by the State of California Health and Welfare Agency, Department of Health Services.	Applicant	Plan Check	<ol style="list-style-type: none"> 1. County Department of Health Services 2. LACDPW, Building and Safety 3. Prior to Issuance of Grading or Occupancy Permit(s) as applicable
4.11-8. Prior to the issuance of building permits that allow construction, the applicant of the subdivision shall finance the expansion costs of water service extension to the subdivision through the payment of connection fees to the appropriate water agency(ies).	Applicant	Payment of Connection Fees	<ol style="list-style-type: none"> 1. CLWA/VWC 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES (cont.)			
<p>4.11-9. Pursuant to Public Resources Code §21081(a)(2), the County shall recommend that the Upper Santa Clara Water Committee (or Santa Clarita Valley Water Purveyors), made up of the Castaic Lake Water Agency, Los Angeles County Waterworks District No. 36, Newhall County Water District, Santa Clarita Water Company Division of CLWA and the Valencia Water Company, prepare an annual water report that will discuss the status of groundwater levels within the Alluvial and Saugus Aquifers, and State Water Project water supplies as they relate to the Santa Clarita Valley. The report will also include an annual update of the actions taken by CLWA to enhance the quality and reliability of existing and planned water supplies for the Santa Clarita Valley. In those years when the Committee or purveyors does not prepare such a report, the applicant at hisits expense shall cause the preparation of such a report that is acceptable to the County to address these issues. This annual report shall be provided to Los Angeles County who maywill use consider the report as part of the-its local land use decision-making process. (To date, four such water reports have been prepared (1998, 1999, 2000 and 2001) and provided to both the County of Los Angeles and the City of Santa Clarita.)</p>	Applicant	Receipt of Annual Report	1. Board of Supervisors 2. LACDRP 3. Prior to Recordation of Final Subdivision Maps

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES (cont.)			
4.11-10. Pursuant to Public Resources Code §21081(a)(2), the County shall recommend that Castaic Lake Water Agency (CLWA), in cooperation with other Santa Clarita Valley retail water providers, continue to update the Urban Water Management Plan (UWMP) for Santa Clarita Valley once every five years (on or before December 31) to ensure that the County receives up-to-date information about the existing and planned water supplies in the Santa Clarita Valley. The County will consider the information contained in the updated UWMP in connection with the County's future local land use decision-making process. The County will also consider the information contained in the updated UWMP in connection with the County's future consideration of any Newhall Ranch tentative subdivision maps allowing construction.	Applicant	Receipt of written identification of water service from retailer	<ol style="list-style-type: none"> 1. Board of Supervisors 2. LACDRP 3. Prior to Recordation of Final Subdivision Maps
(See, Mitigation Measure 4.11-15 , below.)			
4.11-11. With implementation of the proposed Saugus ASR program, ASR wells shall be spaced so that adjacent non-project wells will not lose pumping capacity as a result of drawdown occurring during pumping of the ASR wells.	Applicant	Receipt of written report addressing proposed and existing well locations, and effects on adjacent wells	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Concurrent with Submittal of Application for Saugus ASR Program

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES (cont.)			
4.11-12. With implementation of the proposed Saugus ASR program, the ultimate number of ASR wells to be constructed shall be sufficient to inject the ultimate target injection volume of 4,500 acre-feet per year and withdraw the ultimate target withdraw volume of 4,100 acre-feet per year.	Applicant	Receipt of written report from ASR program engineer	1. LACDRPW 2. LACDRPW 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.
4.11-13. With implementation of the proposed Saugus ASR program, ASR wells shall be constructed in the following two general areas: (a) South of the Santa Clara River and west of Interstate 5. This location includes areas within the Newhall Ranch Specific Plan boundary. (This area is referred to as the "south ASR well field".); and (b) North of the Santa Clara River and west of Castaic Creek. (This location is referred to as the "north ASR well field".)	Applicant	Receipt of written report from ASR program engineer indicating well locations	1. LACDRPW 2. LACDRPW 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.
4.11-14. The Saugus Groundwater Banking/ASR program injection water must meet the water quality requirements of the State Regional Water Quality Control Board, Los Angeles Region. The water extracted for use on the Specific Plan site shall meet the Title 22 drinking water standards of the State Department of Health Services.	Applicant	Receipt of written report on water quality from ASR program engineer	1. LACDRPW 2. LACDRPW 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.

4.0 Mitigation Monitoring Plan

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES (cont.)			
4.11-15. Groundwater historically and presently used for crop irrigation on the Newhall Ranch Specific Plan site and elsewhere in Los Angeles County shall be made available by the Newhall Land and Farming Company, or its assignee, to partially meet the potable water demands of the Newhall Ranch Specific Plan. The amount of groundwater pumped for this purpose shall not exceed 7,038 AFY. This is the amount of groundwater pumped historically and presently by the Newhall Land and Farming Company in Los Angeles County to support its agricultural operations. Pumping this amount will not result in a net increase in groundwater use in the Santa Clarita Valley. To monitor groundwater use, the Newhall Land and Farming Company, or its assignee, shall provide the County an annual report indicating the amount of groundwater used in Los Angeles County <u>and the specific land upon which that groundwater was historically used for irrigation. For agricultural land located off the Newhall Ranch Specific Plan site in Los Angeles County, at the time agricultural groundwater is transferred from agricultural uses on that land to Specific Plan uses, The Newhall Land and Farming Company, or its assignee, shall provide a verified statement to the County's Department of Regional Planning that Alluvial aquifer water rights on that land will now be used to meet Specific Plan demand.</u>	Applicant	Receipt of written identification of water service provider or applicant	<ol style="list-style-type: none"> 1. Board of Supervisors 2. LACDRP 3. Prior to Recordation of Final Subdivision Maps
4.11-16. The agricultural groundwater used to meet the needs of the Specific Plan shall meet the drinking water quality standards required under Title 22 prior to use.	Applicant	Receipt of written report on water quality from ASR program engineer	<ol style="list-style-type: none"> 1. LACDPW 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES (cont.)			
4.11-17. In conjunction with each project-specific subdivision map for the Newhall Ranch Specific Plan, the County shall require the applicant of that map to cause to be prepared a supplemental or subsequent Environmental Impact Report, as appropriate, pursuant to CEQA requirements. By imposing this EIR requirement on each Newhall Ranch tentative subdivision map application allowing construction, the County will ensure that, among other things, the water needed for each proposed subdivision is confirmed as part of the County's subdivision map application process. This mitigation requirement shall be read and applied in combination with the requirements set forth in revised Mitigation Measure 4.11-6 , above.	Applicant	Preparation of supplemental or subsequent EIR	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Concurrent with Approval of Application for Tentative Tract Maps which permit construction.
4.11-18. The storage capacity purchased in the Semitropic Groundwater Banking Project by the Newhall Ranch Specific Plan applicant shall be used in conjunction with the provision of water to the Newhall Ranch Specific Plan. The applicant, or entity responsible for storing Newhall Ranch water in this groundwater bank, shall prepare an annual status report indicating the amount of water placed in storage in the groundwater bank. This report shall be made available annually and used by Los Angeles County in its decision-making processes relating to build-out of the Newhall Ranch Specific Plan.	Applicant	Receipt of written report from applicant or entity storing Newhall Ranch water	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES (cont.)			
<p>4.11-19. A Memorandum of Understanding (MOU) and Water Resource Monitoring Program has been entered into between United Water Conservation District and the Upper Basin Water Purveyors, effective August 20, 2001.⁵ The MOU/Water Resource Monitoring Program, when executed, will put in place a joint water resource monitoring program that will be an effective regional water management tool for both the Upper and Lower Santa Clara River areas as further information is developed, consistent with the MOU. This monitoring program will result in a database addressing water usage in the Saugus and Alluvium aquifers over various representative water cycles. The parties to the MOU intend to utilize this database to further identify surface water and groundwater impacts on the Santa Clara River Valley. The applicant, or its designee, shall cooperate in good faith with the continuing efforts to implement the MOU and Water Resource Monitoring Program.</p> <p>As part of the MOU process, the United Water Conservation District and the applicant have also entered into a "Settlement and Mutual Release" agreement, which is intended to continue to develop data as part of an ongoing process for providing information about surface and groundwater resources in the Santa Clara River Valley. In that agreement, the County and the applicant have agreed to the following:</p> <p>"4.3 Los Angeles County and Newhall will each in good faith cooperate with the parties to the MOU and will assist them as requested in the development of the database calibrating water usage in the Saugus and Alluvium aquifers over multi-year water cycles. Such cooperation will include, but not be limited to, providing the parties to the MOU with historical well data and other data concerning surface water and groundwater in the Santa Clara River and, in the case of Newhall, providing Valencia Water Company with access to wells for the collection of well data for the MOU.</p>	Applicant	Review of Initial Study and subdivision maps	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.

⁵ See, Appendix F to Final Additional Analysis [Memorandum of Understanding Between the Santa Clara River Valley Upper Basin Water Purveyors and United Water Conservation District, dated August 2001].

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES (cont.)			
4.11-19. (cont.)	Applicant	Review of Initial Study and subdivision maps	1. LACDRP 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.
4.4 Los Angeles County and Newhall further agree that the County of Los Angeles will be provided with, and consider, the then-existing data produced by the MOU's monitoring program in connection with, and prior to, all future Newhall Ranch subdivision approvals or any other future land use entitlements implementing the Newhall Ranch Specific Plan. If the then-existing data produced by the MOU's monitoring program identifies significant impacts to surface water or groundwater resources in the Santa Clara River Valley, Los Angeles County will identify those impacts and adopt feasible mitigation measures in accordance with the California Environmental Quality Act."			

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

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.11 WATER RESOURCES (cont.)			
4.11-22. Beginning with the filing of the first subdivision map allowing construction on the Specific Plan site and with the filing of each subsequent subdivision map allowing construction, the Specific Plan applicant, or its designee, shall provide documentation to the County of Los Angeles identifying the specific portion(s) of irrigated farmland in the County of Los Angeles proposed to be retired from irrigated production to make agricultural water available to serve the subdivision. As a condition of subdivision approval, the applicant or its designee, shall provide proof to the County that the agricultural land has been retired prior to issuance of building permits for the subdivision.	Applicant	Receipt of written report from applicant	1. LACDRP 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.12 WASTEWATER DISPOSAL			
4.12-1. The Specific Plan shall reserve a site of sufficient size to accommodate a water reclamation plant to serve the Newhall Ranch Specific Plan.	Applicant	Specific Plan Review	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Final Approval of Specific Plan
4.12-2. A 5.8 to 6.9 mgd water reclamation plant shall be constructed on the Specific Plan site, pursuant to County, State and Federal design standards, to serve the Newhall Ranch Specific Plan.	WRP Applicant	Review of WRP Construction Plans	<ol style="list-style-type: none"> 1. CSDLAC 2. CSDLAC 3. Prior to Demand for First Phase or WRP Capacity
4.12-3. The Conceptual Backbone Sewer Plan shall be implemented pursuant to County, State and Federal design standards.	Applicant (Project Engineer)	Review of Tentative Map	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Approval of Tentative Maps
4.12-4. Prior to recordation of each subdivision permitting construction, the applicant of each subdivision shall obtain a letter from the new County sanitation district stating that treatment capacity will be adequate for that subdivision.	Applicant	Review Final Subdivision Map	<ol style="list-style-type: none"> 1. CSDLAC 2. LACDPW 3. Prior to Recordation of Each Final Subdivision Map
4.12-5. All facilities of the sanitary sewer system will be designed and constructed for maintenance by the County of Los Angeles Department of Public Works and the County Sanitation Districts of Los Angeles County, and/or the new County sanitation district or similar entity in accordance with their manuals, criteria, and requirements.	Applicant (Project Engineer)	Review Final Subdivision Plans	<ol style="list-style-type: none"> 1. CSDLAC, LACDPW 2. CSDLAC, LACDPW 3. Prior to Recordation of Each Final Subdivision Map
4.12-6. Pursuant to Los Angeles County Code, Title 20, Division 2, all industrial waste pretreatment facilities shall, prior to the issuance of building permits, be reviewed by the County of Los Angeles Department of Public Works, Industrial Waste Planning and Control Section and/or the new County sanitation district, to determine if they would be subject to an Industrial Wastewater Disposal Permit.	Applicants for Such Industrial Facilities	Plan Check Review	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Issuance of Building Permits
4.12-7. Each subdivision permitting construction shall be required to be annexed into the Los Angeles County Consolidated Sewer Maintenance District.	LACDPW	Review of Final Sewer Plans	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. After County Acceptance of Sewer Improvements

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.13 NATURAL GAS			
4.13-1. All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code), as applicable.	Applicant/Future Owners and Operators within project	Plan Check Field Verification	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit(s)
4.13-2. A letter from Southern California Gas Company (SCGC) or other gas provider is to be obtained prior to recordation of all future subdivisions stating that service can be provided to the subdivision under recordation.	Applicant	Receipt of Letter from Gas Provider	1. LACDRP 2. LACDRP 3. Prior to Recordation of Final Maps
4.13-3. The Specific Plan is to meet the requirements of SCGC in terms of pipeline relocation, grading in the vicinity of gas mains, and development within SCGC easements. These requirements would be explicitly defined by SCGC at the future tentative map stage.	Applicant (Construction Contractor)	Receipt and implementation of Such Requirements from SCGC	1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Grading and Construction Operations
4.13-4. All potential buyers or tenants of property in the vicinity of SCGC transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over and within the vicinity of the high-pressure gas mains.	Applicant	Include in Sale/Lease Disclosure Documents	1. LACDRP 2. LACDRP 3. Prior to Issuance of Occupancy Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.14 ELECTRICITY			
4.14-1. All development within the Specific Plan area shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the California Administrative Code), as applicable.	Applicant	Plan Check Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Issuance of Occupancy Permit(s)
4.14-2. Southern California Edison (SCE) or other energy provider is to be notified of the nature and extent of future development on the Specific Plan site prior to recordation of all future subdivisions.	Applicant	Receipt of Notification to Energy Provider	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Recordation of All Subdivisions
4.14-3. All future tract maps are to comply with SCE or other energy provider guidelines for grading, construction, and development within SCE easements.	Applicant (Construction Contractor)	Plan Check Field Verification	<ol style="list-style-type: none"> 1. LACDPW, Building and Safety 2. LACDPW, Building and Safety 3. Prior to Final Tract Map Approvals and Verify Prior to Issuance of Occupancy Permits
4.14-4. Electrical infrastructure removals and relocations are to be coordinated between the Specific Plan engineer and SCE or other energy provider as each tract is designed and constructed.	Applicant (Specific Plan Engineer)	Receipt of Verification of Such Consultations	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Final Tract Map Approval and During Construction
4.14-5. All future tract maps are to be reviewed by Los Angeles County to ensure adequate accessibility to SCE or other energy provider facilities as a condition of their approvals.	Applicant	Plan Check	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to Final Tract Map Approval
4.14-6. Upon transfer of the High Country Special Management Area to another entity for long-term maintenance, continued and adequate access to all SCE facilities in the High Country Special Management Area is to be ensured within the transfer agreement.	Applicant	Review of Transfer Agreement	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Upon Transfer of High Country SMA

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.15 SOLID WASTE DISPOSAL			
<p>4.15-1. Each future subdivision which allows construction within the Newhall Ranch Specific Plan shall meet the requirements of all applicable solid waste diversion, storage, and disposal regulations that are in effect at the time of subdivision review. Current applicable regulations include recycling areas that are:</p> <ul style="list-style-type: none"> • compatible with nearby structures; • secured and protected against adverse environmental conditions; • clearly marked, and adequate in capacity, number and distribution; • in conformance with local building code requirements for garbage collection access and clearance; • designed, placed and maintained to protect adjacent developments and transportation corridors from adverse impacts, such as noise, odors, vectors, or glare; • in compliance with Federal, State, or local laws relating to fire, building, access, transportation, circulation, or safety; and • convenient for persons who deposit, collect, and load the materials. 	Applicant	<p>Include in Future Subdivision Design and/or environmental documents for Tentative Maps</p>	<ol style="list-style-type: none"> 1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Tentative Map Approval
<p>4.15-2. Future multi-family, commercial, and industrial projects within the Specific Plan shall provide accessible and convenient areas for collecting and loading recyclable materials. These areas are to be clearly marked and adequate in capacity, number, and distribution to serve the development.</p>	Applicant	<p>Include in Future Subdivision Design and/or environmental documents for Tentative Maps</p>	<ol style="list-style-type: none"> 1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Tentative Map Approval
<p>4.15-3. The first purchaser of each residential unit within the Specific Plan shall be given educational or instructional materials which will describe what constitutes recyclable and hazardous materials, how to separate recyclable and hazardous materials, how to avoid the use of hazardous materials, and what procedures exist to collect such materials.</p>	Applicant	<p>Review of Information Package and Distribution Records</p>	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Prior to Issuance of Building Permit (Package) and Occupancy Permits (Records)
<p>4.15-4. The applicant of all subdivision maps which allow construction within the Specific Plan shall comply with all applicable future State and Los Angeles County regulations and procedures for the use, collection and disposal of solid and hazardous wastes.</p>	Applicant	<p>Include in Future Subdivision Design and/or environmental documents for Tentative Maps</p>	<ol style="list-style-type: none"> 1. LACDPW, Waste Management Division 2. LACDPW, Waste Management Division 3. Prior to Tentative Map Approval

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.16 EDUCATION			
4.16-1. The Specific Plan developer shall reserve five elementary schools sites, one junior high school site and one high school site, of 7 to 10, 20 to 25, and 40 to 45 acres in size, respectively, depending upon adjacency to local public parks and joint use agreements.	Applicant	Tentative Tract Map Subdivision Review	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Prior to Final Approval of Tentative Tract Maps
4.16-2. The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the Newhall School District.	Applicant	Verification of Compliance from School District	<ol style="list-style-type: none"> 1. Newhall School District 2. LACDPW, Building and Safety 3. Prior to Issuance of Residential Building Permits
4.16-3. The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land and Farming Company and the William S. Hart Union High School District.	Applicant	Verification of Compliance from School District	<ol style="list-style-type: none"> 1. WSHUHSD 2. LACDPW, Building and Safety 3. Prior to Issuance of Residential Building Permits
4.16-4. The developer of future subdivisions which allow construction will comply with the terms and conditions of the School Facilities Funding Agreement between The Newhall Land & Farming Company and the Castaic Union School District.	Applicant	Verification of Compliance from School District	<ol style="list-style-type: none"> 1. Castaic Union School District 2. LACDPW, Building and Safety 3. Prior to Issuance of Residential Building Permits
4.16-5. In the event that School District boundaries on the Specific Plan site remain unchanged, prior to recordation of all subdivision maps which allow construction, the developer of future subdivisions which allow construction is to pay to the Castaic Union School District the statutory school fee for commercial/industrial square footage pursuant to Government Code Sections 65995 and 65996, unless a separate agreement to the contrary is reached with the District.	Applicant	Payment of Fees	<ol style="list-style-type: none"> 1. Castaic Union School District 2. LACDPW, Building and Safety 3. Prior to Issuance of Building Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<div>1. Enforcement Agency</div> <div>2. Monitoring Agency</div> <div>3. Monitoring Phase</div>
4.17 POLICE SERVICES			
4.17-1. As subdivision maps are submitted to the County for approval in the future, the applicant shall incorporate County Sheriff's Department design requirements (such as those pertaining to site access, site security lighting, <i>etc.</i>) which will reduce demands for Sheriff's service to the subdivisions and which will help ensure adequate public safety features within the tract designs.	Applicant	<div>Plan Check</div> <div>Field Verification</div>	<div>1. LA County Sheriff's Department</div> <div>2. LA County Sheriff's Department</div> <div>3. Prior to Final Map Approvals and Verify Prior to Issuance of Occupancy Permits</div>

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.18 FIRE SERVICES AND HAZARDS			
4.18-1. At the time of final subdivision maps permitting construction in development areas that are adjacent to Open Area and the High Country SMA, a Wildfire Fuel Modification Plan shall be prepared and submitted for approval by the County Fire Department. The Wildfire Fuel Modification Plan shall include the following construction period requirements: (a) a fire watch during welding operations; (b) spark arresters on all equipment or vehicles operating in a high fire hazard area; (c) designated smoking and non-smoking areas; and (d) water availability pursuant to County Fire Department requirements. The wildfire fuel modification plan shall depict a fuel modification zone in conformance with the Fuel Modification Ordinance in effect at the time of subdivision. Within the zone, tree pruning, removal of dead plant material and weed and grass cutting shall take place as required by the County Forester. Fire resistant plant species containing habitat value may be planted in the fuel modification zone.	Applicant	Receipt and Review of Wildfire Fuel Modification Plan	<ol style="list-style-type: none"> 1. LA County Fire Department 2. LA County Fire Department 3. Prior to Approval of Final Maps
4.18-2. Each subdivision and site plan for the proposed Specific Plan shall provide sufficient capacity for fire flows of 1,250 gallons per minute (gpm) at 20 pounds per square inch (psi) residual pressure for a two hour duration for single family residential units, and 5,000 gpm at 20 psi residual pressure for a five-hour duration for multi-family residential units and commercial/retail uses, or whatever fire flow requirement is in effect at the time of subdivision and site plan approval.	Applicant	Field Verification of Required Fire Flows	<ol style="list-style-type: none"> 1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Occupancy Permits
4.18-3. Each subdivision map and site plan for the proposed Specific Plan shall comply with all applicable building and fire codes and hazard reduction programs for Fire Zones 3 and 4 that are in effect at the time of subdivision map and site plan approval.	Applicant	Field Verification	<ol style="list-style-type: none"> 1. LA County Fire Department 2. LA County Fire Department 3. Prior to Issuance of Occupancy Permits

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.18 FIRE SERVICES AND HAZARDS (cont.)			
<p>4.18-4. The developer will provide funding for three fire stations to the Consolidated Fire Protection District of Los Angeles County (the "Fire District") in lieu of developer fees. The developer will dedicate two fire station sites for the two fire stations located in Newhall Ranch. The Fire District will dedicate the site for the fire station to be located at the Del Valle Training Facility. Each fire station site will have a building pad consisting of a net buildable area of one acre. If the cost of constructing the three fire stations, providing and dedicating the two fire station sites, and providing 3-engines, 1 paramedic squad and 63 percent of a truck company exceeds the developer's developer fee obligation for the Newhall Ranch development as determined by the Fire District, the Fire District will fund the costs in excess of the fee obligation.</p> <p>Two of the three fire stations to be funded by the developer will not exceed 6,000 square feet; the third fire station to be funded by the developer will not exceed 8,500 square feet. The Fire District, will fund the cost of any space/square footage of improvement in excess of these amounts as well as the cost of the necessary fire apparatus for any such excess square footage of improvements. The cost of three fire engines, a proportionate share of a truck and one squad to be provided by the developer will be determined based upon the apparatus cost at the time the apparatus is placed in service.</p> <p>The Fire District and the developer will mutually agree to the requirements of first-phase protection requirements based upon projected response/travel coverage. Such mutual agreement regarding first-phase fire protection requirements ("fire protection plan") and the criteria for timing the development of each of the three fire stations will be defined in a Memorandum of Understanding between the developer and the Fire District. Delivery of fire service for Newhall Ranch will be either from existing fire stations or one of the three fire stations to be provided by the developer pursuant to this section. Prior to the commencement of the operation of any of the three fire stations, fire service may be delivered to Newhall Ranch from existing fire stations or from temporary fire stations to be provided by the developer at mutually agreed-upon locations, to be replaced by the permanent stations which will be located within the Newhall Ranch development. The developer and the Fire District will annually review the fire protection plan to evaluate development and market conditions and modify the Memorandum of Understanding accordingly.</p>	Applicant	Execute "Fire Protection Plan" Agreement Monitor Adequacy of Fire Prevention Services	1. LA County Fire Department 2. LA County Fire Department 3. Prior to Approval of First Final Subdivision Map Subdivision Map Review Process

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.19 LIBRARIES			
<p>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.</p> <p>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).</p> <p>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.</p>	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
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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.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
4.20 PARKS, RECREATION AND TRAILS			
4.20-1. Development of the Newhall Ranch Specific Plan will provide the following acreages of parks and Open Area: <ul style="list-style-type: none"> • Ten public Neighborhood Parks totaling 55 acres; • Open Areas totaling 1,106 acres of which 186 acres are Community Parks, • High Country Special Management Area of 4,214 acres, • River Corridor Special Management Area of 819 acres, • a 15-acre Lake, • an 18-hole Golf Course, and • a trail system consisting of: <ul style="list-style-type: none"> - Regional River Trail, - Community Trails, and - Unimproved Trails. 	Applicant	Subdivision Review for Compliance with Specific Plan	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. LA County Department of Regional Planning 3. Processing of Tentative Subdivision Maps
4.20-2. Prior to the construction of the proposed trail system, the project applicant shall finalize the alignment of trails with the County Department of Parks and Recreation.	Applicant	Verification of Consultation of Department of Parks and Recreation	<ol style="list-style-type: none"> 1. LACDRP 2. LA County Department of Parks and Recreation 3. Prior to Issuance of Grading Permit for Trails
4.20-3. Trail construction shall be in accordance with the County of Los Angeles Department of Parks and Recreation trail system standards.	Applicant	Trails Plan Review Field Verification	<ol style="list-style-type: none"> 1. LA County Department of Parks and Recreation 2. LA County Department of Parks and Recreation 3. Prior to Approval of Trail Plans and Verify Upon Construction Completion
4.21 POPULATION, HOUSING AND EMPLOYMENT			
4.21-1. The Los Angeles County General Plan and the Santa Clarita Valley Area Plan shall be amended by Los Angeles County to accommodate the Newhall Ranch Specific Plan.	Applicant	General Plan Amendment	<ol style="list-style-type: none"> 1. Board of Supervisors 2. LACDRP 3. Final Specific Plan Approval

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
ADDITIONAL CONDITIONS OF APPROVAL			
(a) Require the applicant to submit a signed statement, filed concurrently with the filing of any departmental development application, obligating the applicant to disclose to the Department of Regional Planning the existence of any endangered or threatened species that are known or suspected to exist on the subject property.	Applicant	Verify during review of Initial Study and subdivision maps	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. Concurrent with Submittal of Application for Tentative Tract Maps which permit construction.
(b) Require the applicant to report to the Department of Regional Planning the results of all on-site biological surveys within thirty (30) days after completion of the survey work.	Applicant	Report containing results of all on-site biological surveys within thirty (30) days after completion of the survey work.	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. As necessary
(c) Require the applicant to schedule a consultation meeting between the Department of Regional Planning, the applicant and environmental consultant(s) to discuss the results of the survey work, and to ensure public disclosure of the survey results in the required environmental documentation for the proposed project.	Applicant and Environmental Consultant(s)	Meeting after field surveys	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. As necessary
(d) Clean sediment, periodically removed from debris basins within or outside the Specific Plan, may be placed into the Santa Clara River area as approved by the Department of Public Works (DPW) and other applicable regulatory agencies, as determined by DPW.	Applicant	Verify need annually, document to LACDPW	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. As necessary after installation of buried bank stabilization
(e) Prior to approval of the first subdivision map which permits construction, a report will be provided by the applicant which evaluates methods to recharge the Saugus Aquifer within the Specific Plan, including the identification of appropriate candidate land areas for recharge. The report shall be subject to approval by the Department of Public Works (DPW) and other applicable regulatory agencies, as determined by DPW.	Applicant	Report to LADPW	<ol style="list-style-type: none"> 1. LACDPW 2. LACDPW 3. Prior to approval of the first subdivision map which permits construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
ADDITIONAL CONDITIONS OF APPROVAL (cont.)			
(f) All purchasers of homes within any subdivision in the Newhall Ranch Specific Plan are to be provided with a disclosure statement in the purchase/sales documentation making the purchaser(s) aware that the parking and storage of recreational vehicles on the purchased home/lot must satisfy the standards established by the County of Los Angeles and/or as contained in the Conditions Covenants and Restrictions (CC&Rs), whichever is more restrictive.	Applicant, or seller of home/lot if not the Applicant	Provision of Disclosure Statement	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. At the time a home/lot is sold
(g) <u>Salt Creek Condition. Upon approval of the first tract map adjacent to Ventura County in the Oak Valley Village of the Newhall Ranch Specific Plan, the applicant has agreed to grant to the public in perpetuity the approximately 1,517 acres of land encompassing the Salt Creek watershed in Ventura County. The applicant, or its designee, shall satisfy this condition by dedicating said land in fee and/or by conservation easement, as determined by the County in its sole discretion, to the joint powers authority, which is responsible for overall recreation and conservation of the Newhall Ranch High County Special Management Area (SMA). Said land shall be managed in conjunction with and in the same manner as the High Country SMA.</u>	<u>Applicant or its Designee</u>	<u>Upon approval of first tract map adjacent to Ventura County in Oak Valley Village of the Specific Plan</u>	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. As necessary
(h) <u>Consultant Disclosure Statements. Upon approval of the Specific Plan and in connection with the submittal of additional environmental documentation for the Newhall Ranch project, each consultant preparing, or participating in a study or investigation for, that additional documentation, shall provide a disclosure statement to the Director of Planning, signed under penalty of perjury, stating that they have disclosed to County staff all relevant environmental information and data obtained during their work, including, but not limited to, all information regarding the presence of any endangered, threatened or candidate species.</u>	<u>Applicant or its Designee</u>	<u>Upon approval of Specific Plan and in connection with submittal of additional environmental documentation for the project</u>	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. As necessary
(i) <u>Peer Review/Funding. Upon approval of the Specific Plan, the applicant is directed to provide sufficient funding on an annual basis to allow the Department of Regional Planning to retain a consultant, or to compensate its own consultants, for purposes of conducting a peer review, as determined necessary by the Department, of all additional environmental documentation submitted for further environmental review by the applicant's consultant(s) or sub-consultant(s).</u>	<u>Applicant or its Designee</u>	<u>Upon approval of Specific Plan and on an annual basis thereafter</u>	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. As necessary

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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ADDITIONAL CONDITIONS OF APPROVAL (cont.)

(j) <u>Annual Staff Report Requirement. The applicant or its designee shall provide the Department of Regional Planning with an annual status report throughout the construction phases stating the number of residential units constructed, the square footage of all commercial and industrial buildings completed, and the dates of dedication or completion for all required infrastructure and community amenities. This reporting requirement shall be contained in the Newhall Ranch Specific Plan and the Specific Plan Mitigation Monitoring Plan.</u>	<u>Applicant or its Designee</u>	<u>Annual report throughout all construction phases</u>	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. As necessary
(k) <u>Setback Standards. The Specific Plan shall contain a setback provisions requiring that, if the County's general setback standards in place at the time building permits are obtained for the Newhall Ranch project phases are more stringent than the existing standards contained in the Specific Plan, then the more stringent setback standards shall be applied.</u>	<u>Applicant or its Designee</u>	<u>County Planning staff review at issuance of building permits</u>	<ol style="list-style-type: none"> 1. LACDRP 2. LACDRP 3. As necessary

(Water Reclamation Plant)

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.1 GEOTECHNICAL AND SOILS RESOURCES			
5.0-1. Prior to construction of the water reclamation plant, prepare a detailed geotechnical report that will outline the geotechnical performance requirements for placing and compacting the fill at the water reclamation plant site and along on-site sewer line alignments to ensure that none of the wastewater conveyance or treatment facilities would be subject to hazards caused by expansive soils. Construction of wastewater conveyance and treatment facilities shall comply with the requirements identified in the report.	WRP Operator (Geotechnical Engineer)	Grading Plan Check Field Verification	<ol style="list-style-type: none"> 1. WRP Operator 2. WRP Operator 3. Prior to Building and Verify During WRP Construction
5.0-2. Should any expansive soils be encountered during grading operations, they shall not be placed nearer the finished surface than 8 feet below the bottom of the subgrade elevation. If expansive materials are encountered at subgrade elevation in cut areas, the soils shall be removed to a depth of 8 feet below the subgrade surface and the excavated area backfilled with nonexpansive, properly compacted soils. These depths are subject to revision depending upon the expansive potential measured during grading.	WRP Operator (Geotechnical Engineer)	Field Verification	<ol style="list-style-type: none"> 1. WRP Operator 2. WRP Operator 3. During Grading Operations
5.0-3. Prior to grading of the WRP site and the associated sewer lines, a detailed geotechnical performance report is to be prepared and approved by the WRP Operator, which will assess liquefaction potential along sewer line alignments, and which will identify design measures for potential liquefaction hazards. WRP collection and treatment facilities construction is to comply with the measures identified in the performance report.	WRP Operator (Geotechnical Engineer)	Approval of Detailed Geotechnical Performance Report Field Verification	<ol style="list-style-type: none"> 1. WRP Operator 2. WRP Operator 3. Prior to Grading and Verify During WRP Construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.1 GEOTECHNICAL AND SOILS RESOURCES (cont.)			
5.0-4. All water reclamation plant structures and facilities are to be constructed according to <u>Uniform Building Code</u> standards for the appropriate Seismic Risk Zone (Zone 4).	WRP Operator (Structural Engineer)	Plan Check Field Verification	1. WRP Operator 2. WRP Operator 3. Prior to Initial Operation
5.0-5. If the height of the fill exceeds the shear strength of such saturated soils, settlement and ground failure could occur, resulting in damage to structures and/or injury to people. Potentially consolidatable materials are to be properly removed and the fill material is to be properly compacted and protected against the erosive effects of storm and River flows.	WRP Operator (Geotechnical Engineer)	Grading Plan Check Field Verification	1. WRP Operator 2. WRP Operator 3. During Grading Operations
5.0-6. All fills, unless otherwise specifically designed, are to be compacted to at least 90 percent of the maximum dry unit weight as determined by ASTM Designation D 1557-91 Method of Soil Compaction. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	WRP Operator (Geotechnical Engineer)	Field Verification	1. WRP Operator 2. WRP Operator 3. During Grading Operations
5.0-7. No fill is to be placed until the area to receive the fill has been adequately prepared and approved by the Geotechnical Engineer. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	WRP Operator (Geotechnical Engineer)	Field Verification	1. WRP Operator 2. WRP Operator 3. During Grading Operations
5.0-8. Fill soils are to be kept free of all debris and organic material. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	WRP Operator (Geotechnical Engineer)	Field Verification	1. WRP Operator 2. WRP Operator 3. During Grading Operations

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.1 GEOTECHNICAL AND SOILS RESOURCES (cont.)			
5.0-9. Rocks or hard fragments larger than 8 inches are not to be placed in the fill without approval of the Geotechnical Engineer, and in a manner specified for each occurrence. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	WRP Operator (Geotechnical Engineer)	Field Verification	1. WRP Operator 2. WRP Operator 3. During Grading Operations
5.0-10. Rock fragments larger than 8 inches are not to be placed within 10 feet of finished pad grade or the subgrade of roadways or within 15 feet of a slope face. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	WRP Operator (Geotechnical Engineer)	Field Verification	1. WRP Operator 2. WRP Operator 3. During Grading Operations
5.0-11. When moisture content of the fill material is too low to obtain adequate compaction, water is to be added and thoroughly dispersed until the soil is approximately 2 percent over optimum moisture content. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	WRP Operator (Geotechnical Engineer)	Field Verification	1. WRP Operator 2. WRP Operator 3. During Grading Operations
5.0-12. When the moisture content of the fill material is too high to obtain adequate compaction, the fill material is to be aerated by blading or other satisfactory methods until the soil is approximately two percent over optimum moisture content. (R.T. Frankian & Associates, 19 September 1994, Appendix I)	WRP Operator (Geotechnical Engineer)	Field Verification	1. WRP Operator 2. WRP Operator 3. During Grading Operations
5.0-13. Surface runoff from the future graded areas is not to run over any natural, cut, or fill slopes. (Allan E. Seward Engineering Geology, 19 September 1994, Inc., p. 20)	WRP Operator (Civil Engineer and Construction Superintendent)	Field Verification	1. WRP Operator 2. WRP Operator 3. During Grading Operations

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.2 FLOOD			
5.0-14. Runoff from future pads and structures is to be collected and channeled to the street and/or natural drainage courses via non-erosive drainage devices. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20)	WRP Operator (Civil Engineer and Construction Superintendent)	Field Verification	1. WRP Operator 2. WRP Operator 3. During Grading Operations
5.0-15. Water is not to stand or pond anywhere on the graded pads. (Allan E. Seward Engineering Geology, Inc., 19 September 1994, p. 20)	WRP Operator (Civil Engineer and Construction Superintendent)	Field Verification	1. WRP Operator 2. WRP Operator 3. During Grading Operations
5.0-16. Prepare and implement a County-approved erosion control plan to be implemented during the construction of the WRP.	WRP Operator (Civil Engineer)	Approval of Erosion Control Plan Field Verification	1. WRP Operator 2. WRP Operator 3. Prior to Grading and Verify During Grading Operations
5.0-17. All on- and off-site flood control improvements necessary to alleviate flood hazards and provide proper drainage controls are to be constructed to the satisfaction of the County of Los Angeles Department of Public Works, FCD.	WRP Operator (Civil Engineer)	Field Verification	1. LACDPW, FCD 2. WRP Operator 3. Prior to Issuance of Occupancy Permits
5.0-18. All necessary permits or letters of exemption from the U.S. Army Corps of Engineers, U.S. Fish and Wildlife Service, California Department of Fish and Game, and the Regional Water Quality Control Board for WRP-related development are to be obtained.	WRP Applicant	Receipt of Permits	1. ACOE, CDFG, and RWQCB/LAR 2. WRP Applicant 3. Prior to Grading
5.0-19. Conditional Letters of Map Revision (CLOMR) relative to adjustments to the 100-year FIA flood plain are to be obtained by the applicant after the proposed drainage facilities are constructed.	WRP Operator (Civil Engineer)	Receipt of CLOMR	1. LACDPW, FCD 2. WRP Operator 3. Upon Completion of Facilities
5.0-20. Prior to grading, a Final Hydrology Plan, a Final Drainage Plan, and a Final Grading Plan (including an Erosion Control Plan, as required) are to be prepared by the applicant and approved by the Department of Public Works, where applicable, to ensure that no significant erosion, sedimentation, or flooding impacts would occur during or after site development.	WRP Applicant (Civil Engineer)	Approval of Final Hydrology Plan, Final Drainage Plan, Final Grading Plan	1. LACDPW 2. FCD 3. Prior to Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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5.3 CULTURAL/PALEONTOLOGICAL RESOURCES

5.0-21. No significant impact to cultural or paleontological resources are anticipated from construction of the WRP. However, should such resources be found during site grading, a professional archaeologist or paleontologist will be retained to evaluate the significance of the finding and to identify appropriate methods of preserving or cataloguing any significant resources.

WRP Operator
(Archaeologist
and/or
Paleontologist)

Include
Measure in
WRP
Specifications

Field
Verification

1. LA County Department of
Regional Planning
2. WRP Operator
3. Verify During Grading
Operations

5.4 AGRICULTURAL RESOURCES

No mitigation measures are available that could reduce the impact of conversion of prime agricultural land to an urban use to less than significant.

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.5 ENVIRONMENTAL SAFETY			
5.0-22. Design and operate the WRP in accordance with an NPDES Permit that must be obtained from the California Regional Water Quality Control Board, Los Angeles Region.	WRP Operator	Approval of WRP Design and Operation Plans by RWQCBLAR Field Verification	<ol style="list-style-type: none"> 1. RWQCBLAR 2. WRP Operator 3. Prior to Issuance of Construction Permits and Verify During WRP Operation
5.0-23. Prepare and implement worker safety programs in accordance with Cal-OSHA requirements.	WRP Operator	Review of Worker Safety Program Field Verification	<ol style="list-style-type: none"> 1. Cal-OSHA 2. WRP Operator 3. Prior to and During WRP Operation
5.0-24. Prepare and implement preventive and contingency plans for controlling accidental discharges of wastewater or chemicals used and stored at the WRP, and for minimizing the effects of such events. Such plans shall be integrated into the CSDLAC's overall preventive (fail-safe) and contingency (emergency response) plans and programs.	WRP Operator	Approval of Plans Field Verification	<ol style="list-style-type: none"> 1. Los Angeles Co. Fire Department 2. WRP Operator 3. Prior to and During WRP Operation
5.0-25. A Stormwater Pollution Prevention Plan (SWPPP) shall be prepared and implemented, in accordance with the U.S. Environmental Protection Agency's Industrial Stormwater Permit.	WRP Operator	Review of SWPPP Field Verification	<ol style="list-style-type: none"> 1. RWQCBLAR 2. WRP Operator 3. Prior to and During WRP Operation

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.5 ENVIRONMENTAL SAFETY (cont.)			
5.0-26. Any industrial wastewater that may be produced from manufacturing, commercial processing operations, acute care medical facilities and laboratories, etc., that would be allowed in the Commercial, Mixed-Use or Business Park land use designations as regulated by the Specific Plan, shall comply with the Wastewater Ordinance of the County Sanitation Districts of Los Angeles County (April 1, 1972, as amended November 1, 1989). A permit from the CSDLAC would be required for any such facility to allow discharge into the Newhall Ranch sewer system.	Business Owners in Commercial, Mixed Use, or Business Park Land Use Designations	Review of Building Plans	<ol style="list-style-type: none"> 1. WRP Operator 2. WRP Operator 3. Prior to Issuance of Building Permit
5.0-27. Prepare and implement an "Integrated Emergency Response Plan" (IERP). The IERP provides procedures for personnel medical emergencies, evacuation procedures and mitigation and abatement procedures for hazardous chemicals. The plan must conform to multiple regulatory requirements, including Title 8 §3220, Emergency Action Plan, §3221, Fire Prevention Plan, §5192 Emergency Response to Hazardous Substances Releases, and Title 22, §66265.50-66265.56, Contingency Plan and Emergency Procedures.	WRP Operator	Review of IERP Field Verification	<ol style="list-style-type: none"> 1. Los Angeles Co. Fire Department 2. WRP Operator 3. Prior to and During WRP Operation
5.0-28. Biosolids treatment and disposal methods shall meet California Title 22, Division 4.5, Chapter 11, Article 3, which contains Toxicity Characteristic Leaching Procedure (TCLP) and Soluble Threshold Limit Concentration (STLC) limits.	WRP Operator	Review of Construction Plans Laboratory Testing	<ol style="list-style-type: none"> 1. RWQCBLAR 2. WRP Operator 3. Prior to and During WRP Operation
5.0-29. Obtain permits to construct and operate all new sources of air toxic emissions, at each stage of WRP development, and whenever any new sources are added or replaced, pursuant to SCAQMD Regulation XIV.	WRP Operator	Review of SCAQMD Permits	<ol style="list-style-type: none"> 1. SCAQMD 2. WRP Operator 3. Prior to Issuance of Construction Permits and During WRP Operation

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.6 BIOTA			
5.0-30. Comply with permit requirements established by the California Department of Fish and Game, the U.S. Army Corps of Engineers, and/or the U.S. Fish and Wildlife Service, relative to removal and replacement of riparian habitat.	WRP Applicant	Obtain Required Permits Field Verification	1. CDFG, ACOE 2. WRP Operator 3. During Monitoring Period Specified in Permits
5.0-31. Obtain and implement an NPDES construction permit to avoid significant erosion or sedimentation impacts.	WRP Operator	Receipt of NPDES Permit(s) Field Verification	1. RWQCBLAR 2. WRP Operator 3. Prior to and During Grading and Construction
5.0-32. Comply with permit requirements of Federal, State and regional agencies with jurisdiction over discharge of reclaimed water to the Santa Clara River relative to potential impacts on the River's biological values.	WRP Operator	Field Verification Laboratory Testing	1. RWQCBLAR 2. WRP Operator 3. During WRP Operation

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.7 VISUAL QUALITIES			
5.0-33. To soften views of the reclamation plant from SR-126, provide vegetation, walls, fencing, and/or other appropriate techniques and combinations of techniques. Walls and fencing shall comply with the Specific Plan Design Guidelines.	WRP Operator	Field Verification	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. WRP Operator 3. Prior to Operation
5.0-34. Landscaping themes shall be consistent with the themes developed for adjacent Business Park development to provide visual continuity and minimize contrast between the WRP facilities and their surroundings.	WRP Operator	Field Verification	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. WRP Operator 3. Prior to Operation
5.0-35. Place, orient and shield light fixtures to illuminate only those areas where it is needed and to prevent stray light from spilling off site.	WRP Operator	Field Verification	<ol style="list-style-type: none"> 1. LA County Department of Regional Planning 2. WRP Operator 3. Prior to Operation

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.8 TRAFFIC/ACCESS			
5.0-36. If SR-126 is still a two-lane highway at the time of WRP construction, a construction traffic management plan shall be prepared and implemented. This plan shall address site access, staging and storage areas, hours of construction, work crew parking, warning and traffic control signs and devices, flag men, temporary detouring, etc., as appropriate, to avoid a significant impact on SR-126.	WRP Operator (Construction Superintendent)	Approval of Construction Traffic Management Plan Field Verification	1. WRP Operator 2. WRP Operator 3. Prior to and During Grading and Construction Activities
5.0-37. An encroachment permit shall be obtained from Caltrans, for access to the plant site from SR-126.	WRP Applicant	Receipt of Encroachment Permit(s)	1. Caltrans 2. WRP Applicant 3. Prior to Grading
5.9 NOISE			
5.0-38. All construction activity occurring on the water reclamation plant site shall adhere to the requirements of the "County of Los Angeles Construction Equipment Noise Standards", County of Los Angeles Ordinance No. 11743.	WRP Operator	Field Verification Using Noise Monitor	1. LA County Dept. of Health Services 2. WRP Operator 3. During Grading and Construction
5.0-39. Limit all construction activities occurring near occupied residences to between the hours of 6:30 A.M. and 8:00 P.M., and exclude all Sundays and legal public holidays, pursuant to County Construction Section standards.	WRP Operator	Field Verification	1. LA County Dept. of Health Services 2. WRP Operator 3. During Grading and Construction
5.0-40. All operational activity occurring on the water reclamation plant site shall adhere to the requirements of the "County of Los Angeles Exterior Noise Standards for Stationary and Point Noise Sources," pursuant to §12.08.390 of County of Los Angeles Ordinance No. 11743.	WRP Operator	Periodic Field Verification Using Noise Monitor	1. LA County Dept. of Health Services 2. WRP Operator 3. During WRP Operation

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
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5.10 AIR QUALITY
CONSTRUCTION IMPACTS

The proposed WRP would be subject to SCAQMD Rule 403, which prohibits emissions of fugitive dust from any active operation, open storage pile, or disturbed surface areas from remaining in the atmosphere beyond the property line of the emission source. The builder of the plant would be required to implement dust control measures for each fugitive dust source type, to prevent visible roadway dust from being deposited more than 50 feet from any property access road, and to remove all visible roadway dust deposited upon public paved roadways as a result of active operations at the conclusion of each work day. The following mitigation measure is recommended to implement this rule:

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.10 AIR QUALITY (cont.)			
<p>5.0-41. Prepare and implement a fugitive dust emission control plan which conforms to the requirements of SCAQMD Rule 403. The plan shall include the following specific measures and be submitted to the SCAQMD for review and approval:</p> <ul style="list-style-type: none"> a. Apply approved non-toxic chemical soil stabilizers according to manufacturer specifications to all inactive construction areas (previously graded areas inactive for four days or more). b. Replace ground cover in disturbed areas as quickly as possible c. Enclose, cover, water twice daily, or apply approved soil binders to exposed piles (i.e., gravel, sand, dirt) according to manufacturer's specifications. d. Water active grading sites at least twice daily. e. Suspend all excavating and grading operations when wind speeds (as instantaneous gusts exceed 25 mph). f. Provide temporary wind fencing with 50 percent or less porosity along the perimeter of sites that have been cleared or are being graded. g. All trucks hauling dirt, sand, soil or other loose materials are to be covered or should maintain at least two feet of freeboard (i.e., minimum vertical distance between top of the load and the top of the trailer), in accordance with Sections 23114 of the California Vehicle Code. h. Install wheel washers where vehicles enter and exit unpaved roads onto paved roads, or wash off trucks and any equipment leaving the site each trip. i. Sweep streets at the end of the day if visible soil material is carried over to adjacent roads, (recommend water sweepers using reclaimed water if readily available). j. Apply water three times daily or chemical soil stabilizers according to manufacturer's specifications to all unpaved parking or staging areas or unpaved road surfaces k. Enforce maximum traffic speed limits of 15 mph on all unpaved roads. l. Where appropriate, pave all construction access roads at least 100 feet onto the site from the main road. 	WRP Operator	<p>Approval of Fugitive Dust Emission Control Plan</p> <p>Field Verification</p>	<p>1. SCAQMD 2. WRP Operator 3. Prior to Grading and During Construction</p>

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.10 AIR QUALITY (cont.)			
The proposed WRP would be subject to SCAQMD Rule 1113 which prohibits persons from supplying, selling, applying, or soliciting the application of architectural coatings which do not meet specific emissions thresholds. The following mitigation measures address this rule:			
5.0-42. Building materials, architectural coatings, and cleaning solvents used in developing the WRP shall comply with all applicable SCAQMD rules and regulations.	WRP Operator	Provide List of Materials, Coating, Solvents That Comply with SCAQMD Rules and Regulations Field Verification	1. SCAQMD 2. WRP Operator 3. Prior to Issuance of Permit to Construct and Verify During Construction
5.0-43. The application of architectural coatings shall occur via hand application or spray equipment that emits volatile organic compound emissions at rates which are comparable to High Volume, Low Pressure (HVLV) spray equipment (i.e., equipment which is operated at an air pressure between 0.1 and 10 pounds per square inch).	WRP Operator	Field Verification	1. SCAQMD 2. WRP Operator 3. During Construction

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.10 AIR QUALITY (cont.)			
5.0-44. Building construction shall utilize low-polluting construction materials and coatings (i.e., bricks, stones, pre-coated or naturally colored materials, water-based paints or similar types of coating materials containing relatively low levels of volatile organic compounds) to the greatest extent feasible.	WRP Operator	Provide List of Construction Materials and Coatings with VOC Ratings Field Verification	1. SCAQMD 2. WRP Operator 3. Prior to Permit to Construct and Verify During Construction
<p>Emission reductions resulting from the imposition of the mitigation measures listed above have been quantified wherever possible pursuant to the methodology in the SCAQMD's CEQA <u>Air Quality Handbook</u>. The following discussion provides a quantification of emission reductions associated with the grading of the WRP site. A quantification of emission reductions due to the remaining construction measures have not been completed since the information necessary to conduct such an analysis, per SCAQMD methodologies, is not available at this time. However, substantial emission reductions would also result from these non-quantified construction mitigation measures.</p> <p>Grading activities associated with the WRP are predicted to generate approximately 1,744.0 pounds of PM₁₀ per day. The application of non-toxic soil stabilizers, the replacement of ground cover, and the wetting down of graded areas, as identified above in Mitigation Measure 5.0-41 would each reduce these emission by approximately 30 percent, 15 percent, and 34 percent, respectively. The combined percentage reduction for these measures is calculated by progressively applying the percentage reduction attributable to an individual mitigation measure to the net emissions resulting from the application of the preceding mitigation measure. When this occurs, the reduction that these three measures would provide is 60.7 percent, which equates to 1,058.6 pounds of dust per day. Net emissions of approximately 685.4 pounds per day would continue to exceed the SCAQMD's recommended threshold of 150.0 pounds per day.</p>			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.10 AIR QUALITY (cont.)			
OPERATION IMPACTS			
5.0-45. Comply with SCAQMD Regulation IX, Subpart O, which establishes specific air quality performance standards for wastewater treatment plants.	WRP Operator	Periodic Field Verification	1. SCAQMD 2. WRP Operator 3. During WRP Operation
5.0-46. Provide odor control equipment, covers, seals, etc., at all locations where odorous gases could be released into the atmosphere; implement managerial controls, including routine monitoring of control equipment and regular field surveys of surrounding areas; and conduct a complaint response program that achieves resolution to odor complaints within thirty minutes of receiving a complaint.	WRP Operator	Plan Check	1. SCAQMD 2. WRP Operator 3. During WRP Design and Operation
	WRP Operator	Approval of Complaint Response Program	
		Field Verification	
5.0-47. Obtain permits to construct and operate all new sources of criteria air pollutants, at each stage of WRP development, and whenever any new sources are added or replaced, pursuant to SCAQMD Regulation XIII.	WRP Operator	Receipt of SCAQMD Permits	1. SCAQMD 2. WRP Operator 3. Prior to Issuance of Building Permits and Whenever New Sources are Added or Replaced
5.0-48. Obtain permits to construct and operate all new sources of air toxic emissions at each stage of WRP development, and whenever any new sources are added or replaced, pursuant to SCAQMD Regulation XIV.	WRP Operator	Receipt of SCAQMD Permits	1. SCAQMD 2. WRP Operator 3. Prior to Issuance of Permit to Construct and Whenever New Sources are Added or Replaced
5.0-49. Comply with the provisions of Title V of the Federal Clean Air Act, relative to maximum, facility-side toxic air emissions.	WRP Operator	Field Verification	1. SCAQMD 2. WRP Operator 3. During WRP Operation

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.11 WATER RESOURCES			
5.0-50. The site of the proposed water reclamation plant shall be annexed to the Valencia Water Company prior to issuance of building permits for the WRP.	WRP Operator	Annexation	1. CPUC 2. WRP Operator 3. Prior to Water Reclamation Plant Construction
5.0-51. Prior to construction of the proposed water reclamation plant, the WRP operator shall demonstrate water availability for both construction and operation demands.	WRP Operator	Receipt of VWC Will-Serve Letter	1. LA County Department of Regional Planning 2. WRP Operator 3. Prior to Grading

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.12 WASTEWATER DISPOSAL			
5.0-52. A new County sanitation district shall be formed to administer operation of the Newhall Ranch water reclamation plant. The district shall encompass the entire Newhall Ranch Specific Plan site.	WRP Operator	Approval of District Formation	<ol style="list-style-type: none"> 1. Los Angeles County Board of Supervisors 2. WRP Operator 3. Prior to Issuance of WRP Grading Permit
5.0-52(b) <u>The applicant shall initiate a request to the new County sanitation district formed for the Newhall Ranch Specific Plan site to adopt an ordinance prohibiting the installation and use of self-regenerating water softeners within the new sanitation district prior to connection of the first residential unit to the sanitary sewer system.</u>	<u>Specific Plan Applicant</u>	<u>Upon Filing of Construction Permit(s) for Water Reclamation Plant</u>	<ol style="list-style-type: none"> 1. <u>Los Angeles County Board of Supervisors</u> 2. <u>Los Angeles County Department of Regional Planning</u> 3. <u>Prior to Issuance of WRP Grading Permit</u>
5.0-53. The Newhall Ranch water reclamation plant shall be designed and operated to satisfy the requirements of Title 22 of the <u>California Administrative Code</u> , which regulates reuse of reclaimed water.	WRP Operator	Plan Check Field Verification	<ol style="list-style-type: none"> 1. RWQCBLAR 2. WRP Operator 3. Prior to Issuance of Construction Permits and Verify During WRP Operation
5.0-54. The Newhall Ranch water reclamation plant shall be designed and operated to satisfy the California Regional Water Quality Control Board, Los Angeles Region discharge limits for reclaimed water discharged to the Santa Clara River and for the irrigation of landscaped areas.	WRP Operator	Plan Check Field Verification	<ol style="list-style-type: none"> 1. RWQCBLAR 2. WRP Operator 3. Prior to Issuance of Construction Permits and Verify During WRP Operation
5.0-55. The Newhall Ranch water reclamation plant shall obtain a National Pollutant Discharge Elimination System permit from the California Regional Water Quality Control Board, Los Angeles Region for reclaimed water discharged to the Santa Clara River and for the irrigation of landscaped areas.	WRP Operator	Receipt of NPDES Permit(s)	<ol style="list-style-type: none"> 1. RWQCBLAR 2. WRP Operator 3. Prior to Issuance of Construction Permits
5.0-56. All facilities of the sanitary sewer system will be designed and constructed for maintenance by the County of Los Angeles Department of Public Works and County Sanitation Districts of Los Angeles County, and/or the new County sanitation district or similar entity in accordance with their manuals, criteria, and requirements.	Applicant (Civil Engineer)	Review of Final Sewer Plans Field Verification	<ol style="list-style-type: none"> 1. LACDPW and WRP Operator 2. LACDPW and WRP Operator 3. Prior to Acceptance for Maintenance

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.13 NATURAL GAS			
5.0-57. WRP design shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the <u>California Administrative Code</u>).	WRP Operator	Plan Check	<ol style="list-style-type: none"> 1. WRP Operator 2. WRP Operator 3. Prior to Water Reclamation Plant Construction
5.14 ELECTRICITY			
5.0-58. Plant design shall comply with the Energy Building Regulations adopted by the California Energy Commission (Title 24 of the <u>California Administrative Code</u>).	WRP Operator	Plan Check	<ol style="list-style-type: none"> 1. WRP Operator 2. WRP Operator 3. Prior to Water Reclamation Plant Construction
5.15 SOLID WASTE DISPOSAL			
5.0-59. The operators of the water reclamation plant shall ensure that all solid waste diversion, storage, and disposal requirements that are in effect at the time the WRP is constructed, including AB 939 and all others, will be implemented so that the waste generated by the WRP will not impede the County's waste reduction and diversion requirements during construction and operation.	WRP Operator	Field Verification	<ol style="list-style-type: none"> 1. WRP Operator 2. WRP Operator 3. During WRP Construction and Operation
5.16 EDUCATION			
No impact on schools would result from construction or operation of the WRP; therefore, no mitigation measures are required or recommended.			

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.17 POLICE SERVICES			
5.0-60. If construction of the WRP occurs while SR-126 is still a two-lane highway, a construction traffic management plan shall be prepared and implemented. This plan shall address site access, staging and storage areas, hours of construction, work crew parking, warning and traffic control signs and devices, flag men, temporary detouring, etc., as appropriate.	WRP Applicant (Construction Superintendent)	Approval of Construction Traffic Management Plan Field Verification	1. WRP Operator 2. WRP Operator 3. Prior to and During Grading and Construction Activities
5.0-61. Consult with the CHP and the Sheriff's Department to incorporate measures into the risk management and prevention plan to optimize their abilities to provide assistance in the event of a hazardous materials incident at the operating WRP site.	WRP Operator	Incorporate CHP and Sheriff's Department Comments in RMPP	1. Cal-EPA 2. WRP Operator 3. Prior to Water Reclamation Plant Operation
5.0-62. Prepare and implement worker safety programs in accordance with Cal-OSHA requirements.	WRP Operator	Review of Worker Safety Program Field Verification	1. Cal-OSHA 2. WRP Operator 3. Prior to and During WRP Operation
5.0-63. Prepare and implement an "Integrated Emergency Response Plan" (IERP). The IERP provides procedures for personnel medical emergencies, evacuation procedures and mitigation and abatement procedures for hazardous chemicals. The plan must conform to multiple regulatory requirements, including Title 8 §3220, Emergency Action Plan, §3221, Fire Prevention Plan, §5192 Emergency Response to Hazardous Substances Releases, and Title 22, §66265.50-66265.56, Contingency Plan and Emergency Procedures.	WRP Operator	Review of IERP Field Verification	1. Los Angeles Co. Fire Department 2. WRP Operator 3. Prior to and During WRP Operation

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	<ol style="list-style-type: none"> 1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.18 FIRE SERVICES AND HAZARDS			
5.0-64. If construction of the WRP occurs while SR-126 is still a two-lane highway, a construction traffic management plan shall be prepared and implemented. This plan shall address site access, staging and storage areas, hours of construction, work crew parking, warning and traffic control signs and devices, flag men, temporary detouring, etc., as appropriate.	WRP Applicant (Construction Superintendent)	Approval of Construction Traffic Management Plan Field Verification	<ol style="list-style-type: none"> 1. WRP Operator 2. WRP Operator 3. Prior to and During Grading and Construction Activities
5.0-65. Consult with the Fire Department and its Hazardous Materials Unit to incorporate measures into the risk management and prevention plan, to optimize its abilities to respond to a hazardous materials incident at the operating WRP site.	WRP Site Designer/Engineer	Incorporate Fire Department Comments in RMPP	<ol style="list-style-type: none"> 1. Cal-EPA 2. WRP Operator 3. Prior to Water Reclamation Plant Operation
5.0-66. Prepare and implement worker safety programs in accordance with Cal-OSHA requirements.	WRP Operator	Review of Worker Safety Program Field Verification	<ol style="list-style-type: none"> 1. Cal-OSHA 2. WRP Operator 3. Prior to and During WRP Operation
5.0-67. Prepare and implement an "Integrated Emergency Response Plan" (IERP). The IERP provides procedures for personnel medical emergencies, evacuation procedures and mitigation and abatement procedures for hazardous chemicals. The plan must conform to multiple regulatory requirements, including Title 8 §3220, Emergency Action Plan, §3221, Fire Prevention Plan, §5192 Emergency Response to Hazardous Substances Releases, and Title 22, §66265.50-66265.56, Contingency Plan and Emergency Procedures.	WRP Operator	Review of IERP Field Verification	<ol style="list-style-type: none"> 1. Los Angeles Co. Fire Department 2. WRP Operator 3. Prior to and During WRP Operation

Mitigation Measures/Conditions of Approval	Party Responsible for Implementing Mitigation	Monitoring Action	1. Enforcement Agency 2. Monitoring Agency 3. Monitoring Phase
5.19 LIBRARIES			
No adverse library impacts have been identified; therefore no mitigation measures are required.			
5.20 PARKS, RECREATION AND TRAILS			
5.0-68. A fence shall be constructed along the southern perimeter of the WRP site to prevent access to the WRP from the Regional River Trail.	WRP Operator	Field Verification	1. Los Angeles Co. Department of Regional Planning 2. WRP Operator 3. Prior to Water Reclamation Plant Operation

5.21 POPULATION, HOUSING AND EMPLOYMENT

No significant population, housing, or employment impacts have been identified; therefore, no mitigation measures are required.

Appendix B

EIS/EIR Section 4.4 (Water Quality) Table 4.4-12

Table 4.4-12 is referred to in EIS/EIR Mitigation Measure WQ-1

Table 4.4-12 (Duplicate)
Standard Urban Stormwater Mitigation Plan Requirements and
Corresponding Specific Plan Project Design Features

SUSMP Requirement ¹	Criteria/ Description	Corresponding Specific Plan PDFs
1. Runoff Flow Control	<p>Control post-development peak stormwater runoff discharge rates, velocities, and duration in natural drainage systems to prevent accelerated downstream erosion and to protect habitat related beneficial uses.²</p> <p>All post-development runoff from a two-year, 24-hour storm shall not exceed the predevelopment peak flow rate, burned,³ from a two-year, 24-hour storm when the predevelopment peak flow rate equals or exceeds five cfs. Discharge flow rates shall be calculated using the County of Los Angeles' modified rational method.</p> <p>Post-development runoff from the 50-year capital storm shall not exceed the predevelopment peak flow rate, burned and bulked,⁴ from the 50-year capital storm.</p> <p>Control peak flow discharge to provide stream channel and over bank flood protection, based on flow design criteria selected by the local agency.</p>	<p>Hydromodification source controls include minimizing impervious surfaces through clustering development and using vegetated treatment control BMPs such as bioretention, vegetated swales, and extended detention basins to disconnect impervious surfaces and reduce runoff volumes through evapotranspiration and infiltration.</p> <p>Extended detention basins can provide hydromodification control as well as water quality treatment.</p> <p>In-stream stabilization techniques (grade control and drop structures) would be employed in the tributaries that would receive post-development Specific Plan project runoff to prevent accelerated erosion and to protect habitat related beneficial uses, per the RMDP.</p> <p>The Specific Plan tract maps would be conditioned to require, as a design feature, sizing and design of hydraulic features as necessary to control hydromodification impacts in accordance with the Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan.⁵</p>
2. Conserve Natural Areas	<p>Concentrate or cluster development on portions of a site while leaving the remaining land in a natural undisturbed condition.</p> <p>Limit clearing and grading of native vegetation at a site to the minimum amount needed to build lots, allow access, and provide fire protection.</p> <p>Maximize trees and other vegetation at each site, planting additional vegetation, clustering tree areas, and promoting the use of native and/or drought tolerant plants.</p> <p>Promote natural vegetation by using parking lot islands and other landscaped areas.</p> <p>Preserve riparian areas and wetlands.</p>	<p>The Specific Plan clusters development into villages. Approximately 70% (8,335 acres) of the Specific Plan site would remain undeveloped.</p> <p>Site clearing and grading would be limited as necessary to allow development, allow access, and provide fire protection.</p> <p>Native and/or nonnative/noninvasive vegetation would be utilized within the development.</p> <p>The final project stormwater system would include the use of the vegetated treatment BMPs, including bioretention (placed in common area landscaping in commercial and multi-family residential areas, roadway median strips, and parking lot islands (where applicable), vegetated swales, and extended detention basins.</p> <p>Riparian buffers would be preserved along the Santa Clara River Corridor and tributary drainages by clustering development upland and away from the River and tributary drainages.</p>

Table 4.4-12 (Duplicate)
Standard Urban Stormwater Mitigation Plan Requirements and
Corresponding Specific Plan Project Design Features

SUSMP Requirement¹	Criteria/ Description	Corresponding Specific Plan PDFs
3. Minimize Stormwater Pollutants of Concern	Minimize to the maximum extent practicable, the introduction of pollutants of concern that may result in significant impacts, generated from site runoff of directly connected impervious areas, to the stormwater conveyance system as approved by the building official.	<p>Treatment control BMPs would be selected to address the pollutants of concern for the Project. These BMPs are designed to minimize introduction of pollutants to the Maximum Extent Practicable (MEP).</p> <p>The Specific Plan projects would include numerous source controls, including animal waste bag stations, street sweeping and catch basin cleaning, an IPM program for common area landscaping in multi-family residential areas and commercial areas, use of native and/or nonnative/noninvasive vegetation, and installation of a car wash pad in multi-family residential areas.</p> <p>An education program would be implemented that includes both the education of residents and commercial businesses regarding water quality issues. Topics would include services that could affect water quality, such as carpet cleaners and others that may not properly dispose of cleaning wastes; community car washes; and residential car washing. The education program would emphasize animal waste management, such as the importance of cleaning up after pets and not feeding pigeons, seagulls, ducks, and geese.</p> <p>Vegetated treatment control BMPs would allow for infiltration of treated stormwater.</p>
4. Protect Slopes and Channels	<p>Project plans must include BMPs consistent with local codes and ordinances and the SUSMP requirements to decrease the potential of slopes and/or channels from eroding and impacting stormwater runoff:</p> <p>Convey runoff safely from the tops of slopes and stabilize disturbed slopes;</p> <p>Utilize natural drainage systems to the maximum extent practicable;</p> <p>Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable;</p> <p>Stabilize permanent channel crossings;</p> <p>Vegetate slopes with native or drought tolerant vegetation;</p> <p>Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter</p>	<p>The Specific Plan projects would provide slope stabilization to areas with significant slopes.</p> <p>Natural slopes and native vegetation on slopes adjacent to the Santa Clara River would be preserved and/or restored and enhanced. Native plants would be used in all plant palettes placed on restored slopes.</p> <p>Project PDFs, including swales, bioretention areas, and water quality basins (hydrologic source controls), would reduce flows to natural channels through infiltration and evapotranspiration.</p> <p>The banks of the Santa Clara River at portions of this site would be stabilized primarily using buried bank stabilization per the Newhall Ranch RMDP. After the implementation of these measures and other flow control and volume reduction PDFs, the Santa Clara River would be capable of handling the expected flow regime with little or no</p>

Table 4.4-12 (Duplicate)
Standard Urban Stormwater Mitigation Plan Requirements and
Corresponding Specific Plan Project Design Features

SUSMP Requirement ¹	Criteria/ Description	Corresponding Specific Plan PDFs
	unlined channels in accordance with applicable specifications to minimize erosion with the approval of all agencies with jurisdiction, (e.g., the Corps and CDFG).	erosion. All outlet points to the Santa Clara River and tributaries would include energy dissipaters. In-stream stabilization techniques would be employed in the tributaries that would receive post-development Specific Plan runoff to prevent accelerated erosion and to protect habitat related beneficial uses, per the Newhall Ranch RMDP. Geomorphic principles would be used to design stable, naturalistic drainages given the expected hydrologic and sediment regimes.
5. Provide Storm Drain System Stenciling and Signage	All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language and/or graphical icons to discourage illegal dumping. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area. Legibility of stencils and signs must be maintained.	All storm drain inlets and water quality inlets would be stenciled or labeled. Signs would be posted in areas where dumping could occur. The County, a Landscape or Local Maintenance District (LMD), Home Owners Association (HOA), or other maintenance entity would maintain stencils and signs..
6. Properly Design Outdoor Material Storage Areas	Where proposed project plans include outdoor areas for storage of materials that may contribute pollutants to the stormwater conveyance system measures to mitigate impacts must be included.	Pesticides, fertilizers, paints, and other hazardous materials used for maintenance of common areas, parks, commercial areas, and multi-family residential common areas would be kept in enclosed storage areas.
7. Properly Design Trash Storage Areas	All trash containers must meet the following structural or treatment control BMP requirements: Trash container areas must have drainage from adjoining roofs and pavement diverter around the areas. Trash container areas must be screened or walled to prevent off-site transport of trash.	All outdoor trash storage areas would be covered and isolated from stormwater runoff.
8. Provide Proof of Ongoing BMP Maintenance	Applicant required to provide verification of maintenance provisions through such means as may be appropriate, including, but not limited to legal agreements, covenants, and/or Conditional Use Permits.	Depending on the type and location of the BMP, either the County, a Landscape or Local Maintenance District (LMD), or Home Owners Association (HOA) will be responsible for maintenance. The County will have the right, but not the duty, to inspect and maintain the BMPs that are maintained by the HOA or LMD, at the expense of the HOA or LMD, if they are not being properly maintained.

Table 4.4-12 (Duplicate)
Standard Urban Stormwater Mitigation Plan Requirements and
Corresponding Specific Plan Project Design Features

SUSMP Requirement ¹	Criteria/ Description	Corresponding Specific Plan PDFs
9. Design Standards for Structural or Treatment Control BMPs	Post-construction structural or treatment control BMPs shall be designed to mitigate (infiltrate or treat) stormwater runoff using either volumetric treatment control BMPs or flow-based treatment control BMPs sized per listed criteria.	<p>Stormwater treatment facilities would be designed to meet or exceed the sizing standards in the County; SUSMP.</p> <p>Volume-based treatment control BMPs for the Specific Plan projects would be designed to capture 80 percent or more of the annual runoff volume per criterion 2 of the MS4 permit.</p> <p>Flow-based BMPs would be sized using criteria 3, which would provide 80 percent capture of annual runoff volume per criteria of the MS4 permit.</p> <p>The size of the facilities would be finalized during the design stage by the project engineer with the final hydrology study, which would be prepared and approved to ensure consistency with this analysis prior to issuance of a final grading permit.</p> <p>Types of treatment control BMPs that would be employed include extended detention basins, bioretention, vegetated swales, cartridge media filtration, and a combination thereof.</p>
10.B.1 Properly Design Loading/ Unloading Dock Areas (100,000 ft ² Commercial Developments)	<p>Cover loading dock areas or design drainage to minimize run-on and runoff of stormwater.</p> <p>Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.</p>	<p>Loading dock areas would be covered or designed to preclude run-on and runoff.</p> <p>Direct connections to storm drains from depressed loading docks (truck wells) would be prohibited.</p> <p>Below grade loading docks for fresh food items would drain through a treatment control BMP applicable to the use, such as a catch basin insert.</p> <p>Loading docks would be kept in a clean and orderly condition through weekly sweeping and litter control, at a minimum and immediate cleanup of spills and broken containers without the use of water.</p>
10.B.2. Properly Design Repair/ Maintenance Bays (100,000 ft ² Commercial Developments)	<p>Repair/maintenance bays must be indoors or designed in such a way that does not allow stormwater run-on or contact with stormwater runoff.</p> <p>Design a repair/maintenance bay drainage system to capture all wash water, leaks, and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/ maintenance bays to the storm drain system is prohibited. If</p>	Commercial areas would not have repair/maintenance bays, or the bays would comply with design requirements.

Table 4.4-12 (Duplicate)
Standard Urban Stormwater Mitigation Plan Requirements and
Corresponding Specific Plan Project Design Features

SUSMP Requirement ¹	Criteria/ Description	Corresponding Specific Plan PDFs
	required by local jurisdiction, obtain an industrial waste discharge permit.	
10.B.3. Properly Design Vehicle/ Equipment Wash Areas (100,000 ft ² Commercial Developments)	Self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to a sanitary sewer.	Areas for washing/steam cleaning of vehicles would be self-contained or covered with a roof or overhang; would be equipped with a wash racks and with the prior approval of the sewerage agency; would be equipped with a clarifier or other pretreatment facility; and would be properly connected to a sanitary sewer.
10.C. Properly Design Equipment/ Accessory Wash Areas (Restaurants)	Self-contained, equipped with a grease trap, and properly connected to a sanitary sewer. If the wash area is to be located outdoors, it must be covered, paved, have secondary containment, and be connected to the sanitary sewer.	Food preparation areas shall have either contained areas or sinks, each with sanitary sewer connections for disposal of wash waters containing kitchen and food wastes. If located outside, the containment areas or sinks shall also be structurally covered to prevent entry of stormwater. Adequate signs shall be provided and appropriately placed stating the prohibition of discharging washwater to the storm drain system.
10.D. Properly design fueling area (Retail Gasoline Outlets)	The fuel dispensing area must be covered with an overhanging roof structure or canopy. The cover's minimum dimensions must be equal to or greater than the area within the grade break. The cover must not drain onto the fuel dispensing area and the downspouts must be routed to prevent drainage across the fueling area. The fuel dispensing area must be paved with Portland cement concrete (or equivalent smooth impervious surface). The use of asphalt concrete shall be prohibited. The fuel dispensing areas must have a two to four percent slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of urban runoff. At a minimum, the concrete fuel dispensing area must extend 6.5 feet (two meters) from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus one foot (0.3 meter), whichever is less.	Retail gasoline outlets would comply with design requirements.

Table 4.4-12 (Duplicate)
Standard Urban Stormwater Mitigation Plan Requirements and
Corresponding Specific Plan Project Design Features

SUSMP Requirement¹	Criteria/ Description	Corresponding Specific Plan PDFs
10.E.1. Properly design fueling area (Automotive Repair Shops)	See requirement 10.D. above.	Automotive repair shop fueling areas would comply with design requirements.
10.E.2. Properly design repair/maintenance bays (Automotive Repair Shops)	See requirement 10.B.2 above.	Automotive repair shop repair/maintenance bays would comply with design requirements.
10.E.3. Properly design vehicle/equipment wash areas (Automotive Repair Shops)	Self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to a sanitary sewer or to a permitted disposal facility.	Vehicle/equipment wash areas at automotive repair shops would comply with design requirements.
10.E.4. Properly design loading/unloading dock areas (Automotive Repair Shops)	See requirement 10.B.1 above.	Automotive repair shop loading/unloading dock areas would comply with design requirements.
10.F.1. Properly Design Parking Area (Parking Lots)	Reduce impervious land coverage of parking areas. Infiltrate runoff before it reaches the storm drain system. Treat runoff before it reaches storm drain system.	Commercial and multi-family parking lots would incorporate bioretention facilities located in islands to promote filtration and infiltration of runoff. Stormwater runoff from parking lots would be directed to treatment control BMPs, including swales, water quality basins, bioretention areas, and/or catch basin media filters in compliance with SUSMP requirements.
10.F.2. Properly Design to Limit Oil Contamination and Perform Maintenance (Parking Lots)	Treat to remove oil and petroleum hydrocarbons at parking lots that are heavily used. Ensure adequate operation and maintenance of treatment systems, particularly sludge and oil removal.	See 10.F.1 above. Treatment of runoff in detention basins, bioretention areas, or catch basin inserts would be used to address oil and petroleum hydrocarbons from high-use parking lots. The HOAs or property owners would be responsible for operation and maintenance of treatment control BMPs that serve private parking lots.
13. Limitation of Use of Infiltration BMPs	Infiltration is limited based on design of BMP, pollutant characteristics, land use, soil conditions, and traffic. Appropriate conditions must exist to utilize infiltration to treat and reduce stormwater runoff for the project.	Per the Los Angeles RWQCB clarification letter (Los Angeles RWQCB, 2006), generally, the common pollutants in stormwater are filtered or adsorbed by soil, and unlike hydrophobic solvents and salts, do not cause groundwater contamination. In any case, infiltration of one to two inches of rainfall in semiarid areas like southern California where there is a high rate of evapotranspiration, presents minimal risks.

Table 4.4-12 (Duplicate)
Standard Urban Stormwater Mitigation Plan Requirements and
Corresponding Specific Plan Project Design Features

SUSMP Requirement ¹	Criteria/ Description	Corresponding Specific Plan PDFs
		The proposed treatment control BMPs are not considered infiltration BMPs; they allow for infiltration of fully-treated runoff only.

Notes:

¹ SUSMP Requirements 10A (Single Family Hillside Home), 11 (Waiver), and 12 (Mitigation Funding) do not apply to the Project and are, therefore, not listed in **Table 4.4-12**.

² This requirement is from Part 4, Section D.1 of the MS4 permit.

³ Refer to **Section 4.1**, Surface Water Hydrology and Flood Control, for a description of "burned" ⁴

⁴ Refer to **Section 4.1**, Surface Water Hydrology and Flood Control, for a description of "burned and bulked" conditions.

⁵ Refer to **Section 4.2**, Geomorphology and Riparian Resources, for a description of hydromodification control features.

Source: Geosyntec, 2008.

Appendix C

EIS/EIR Section 4.5 (Biological Resources)

Table 4.5-68

Table 4.5-68 is referred to in EIS/EIR Mitigation Measure BIO-2

Table 4.5-68
CDFG Jurisdictional Permanent Impacts Mitigation Ratios

Ratios Listed by Vegetation Types & Quality

Vegetation Community	Veg Code / ID	HIGH Reach Value*	MEDIUM Reach Value**	LOW Reach Value***
		(Mit. Ratio)	(Mit. Ratio)	(Mit. Ratio)
Southern Cottonwood-Willow Riparian Forrest	SCWRF	4:1	3:1	2:1
Southern Willow Scrub	SWS	3:1	2.5:1	2:1
Oak Woodland (Coast Live, Valley)	CLOW / VOW	3:1	2.5:1	2:1
Big Sagebrush Scrub	BSS	2.5:1	2:1	1.5:1
Mexican Elderberry Scrub	MES	2.5:1	2:1	1.5:1
Cismontane Alkaline Marsh	CAM	2.5:1	2:1	1.5:1
Coastal and Valley Fresh Water Marsh	CFWM	2:1	1.5:1	1:1
Mulefat Scrub	MFS	2:1	1.5:1	1.25:1
Arrowweed Scrub	AWS	2:1	1.5:1	1:1
California Sagebrush scrub, and CSB-dominated habitats	CSB, CSB-A, -BS, -CB, -CHP, and -PS	2:1	1.5:1	1:1
Herbaceous Wetland	HW	1.5:1	1.25:1	1:1
River Wash, emergent veg.	RW	1.5:1	1.25:1	1:1
Chaparral, Chamise Chaparral	CHP, CC	1.5:1	1.25:1	1:1
Coyote Brush Scrub	CYS	1.5:1	1.25:1	1:1
Eriodictyon Scrub	EDS	1.5:1	1.25:1	1:1
California Grass Lands	CGL	1:1	1:1	1:1
Agricultural / Disturbed / Developed	AGR / DL / DEV	1:1	1:1	1:1

Notes:

* HIGH reach value indicates a portion of the Santa Clara River or main tributary that scored above 0.79 Total Score utilizing the HARC methodology described in **Section 4.2**, Geomorphology and Riparian Resources, of this EIS/EIR.

** MEDIUM reach value indicates a portion of the Santa Clara River or main tributary that scored between 0.4 and 0.79 Total Score utilizing the HARC methodology described in **Section 4.2**.

*** LOW reach value indicates a portion of the Santa Clara River or main tributary that scored below 0.4 Total Score utilizing the HARC methodology described in **Section 4.2**.

Ratios for Permanent Impacts to all classifications: Mitigation initiated two years prior to disturbance: 1:1 ratio; mitigation initiated less than two years after disturbance shall follow ratios in table above; mitigation initiated two to five years after disturbance shall add 0.5 to each value in the table above; and over five years, 1.0 is added to each value in the table above. (For example, initiation of mitigation of mulefat scrub three years after disturbance for a high habitat impact would be a ratio of 2.5:1, instead of 2:1 if initiated within two years of disturbance or 3:1 if initiated more than five years after disturbance.)

Ratios for Temporary Impacts to all classifications: Disturbance period less than two years, 1:1; two to five years, 1.5:1; over five years, 2:1, except for removal of southern cottonwood and oak woodlands, which shall be mitigated at 2:1 for High, 1.5:1 for Medium, and 1:1 for Low for all periods (except for pre-mitigated, which is 1:1).

Exotic/Invasive Species Removal, followed by restoration/revegetation, may be used to offset impacts above. Mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation at the restoration site. This means, for example, if a 10-acre area is occupied by 10% exotic species, restoration will be credited for 1 acre of impact. As appropriate and authorized by CDFG, reduced percentage credits may be applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only).

Appendix D

EIS/EIR Section 4.5 (Biological Resources)

Table 4.5-69

Table 4.5-69 is referred to in EIS/EIR Mitigation Measure BIO-4

Table 4.5-69
Potential Plant Species for Vegetation Community Restoration in the
River Corridor SMA and Tributaries

Trees	
red willow	<i>Salix laevigata</i>
arroyo willow	<i>Salix lasiolepis</i>
Fremont cottonwood	<i>Populus fremontii</i>
black cottonwood	<i>Populus balsamifera</i> ssp. <i>trichocarpa</i>
western sycamore	<i>Platanus racemosa</i>
Shrubs	
mulefat	<i>Baccharis salicifolia</i>
sandbar willow	<i>Salix exigua</i>
arrow weed	<i>Pluchea sericea</i>
Herbs	
mugwort	<i>Artemisia douglasiana</i>
western ragweed	<i>Ambrosia psilostachya</i>
cattail	<i>Typha latifolia</i>
bulrush	<i>Scirpus americanus</i>
prairie bulrush	<i>Scirpus maritimus</i>
Note: This is a recommended list. Other species may be found suitable based on site conditions and state and federal permits.	

Appendix E

EIS/EIR Section 4.5 (Biological Resources)

Table 4.5-70 and Table 4.5-71

Tables 4.5-70 and 4.5-71 are referred to in EIS/EIR Mitigation Measure BIO-22

Table 4.5-70 Additional BIO-22c Oak Tree Replacement Ratios	
Trunk Diameter*	Mitigation Ratio
8 - 35	0.5:1
36 +	2.5:1

* Trunk diameter measured at 4.5 feet above mean natural grade. Mitigation required for single-stem oaks with a minimum 8-inch diameter and multi-stem oaks with a combined diameter of 12 inches.

Table 4.5-71 Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type		
Woodland Type	Average Existing Woodland Density (trees per acre)	Target Density for Newhall Land (trees per acre)
Coast live oak woodland	22	50
Mixed oak woodland	19	40
Valley oak woodland	16	25