# 2.0 Executive Summary

# 2.0 EXECUTIVE SUMMARY

## A. INTRODUCTION

This section of the Draft Environmental Impact Report (EIR) is intended to provide a brief description of the Project and its potential environmental impacts. State CEQA Guidelines Section 15123 requires that the summary identify: "1) each significant effect with proposed mitigation measures and alternatives that would reduce or avoid that effect; 2) areas of controversy known to the Lead Agency including issues raised by agencies and the public; and 3) issues to be resolved including the choice among alternatives and whether or how to mitigate the significant effects." More detailed information regarding the Project and its potential environmental effects is provided in the following sections of this Draft EIR.

## B. PROJECT SUMMARY

The Project Applicant, The Newhall Land and Farming Company (Newhall Land), proposes to develop the Entrada South Project (the Project), a mixed-use community located in northwestern unincorporated Los Angeles County (County), in the western Santa Clarita Valley (Valley), and specifically west of Interstate 5 (I-5) and The Old Road and south of the Six Flags Magic Mountain theme park (Six Flags Magic Mountain), along Magic Mountain Parkway.

The Project consists of the development of approximately 501.4 acres (the Project Site), of which 382.3 acres are located within proposed Vesting Tentative Tract Map No. 53295 (VTTM 53295). VTTM 53295 includes 339 single-family units, 1,235 multi-family units, and 730,000 square feet of commercial uses anticipated to be comprised of approximately 435,000 square feet of office uses and approximately 295,000 square feet of commercial retail uses. In addition, it includes a 9.4-acre elementary school, a 5.6-acre public neighborhood park, 101.7 acres of open space areas, two private recreational centers within 2.9 acres, and a 27.2-acre Spineflower Preserve.[1] Facilities and

[1] *Open space acreage refers to lots within the tract map designated as open space. Additional open space areas, such as natural drainage courses, roadway medians, and landscaped parkways adjacent to on-site roadways, in addition to the proposed park, recreation centers, and Spineflower Preserve, bring the total open space area to approximately 153 acres.*

infrastructure proposed as part of the Project consist of a network of roads and trails, drainage and water quality improvements, dry utilities systems, a potable water system, a recycled water system, and a sanitary sewer system.

The Project Site also includes a 119.1-acre area consisting of External Map Improvements, including grading, utility, roadway, drainage, and other infrastructure improvements which are outside VTTM 53295, but which are necessary to support full Project implementation. The External Map Improvements include: (1) utility, road, and grading uses within the Newhall Ranch Specific Plan (Specific Plan) boundary; (2) a water tank located in a small area within the adjacent, existing Westridge community; (3) roadway modifications to segments of Westridge Parkway, Media Center Drive, and Commerce Center Drive; and (4) drainage improvements within a strip of property along the western edge of Six Flags Magic Mountain over which the Project Applicant has an easement.

As discussed in more detail and illustrated in **Section 3.0**, Project Description, of this Draft EIR, the primary Project components would involve the following land uses and improvements:

### (1) Residential Component

The Project includes a total of 1,574 residential units. This includes 339 single-family detached units and 1,235 multi-family units. The single-family housing type reflects a traditional lot orientation and together with the multi-family units provides for an overall residential density of just under 5.0 dwelling units per acre averaged over the southerly residential portion of the site. The multi-family units are typically characterized as condominium (attached and detached), duplex, triplex, townhome, and condominium/ apartment-style buildings.

### (2) Commercial Component

The Project's proposed commercial areas would include retail/commercial and office uses connected to the surrounding residential and commercial uses by vehicular, transit, and pedestrian networks that include streets, trails, a pedestrian bridge, courtyards, and other outdoor features. A total of 730,000 square feet of commercial uses are planned within VTTM 53295. Of this total, approximately 435,000 square feet are anticipated to be office uses, with the remaining 295,000 square feet anticipated to be commercial retail uses.

### (3) Elementary School

The Project Applicant has entered into School Facilities Funding Agreements with Saugus Union School District and Newhall School District that require, among other things,

the construction of an elementary school within the Project Site. Accordingly, the Project includes construction of a centrally-located elementary school on a 9.4-acre site. The school would be connected with the surrounding residential areas through trails and paseos that would provide pedestrian and bicycle access.

#### (4) Park and Recreation Areas

A 5.6-acre public neighborhood park would be developed within VTTM 53295 immediately east of the elementary school. Two separate private neighborhood recreation centers also are planned on a total of 2.9 acres within the Project Site. Additionally, smaller recreation areas would be located throughout the multi-family planning areas within VTTM 53295.

#### (5) Spineflower Preserve

The Project includes a 27.2-acre Spineflower Preserve located within the southeastern portion of the Project Site. The boundaries of the Spineflower Preserve have been delineated in consultation with the County and California Department of Fish and Wildlife (CDFW), and have been configured to ensure the continued existence of the San Fernando Valley spineflower (*Chorizanthe parryi ssp. fernandina*; spineflower) in perpetuity. The Project Applicant is responsible for the funding and implementation of management activities, including monitoring, as approved by the County, CDFW, the U.S. Army Corps of Engineers (Corps), and the U.S. Fish and Wildlife Service (USFWS). The Spineflower Preserve was approved in conjunction with the Applicant's Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP project).

#### (6) Community Trails, Paseos, Recreational Trails, and Bike Lanes

The Project would provide an extensive community trail system throughout the Project Site, which would be linked to the Newhall Ranch Specific Plan trail system to the west and the existing community of Westridge to the south. The Project includes a total of 7,240 linear feet of community trails, 10,980 linear feet of paseos, 13,740 linear feet of recreational trails, and 8,090 linear feet of bike lanes. The Project also includes a pedestrian bridge extending across Magic Mountain Parkway which would be integrated into the trail network.

#### (7) Site Access and Circulation

Regional access to the Project Site would be provided by I-5 to the east and State Route 126 (SR-126) to the north. Magic Mountain Parkway would be the primary east/west roadway through the Project Site. The Project includes a circulation system of arterials,

residential collectors, and private drives. Additionally, Magic Mountain Parkway and Westridge Parkway would be extended to provide regional access to and from the Project Site's western boundary to I-5 and Valencia Boulevard, respectively.

### (8) Drainage, Flood Control, and Water Quality Improvements

The Project would meet the ongoing requirements of all National Pollutant Discharge Elimination System (NPDES) permits by providing drainage, flood control, and water quality improvements, such as storm drains, debris basins, water quality basins, and inlet and outlet structures. Project Design Features (PDFs) incorporated into the Project to address water quality and hydrologic impacts include site design, source control, treatment control, and hydromodification control Best Management Practices (BMPs). To reduce debris discharged through and from the Project Site, 12 debris basins are proposed at the downstream ends of natural areas to intercept flows from undeveloped upland areas prior to their discharge into the on-site storm system. On-site surface runoff would be intercepted by curb inlets, debris and/or desilting basins and conveyed to a network of storm drains that would lead to a series of treatment facilities, including water quality basins, prior to discharge into existing drains that outlet to the Santa Clara River. In particular, a water quality basin would be constructed adjacent to the Santa Clara River to carry runoff from portions of the Project Site and immediately surrounding area. In commercial areas, parking lot and roof runoff would be directed to landscaped parkways or to sections of porous pavement to provide infiltration and initial treatment prior to discharge into the drainage system.

### (9) Potable Water System

The Project's potable water system consists of a network of water lines, water tanks, booster pumps, and pressure reducing valves. Water storage for the Project would be provided by a proposed 4.0-million-gallon reservoir tank to be constructed on an existing tank site pad located adjacent to Westridge Parkway to the south of VTTM 53295. This water tank would be located adjacent to an existing 4.0-million-gallon water tank. The Valencia Water Company (VWC) would provide potable water to the Project.

### (10) Recycled Water System

Currently, recycled water in the Project vicinity is available from the Valencia Water Reclamation Plant (WRP) located along The Old Road north of the Project Site. The Project would use recycled water for landscape irrigation purposes through connections to a separate recycled water storage and distribution system. Existing recycled water lines within Magic Mountain Parkway and Westridge Parkway would be extended to serve the Project. In addition, booster pumps and/or pressure reducing valves would be provided to

connect the four pressure zones within the Project Site and to provide service within the different zones.

### (11) Wastewater System

The Project's wastewater needs would be served by the Santa Clarita Valley Sanitation District (SCVSD), which is part of the County Sanitation Districts of Los Angeles County (LACSD), and would be treated at the Valencia WRP. The Project's wastewater plan consists of a system of gravity sewers that connect to a proposed extension of the LACSD trunk sewer line in Magic Mountain Parkway, which would be maintained by LACSD. The sewer lines within the Project Site would be designed and constructed for maintenance by LACDPW.

### (12) Grading

Project grading, including that required for the External Map Improvements, would require the removal and recompaction of approximately 7.8 million cubic yards of existing material in a balanced cut and fill operation.[2] Grading would include mass grading for the development areas, along with fine grading for development pads. Mass grading would consist of rough grading operations that would provide for major roads and infrastructure, including improvements outside of VTTM 53295 (i.e., the External Map Improvements), establish drainage patterns, and create building pads for the various land uses within the Project Site. In addition to mass grading and fine grading, remedial grading of approximately 2.0 million cubic yards of material may also be required depending upon site-specific soils and future geotechnical investigations. Specifically, remedial grading may be required for alluvial removal and re-compaction; landslide conditions; stabilization fills; slope wash conditions (i.e., unsuitable soils that need to be removed and recompacted prior to the placement of fill materials); and lot and street over-excavation in cut areas. Graded slopes would be landscaped and irrigated pursuant to County grading and erosion control requirements. Recycled water from the Valencia WRP would be delivered to meet the Project's grading and erosion control requirements.

### (13) Shared Improvements

Some of the proposed External Map Improvements in the western portions of the Project Site also fall within the boundaries of the Newhall Ranch Specific Plan's approved Mission Village development, and many of these improvements, particularly infrastructure

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[2] *Included in the overall 7.8 million cubic yards of grading is approximately 1.4 million cubic yards of grading for the External Map Improvements, including an approximately 400,000-cubic yard borrow site within the External Map area from which 200,000 cubic yards would be imported into VTTM 53295. The remaining 200,000 cubic yards would be used as fill elsewhere within the External Map Improvements area.*

improvements, were previously approved as part of and would support development at Mission Village. Should one project be built before the other, the first project would have the obligation to construct these shared improvements. In particular, should Mission Village be developed first (which may be likely given its approved status), a number of improvements would be constructed pursuant to the Mission Village approval and would no longer be undertaken as part of Entrada South. Refer to **Section 3.0**, Project Description, of this Draft EIR for further discussion.

### (14) Sustainability

The Project would comply with the County's Green Building Standards Code (County Code, Title 31), which addresses sustainability via appropriate planning and design, water and energy efficiency and conservation, waste diversion, and tree planting requirements, as well as the County's Low Impact Development (LID) Standards (County Code, Title 12, Chapter 12.84) related to stormwater handling and treatment to protect streams, groundwater, surface water quality, and natural drainage characteristics. The Project also would implement sustainability principles, including an appropriate mix of land uses, access to transit, the preservation of natural areas, water and energy conservation features, and green building techniques.

### (15) Economic Characteristics

Based on 2010 U.S. Census data for the existing community of Stevenson Ranch to the south, the average size of a housing unit is 3.36 persons per household.[3] Therefore, based on the proposed Project's construction of 1,574 housing units, the residential component of the Project would result in an estimated population increase of 5,288 persons. In addition, an estimated 2,679 jobs are anticipated to be created by the Project.

### (16) Project Entitlements

As discussed in more detail in **Section 3.0**, Project Description, of this Draft EIR, the Project would require approval of the following entitlements:

- Vesting Tentative Tract Map No. 53295. The proposed tract map would subdivide 382.3 acres of the Project Site into a total of 500 lots.
- Zone Change No. 00-210 to change existing R-1 zoning within VTTM 53295 to RPD-5000-5.8U, C-2, and C-3.

[3] *U.S. Census Bureau, 2010.*

- Conditional Use Permit No. 00-210 to authorize: (1) grading within the Project Site in excess of 100,000 cubic yards; (2) implementation of the Residential Planned Development (RPD) zoning classification; (3) development in a hillside management (HM) area; (4) construction of an off-site water tank; and (5) reduction of minimum lot area from 5,000 square feet to a minimum of 4,500 square feet on the lesser of 16 single-family lots or five percent of single-family lots.

- Oak Tree Permit No. 200700018 to authorize impacts to oak trees. The Oak Tree Permit would be required for the removal of up to 67 oak trees, including 3 heritage oaks, and encroachment on up to 11 oak trees, including 1 heritage oak.

- Parking Permit No. 200700013 to authorize shared and reciprocal parking across lot lines.

## C. AREAS OF CONTROVERSY

Section 15123(b)(2) of the State CEQA Guidelines indicates that an EIR summary should identify areas of controversy known to the lead agency, including issues raised by agencies and the public. This EIR has taken into consideration the comments received from the public and various agencies in response to the Notice of Preparation (NOP) and during the public scoping meeting held on July 28, 2010. Written comments received in response to the NOP and during the scoping meeting are provided in **Appendix 1A** and **Appendix 1B**, respectively. Based on the scoping process, potential areas of controversy known to the County include biological resources, special status species, environmental safety, law enforcement, traffic, and water resources.

## D. ISSUES TO BE RESOLVED

Section 15123(b)(3) of the State CEQA Guidelines requires that an EIR contain a discussion of issues to be resolved. With respect to the Project, the key issues to be resolved include whether the Project would have any significant impacts; if so, how to mitigate potentially significant environmental impacts from the Project; and whether one of the alternatives should be approved rather than the Project.

## E. SUMMARY OF PROJECT ALTERNATIVES

In accordance with Section 15126.6 of the State CEQA Guidelines, **Section 6.0**, Project Alternatives, of this Draft EIR evaluates the comparative impacts and merits of the Project alternatives. **Section 6.0** describes and analyzes each Project alternative to allow the decision makers to determine whether an alternative should be adopted in lieu of the Project. In addition, that section identifies the environmentally superior alternative as required by CEQA. Moreover, discussion is provided regarding Project alternatives at an

alternate site, alternatives comprised of different land uses, and various alternatives that could avoid or fully mitigate certain of the Project's significant impacts, which were considered but eliminated from further consideration. This Draft EIR considers the following alternatives to the Project:

### Alternative 1: No Project/No Build

Alternative 1, the No Project/No Build Alternative, assumes no new development would occur on VTTM 53295. Thus, the physical conditions of VTTM 53295 would remain as they are today, with the exception of roadway and drainage improvements that are part of the approved Mission Village project. No new buildings would be constructed and no existing buildings would be removed. On-site uses would continue to be comprised of predominantly vacant land, some agricultural uses, a small plant nursery used by Six Flags Magic Mountain, and abandoned oil wells and associated unpaved access roads. However, grading and infrastructure improvements would still occur within the Project Site boundaries pursuant to the Mission Village approval. Additionally, a 27.2-acre Spineflower Preserve would be implemented on-site, independent of Alternative 1, pursuant to the Spineflower Conservation Plan component of the Newhall Ranch RMDP/SCP project.

### Alternative 2: Development in Accordance with Existing Plans

Alternative 2, the Development in Accordance with Existing Plans Alternative, would develop uses consistent with existing land use designations and zoning of the Project Site. Under this scenario, Alternative 2 would include approximately 1,911 dwelling units and 1.5 million square feet of commercial floor area. As part of this Alternative, the existing uses on-site would be removed and substantial grading would be required to create level development pads, stabilize any slopes in areas of adverse geologic structure, and modify the tributary drainage courses to support proposed development and infrastructure, similar to the Project. On- and off-site infrastructure improvements, including the extension of Magic Mountain Parkway and Westridge Parkway, as well as an internal roadway network would also be required. More specifically, grading and infrastructure improvements would still occur within the Project Site boundaries pursuant to the Mission Village approval. Additionally, a 27.2-acre Spineflower Preserve would be implemented on-site, independent of Alternative 2, pursuant to the Spineflower Conservation Plan component of the Newhall Ranch RMDP/SCP project.

### Alternative 3: Reduced Density

Alternative 3, the Reduced Density Alternative, includes the Project's proposed uses, but reduces the quantity and footprint of development that would occur. In order to eliminate one or more of the Project's significant impacts, Alternative 3A would reduce development by 27 percent and include approximately 1,149 dwelling units and

532,900 square feet of commercial floor area. Alternative 3B would reduce development by 53 percent and include approximately 739 dwelling units and 532,900 square feet of commercial floor area. Overall, Alternative 3 would reduce density and include shorter building heights within a similar footprint as compared to the Project. Similar to the Project, Alternative 3 includes a 9.4-acre elementary school site, a 27.2-acre Spineflower Preserve, a 5.6-acre public neighborhood park site, two recreational centers totaling 2.9 acres, and 101.7 acres of open space areas. Site access and circulation under Alternative 3 would be similar to the Project. On-site infrastructure improvements would include an internal network of roads and trails, drainage and water quality improvements, dry utilities systems, a potable water system, a recycled water system, and a sanitary sewer system, similar to the Project.

### Alternative 4: Reduced Grading/Clustering

Alternative 4, the Reduced Grading/Clustering Alternative, would eliminate the Project's proposed development south of B Drive, while maintaining a comparable number of residences and commercial use square footage as the Project by redistributing the development's floor area across a decreased footprint within the Project Site. Alternative 4 would include 115 single-family residences, 1,547 multi-family residences, and 730,000 square feet of commercial floor space. Thus, in terms of the amount of net new floor area, Alternative 4 would be substantially similar to the Project. However, the density and height of new development under Alternative 4 would be different. Specifically, Alternative 4 would include higher residential density and taller residential building heights within a smaller footprint compared to the Project. In addition, similar to the Project, Alternative 4 includes a 9.4-acre elementary school site, a 27.2-acre Spineflower Preserve, a 5.6-acre public neighborhood park site, two recreational centers totaling 2.9 acres, and 101.7 acres of open space areas.

## F. SUMMARY OF ENVIRONMENTAL IMPACTS, PROJECT DESIGN FEATURES, AND MITIGATION MEASURES

**Table 2-1**, Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance, on page 2.0-11 summarizes the potential environmental effects of the Project, the proposed Project Design Features (PDFs) and recommended mitigation measures (MMs), and the level of significance after mitigation. Implementation of the PDFs and MMs, as detailed in each environmental analysis section presented in this EIR, would reduce most of the potentially significant impacts to a

less-than-significant level.[4] However, even with implementation of the PDFs and MMs, the Project would result in the following significant and unavoidable impacts:

- **Aesthetics, Views, and Light and Glare:** Both short-term construction and operational impacts related to aesthetics/visual quality would be significant and unavoidable due to changes in the Project Site's visual character. Similarly, cumulative impacts related to aesthetics/visual quality would be significant and unavoidable due to the overall change in visual character associated with the Project together with the related projects.

- **Air Quality:** Construction activities would result in significant and unavoidable impacts related to the exceedance of regional emissions thresholds for nitrogen oxides ($NO_X$) and volatile organic compounds (VOCs) during the most intense construction period. Regional operational emissions associated with Project buildout also would exceed daily emissions thresholds for VOCs, $NO_X$, carbon monoxide (CO), respirable particulate matter (i.e., less than 10 micrometers in diameter) ($PM_{10}$), and fine particulate matter (i.e., less than 2.5 micrometers in diameter) ($PM_{2.5}$) after implementation of regulatory compliance measures, PDFs, and feasible mitigation measures, resulting in a significant and unavoidable impact. Cumulative construction and operational air quality impacts would be significant and unavoidable for the same respective regional emissions as the Project.

- **Noise:** Construction activities within 1,000 feet of single-family residences on- or off-site, as well as within 500 feet of multi-family residences located on- or off-site, would result in significant and unavoidable Project and cumulative impacts due to exceedance of the County's Noise Ordinance standards. In addition, cumulative off-site operational traffic noise would result in significant and unavoidable impacts for sensitive uses along Westridge Parkway (north of Valencia Boulevard).

[4] *A brief summary of the impact conclusions, without corresponding explanation or mitigation, can be found in **Table 6-2**, Comparison of Impacts Associated with the Project and the Impacts of the Alternatives, in **Section 6.0**, Project Alternatives, of this Draft EIR.*

**Table 2-1**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| **5.1 AESTHETICS, VIEWS, AND LIGHT AND GLARE** | | |
| *Scenic Vistas/Views* | | |
| Due to distance, topography, a lack of unique features, and the large areas of undeveloped land included in the Project, impacts with regard to scenic vistas would be less than significant, both on a Project level and a cumulative basis. | No mitigation is proposed or required. | Less Than Significant |
| *Visual Quality/Character* | | |
| *Construction* | | |
| During Project construction, the visual appearance of the Project Site would be altered due to grading and the removal of existing vegetation, including oak trees. As structures are constructed and finished, the scale of the Project and changes in the site's visual character would become more evident. Some of these construction activities, particularly in locations near the site perimeter, would be visible to pedestrians and motorists on adjacent streets and may be visible from more distant vantage points. As construction activities would substantially affect the visual character on-site, a significant short-term impact would result. | **MM ES 5.1-3:** During construction, temporary green screen construction fencing 6 feet tall shall be placed on-site adjacent to public roadways to screen much of the construction activity from view at street level. | Significant and Unavoidable |
| *Operation* | | |
| Project implementation would permanently alter the Project Site through landform modification and the introduction of new development and infrastructure. Project uses would be constructed on some of the undeveloped hillsides and hilltops on-site, resulting in a loss of open space. As well, portions of the natural drainage courses would be filled in/channelized, a storm drain outlet would be constructed near the bank of the River, and existing native vegetation, including oak trees, would be removed. | **PDF ES 5.1-1:** Prior to issuance of a building permit, the Project Applicant shall submit Design Guidelines to the County of Los Angeles Department of Regional Planning for review and approval. The Design Guidelines shall address such issues as site planning, architecture, walls and fencing, landscape design, lighting, signage, and general design themes for each of the major land use categories in the community. In particular, the Design Guidelines shall establish the following: | Significant and Unavoidable |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| While Project implementation would change the visual character of the Project Site, the property is surrounded on all sides by urban development, including a major commercial recreation facility (i.e., Six Flags Magic Mountain), the I-5 freeway, and both existing and approved residential communities, and is no longer a remote rural site. To that end, the majority of the Project Site is designated for urban (residential and commercial) uses within both the Santa Clarita Valley Area Plan and the County's Zoning Code. Moreover, proposed development would be consistent in terms of land use, scale, and design with surrounding development. Nonetheless, given the change in the Project Site's visual quality/character, impacts would be considered significant.<br><br>The Project would implement PDF ES 5.1-1 as well as, MM ES 5.1-1/RMDP/SCP VR-1 and MM ES 5.1-2/RMDP/SCP VR-2 to reduce visual quality impacts related to construction of a storm drain outlet along the River bank. However, short of completely redesigning and reducing the Project to severely limit the extent of the Project Site developed, no feasible mitigation exists to reduce the Project's identified significant impact to a less-than-significant level. Therefore, Project-specific and cumulative impacts related to aesthetics/visual quality would remain significant and unavoidable. | • Major utility systems, including potable water, recycled water, wastewater, electricity, natural gas, and cable/internet, shall be placed underground.<br>• Utility/service areas shall be treated (i.e., through the use of color, landscaping, screening, etc.) to minimize visual impact.<br>• Rooftop equipment shall be screened from view from public streets.<br>• Outdoor lighting within the Project Site shall be projected downwards to illuminate the intended surface and minimize light spillover and glare generation; and shall consist of low-intensity downlights or be equipped with louvers, shields, hoods, or other screening devices, as appropriate.<br>• Only non-reflective or low-reflective building materials, or those treated with a standard non-reflective or low-reflective glazing, shall be used on building exteriors.<br><br>**MM ES 5.1-1/RMDP/SCP VR-1:** Riprap shall be ungrouted and shall contain material with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area. (*Although structures are not proposed within the Santa Clara River, riprap may be used in conjunction with a storm drain outlet near the River bank and/or bank stabilization along certain slopes on-site*.)<br><br>**MM ES 5.1-2/RMDP/SCP VR-2:** Necessary grouted riprap and bridges shall contain materials with colors and textures that are harmonious with the surrounding natural riverbed and bank materials. The same or similar type, color, and size of riprap shall be used throughout the Project area. (*Although structures are not proposed within the Santa Clara River, riprap may be used in conjunction with a storm drain outlet near the River bank and/or bank stabilization along certain slopes on-site*.) | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| *Light* | | |
| *Construction* | | |
| Substantial lighting is not anticipated during construction within the Project Site, as most construction activities would occur during daylight hours. However, security lighting would be provided during non-construction hours and, as such, could result in significant lighting impacts on adjacent roadways or off-site areas. | **MM ES 5.1-4:** During construction, all security lighting shall be properly shielded and projected downwards such that light is focused on construction equipment or materials and not on adjacent roadways or off-site areas. | Less Than Significant with Mitigation |
| *Operation* | | |
| Given that the Project Site presently produces little or no light, the light levels generated by the Project would represent a noticeable change from existing conditions. However, the type and brightness of light generated by the Project would be similar to that of the neighboring Westridge community and existing commercial development along The Old Road. In addition, as discussed above, per PDF ES 5.1-1, the Project's Design Guidelines would include general lighting guidelines regarding the design, placement, and orientation of lighting, thus ensuring the downward projection of illumination and the use of shielding where appropriate. Due to minimal light encroachment and measures employed to minimize light pollution, the Project would not create new sources of substantial light which would adversely affect day or nighttime views in the area. Long-term impacts related to Project lighting would be less than significant. Related projects would face similar requirements, so cumulative impacts would also be less than significant. | See **PDF ES 5.1-1** above. | Less Than Significant |
| *Glare* | | |
| Daytime glare could occur during construction, but any glare would be highly transitory and short-term. Nighttime glare is unlikely since most construction would occur during the day. Building materials used would primarily be non- or low-reflective | See **PDF ES 5.1-1** above. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| and any potentially reflective building materials would be treated in accordance with the Design Guidelines to be developed per PDR ES 5.1-1. Overall, the Project would not cause glare that would substantially interfere with the performance of an off-site activity or sensitive uses or adversely affect day or nighttime views. Therefore, glare impacts would be less than significant. | | |
| **5.2 AGRICULTURE AND FOREST RESOURCES** | | |
| *Agricultural Land* | | |
| The Project would convert 6.2 acres of Prime Farmland to non-agricultural uses. While Project impacts on agricultural lands in general would be less than significant, impacts with respect to Prime Farmland would be significant given the importance of such soils in meeting short- and long-term needs for food and fiber and the continued trend of an overall reduction of Prime Farmland in the region. The Project would also contribute to cumulative impacts to designated Farmland in the region. | **MM ES 5.2-1/RMDP/SCP AG-2**: Newhall Land shall dedicate a permanent agriculture conservation easement for 138 acres of agricultural land located in the Salt Creek conservation area and on adjoining agricultural lands. (*The 6.2 acres of Project-impacted Prime Farmland would be mitigated either in a stand-alone 6.2-acre conservation easement in the Salt Creek conservation area and on adjoining agricultural lands or as part of the greater 138-acre conservation easement. This mitigation measure requiring dedication of the 138-acre conservation easement is to be implemented one time only by the first Newhall Ranch RMDP/SCP-related project (which may include Entrada South) for which grading permits are issued*.) | Less Than Significant with Mitigation |
| *Forest Land* | | |
| A small area of the Project Site is mapped as hardwood woodland and classified as forest and rangeland per the Land Cover Mapping Program. However, this area corresponds to a large area of oak woodland within the southern portion of Six Flags Magic Mountain where roller coasters and other amusement rides and amenities are located. As no oak trees are actually located within this area of the Project Site, Project implementation would not result in the removal or conversion of any designated forest land to non-forest uses. Further, this area is not zoned as forest land or timberland, nor used for forestry or | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| timberland purposes. Other areas of oak woodland exist on site, but are not mapped as forestland or forest and rangeland. As such, forest land impacts would be less than significant. | | |
| **5.3 AIR QUALITY** | | |
| *Air Emissions* | | |
| *Construction—Regional Impacts* | | |
| Project construction would have the potential to create air quality impacts through the use of heavy-duty construction equipment and through vehicle trips generated by construction workers traveling to and from the Project Site. The Project's construction-related daily maximum regional construction emissions would not exceed the South Coast Air Quality Management District (SCAQMD) daily significance thresholds for carbon monoxide (CO), sulfur oxides ($SO_X$), respirable particulate matter ($PM_{10}$), or fine particulate matter ($PM_{2.5}$). However, construction-related daily maximum regional construction emissions would exceed the SCAQMD daily significance thresholds for regional volatile organic compounds (VOCs) and nitrogen oxides ($NO_X$) during the most intense construction period. Therefore, regional construction emissions resulting from Project development would result in a significant short-term impact. Cumulative impacts are addressed further below. | **MM ES 5.3-1/RMDP/SCP AQ-1:** Diesel-powered construction equipment shall use ultra low sulfur diesel fuel, as defined in SCAQMD Rule 431.2. *(This measure would be achieved through regulatory compliance; specifically, compliance with SCAQMD Rule 431.2 would achieve the requirements of this measure.)*<br><br>**MM ES 5.3-2/RMDP/SCP AQ-2:** Develop a Construction Traffic Emission Management Plan to minimize emissions from vehicles including, but not limited to, scheduling truck deliveries to avoid peak hour traffic conditions, consolidating truck deliveries, and prohibiting truck idling in excess of 5 minutes.<br><br>**MM ES 5.3-3/RMDP/SCP AQ-3:** Suspend the use of all construction equipment during first-stage smog alerts.<br><br>**MM ES 5.3-4/RMDP/SCP AQ-4:** Use electricity or alternate fuels for on-site mobile equipment instead of diesel equipment, to the extent feasible.<br><br>**MM ES 5.3-5/RMDP/SCP AQ-5:** Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.<br><br>**MM ES 5.3-6/RMDP/SCP AQ-6:** Use electric welders to avoid emissions from gas or diesel welders, to the extent feasible.<br><br>**MM ES 5.3-7/RMDP/SCP AQ-7:** Use on-site electricity or | Significant and Unavoidable |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | alternative fuels rather than diesel powered or gasoline-powered generators, to the extent feasible.<br><br>**MM ES 5.3-8/RMDP/SCP AQ-8:** Prior to use in construction, the Project applicant will evaluate the feasibility of retrofitting the large off-road construction equipment that will be operating for significant periods. Retrofit technologies such as particulate traps, selective catalytic reduction, oxidation catalysts, air enhancement technologies, etc., will be evaluated. These technologies will be required if they are certified by CARB and/or the USEPA, and are commercially available and can feasibly be retrofitted onto construction equipment.<br><br>**MM ES 5.3-9/RMDP/SCP AQ-9:** Reduce traffic speeds on all unpaved roads to 15 miles per hour or less. *(This measure would be achieved through regulatory compliance; specifically, compliance with SCAQMD Rule 403 would achieve the requirements of this measure.)*<br><br>**MM ES 5.3-10/RMDP/SCP AQ-10:** Water active sites at least three times daily during dry weather. *(This measure would be achieved through regulatory compliance; specifically, compliance with SCAQMD Rule 403 would achieve the requirements of this measure.)*<br><br>**MM ES 5.3-11/RMDP/SCP AQ-11:** Schedule construction activities that affect traffic flow to off-peak hours (e.g., between 7:00 P.M. and 6:00 A.M., and between 10:00 A.M. and 3:00 P.M.).<br><br>**MM ES 5.3-12/RMDP/SCP AQ-12:** Use construction equipment that complies with the requirements and compliance schedule of the adopted CARB Regulation for In-Use Off-Road Diesel Vehicles in effect at the time of use, and use Tier 1 construction equipment during all construction activities, only if Tier 2 or newer equipment is not available. *(This measure* | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | *would be achieved through regulatory compliance; specifically, compliance with CARB's Regulation for In-Use Off-Road Diesel-Fueled Fleets would achieve the requirements of this measure. Compliance with that regulation shall be demonstrated through the fleet's receipt of a CARB-issued certificate of reported compliance. See CCR Title 13, Section 2449(l).)*<br><br>**MM ES 5.3-12a/RMDP/SCP AQ-12a:** Construction shall be planned in such a way as to minimize heavy construction activity involving the use of diesel-fueled construction equipment within 500 meters of an occupied residence to the extent practical. Heavy construction activity that occurs within 500 meters of an occupied residence that involves the use of diesel-fueled construction equipment shall prohibit non-essential idling and shall utilize equipment certified to the Tier 2 or newer emission standard. Equipment shall be routed in such a way as to minimize travel within 500 meters of an occupied residence to the extent practical. | |
| *Construction—Localized Impacts* | | |
| Maximum localized construction emissions for off-site sensitive receptors would not exceed the SCAQMD localized significance thresholds for $NO_2$, CO, $SO_2$, $PM_{10}$, and $PM_{2.5}$. Therefore, daily localized emissions resulting from on-site construction activities would result in a less-than-significant impact. | No mitigation is proposed or required. | Less Than Significant |
| *Construction—Toxic Air Contaminants* | | |
| The Project would not emit carcinogenic or toxic air contaminants (TACs) that individually or collectively exceed the maximum individual cancer risk of ten in one million. Therefore, Project-related toxic emission impacts from construction activities would be less than significant. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| *Operation—Regional Impacts* | | |
| The Project's operational emissions would exceed SCAQMD regional significance thresholds for VOC, $NO_X$, CO, $PM_{10}$ and $PM_{2.5}$. Therefore, air quality impacts from Project operational emissions would be significant. Cumulative impacts are addressed further below. | See **PDF ES 5.7-1** through **PDF ES 5.7-8**, provided below under the heading 5.7, Greenhouse Gas Emissions.<br><br>**MM ES 5.3-13/RMDP/SCP AQ-13:** Please see Mitigation Measure GCC-1 in Section 8.0. (MM RMDP/SCP AQ-13 is the same measure as GCC-1.) (*This measure is hereby modified to reference MM ES 5.7-1/RMDP/SCP GCC-1, provided in Section 5.7, Greenhouse Gas Emissions, of this Draft EIR. This measure would be achieved through regulatory compliance; specifically, compliance with Title 24 of the California Building Code would achieve the requirements of this measure*.)<br><br>**MM ES 5.3-14/RMDP/SCP AQ-14:** All commercial and public buildings on the applicant's land holdings that are facilitated by approval of the proposed Project shall be designed to provide improved insulation and ducting, low E glass, high efficiency HVAC equipment, and energy efficient lighting design with occupancy sensors or equivalent to ensure that all commercial and public buildings operate at levels fifteen percent (15%) better than the standards required by the 2008 version of Title 24. Notwithstanding this measure, all nonresidential buildings shall be designed to comply with the then-operative Title 24 standards applicable at the time building permit applications are filed. For example, if new standards are adopted that supersede the 2008 Title 24 standards, the nonresidential buildings shall be designed to comply with those newer standards and, if necessary, exceed those standards by an increment that is equivalent to a 15-percent exceedance of the 2008 Title 24 standards. *(This measure would be achieved through regulatory compliance; specifically, compliance with Title 24 of the California Building Code would achieve the requirements of this measure. Note that the Project shall* | Significant and Unavoidable |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | *currently meet the Statewide 2013 Building Efficiency Standards, formally known as Title 24, Part 6, which have superseded the 2008 Title 24 standards. However, the Title 24 standards are revisited by the CEC on a three-year cycle and are becoming increasingly efficient, particularly in light of the expressed desire of the CEC and California Air Resources Board to achieve zero net energy by 2020 for residential buildings and by 2030 for commercial buildings. Should an updated version of the Title 24 standards be adopted prior to the filing of building permit applications, the standards in effect at that time shall apply.)* | |
| *Operation—Toxic Air Contaminants* | | |
| No substantial sources of TAC emissions within the Project vicinity were identified, and the location of the proposed residential uses, recreational areas, and elementary school would be consistent with the recommended siting distances (e.g., no sensitive receptors within 500 feet of a freeway) provided in relevant guidance documents. Although the Project would result in some TAC emissions, primarily from mobile source emissions, the Project would not include any substantial TAC sources as defined in the guidance documents. Therefore, TAC impacts would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Odors* | | |
| *Construction* | | |
| As part of the Project, construction operations, including asphalt paving operations, may produce perceptible odors. Dust and diesel odors are typical near construction sites, and large diesel-powered vehicles are frequently present during construction activities. Compliance with applicable regulatory requirements would reduce the potential nuisance of diesel odors during construction to a less-than-significant level. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| Other potential sources that may emit odors during construction activities include the use of architectural coatings and solvents. However, as a result of the Applicant's mandatory compliance with applicable SCAQMD rules and regulations, construction activities and materials would result in less-than-significant impacts with regard to odors. | | |
| *Operation* | | |
| The Project does not include any uses identified by SCAQMD as being associated with odors; thus, odor impacts are not anticipated in conjunction with the Project. | No mitigation is proposed or required. | Less Than Significant |
| *Implementation of Air Quality Plans* | | |
| The Project is consistent with SCAQMD's 2012 Air Quality Management Plan (AQMP) because the land use development proposed under the Project is in line with the growth projections utilized to prepare the AQMP. | No mitigation is proposed or required. | Less Than Significant |
| *Cumulative Impacts* | | |
| *Construction* | | |
| The Project would have a cumulative impact due to construction-related regional VOC and $NO_X$ emissions. | See **MM ES 5.3-1/RMDP/SCP AQ-1** through **MM ES 5.3-14/RMDP/SCP AQ-12A**, above. | Significant and Unavoidable |
| *Operation* | | |
| The Project's regional operational emissions of VOC, $NO_X$, CO, $PM_{10}$, and $PM_{2.5}$ would be significant on a cumulative basis. | See **PDF ES 5.7-1** through **PDF ES 5.7-8**, provided below under the heading 5.7, Greenhouse Gas Emissions, as well as **MM ES 5.3-13/RMDP/SCP AQ-13** and **MM ES 5.3-14/ RMDP/SCP AQ-14**, above. | Significant and Unavoidable |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| **5.4 BIOLOGICAL RESOURCES** | | |
| *Special-Status Species* | | |
| *Plants* | | |
| The Project would result in the removal of 67 oak trees, including three heritage oaks, as follows: 29 valley oaks, 35 scrub oaks, one coast live oak, and two valley oak-scrub oak hybrids. The Project would encroach upon up to 11 other oak trees, including two heritage oak trees. The Project also would result in permanent direct impacts to 4.4 acres of valley oak/grass on-site and temporary direct impacts to less than 0.1 acre of valley oak/grass on-site. These direct impacts would be significant.<br><br>The Project would permanently impact 1.10 acres (53 percent) of occupied spineflower habitat. The loss of 53 percent of occupied spineflower habitat would be potentially significant since the plant is a narrow endemic species that is endangered in California and is only known to be located at Newhall Ranch and Laskey Mesa. In addition, potential indirect impacts would be significant.<br><br>All 46 mainland cherry plants identified on-site would be permanently removed (45 individuals) or temporarily disturbed (one individual). The loss of 100 percent of the mainland cherry plants on-site would be significant, as the County considers this species sensitive. Indirect impacts would be less than | **MM ES 5.4-1/RMDP/SCP BIO-1:** Mitigation Measures SP 4.6-1 through SP 4.6-16[5] specify requirements for riparian mitigation conducted in the High Country SMA, Salt Creek area, and Open Area. The RMDP includes requirements for mitigation of both riparian and upland habitats (such as riparian adjacent big sagebrush scrub), and incorporates these Mitigation Measures (SP 4.6-1 through SP 4.6-16). A Comprehensive Mitigation Implementation Plan (CMIP) has been developed by Newhall Land that provides an outline of mitigation to offset impacts described in the RMDP. The CMIP demonstrates the feasibility of creating the required mitigation acreage from RMDP project impacts (see MM ES 5.4-2/RMDP/SCP BIO-2). However, the CMIP does not identify mitigation actions specifically for impacts to waters of the United States. But since these waters are a subset of CDFG jurisdiction, the necessary Corps mitigation requirements would be met or exceeded.[6]<br><br>Detailed riparian/wetland mitigation plans, in accordance with the CMIP, shall be submitted to, and are subject to the approval of, the Corps and CDFG as part of the subnotification letters for individual projects. Individual project submittals shall | Less Than Significant with Mitigation |

[5] *SP 4.6 mitigation measures were previously adopted by the Newhall Ranch Specific Plan Program EIR (1999, 2003) and the EIS/EIR for the RMDP/SCP (2010).*

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

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| significant.<br><br>The Project would permanently affect all 25.2 acres of the undifferentiated chaparral scrub that provides habitat for island mountain-mahogany. This impact is significant because it would eliminate 100 percent of the suitable on-site habitat for island mountain-mahogany, a California Rare Plant Rank (CRPR) 4.3 and County-designated sensitive species. Indirect impacts would be less than significant.<br><br>The Project would impact 41.0 acres (96 percent) of occupied habitat for slender mariposa lily. This impact is significant because it would permanently affect 96 percent of the occupied on-site habitat for a species that is moderately threatened in California (CRPR 1B.2) and a County-designated sensitive species. Indirect impacts would be less than significant.<br><br>Of the 324.1 acres of suitable habitat for Pierson's morning-glory, 273.2 acres (84 percent) would be permanently impacted and 8.8 acres would be temporarily impacted. This impact would be significant because it would result in the permanent loss of 84 percent of the suitable on-site habitat for a species that has a limited distribution, and is designated as moderately threatened in California (CRPR 4.2) and a sensitive species in the County. Indirect impacts would be less than significant.<br><br>Of the 24.7 acres of big sagebrush scrub on-site, 23.6 acres (95 percent) would be permanently impacted and 0.3 acre would be temporarily impacted. This impact would be significant because it would permanently impact 95 percent of suitable on-site habitat for a County-designated sensitive species. | include applicable CMIP elements, complying with the requirements outlined below. The detailed wetlands mitigation plan shall specify, at a minimum, the following: (1) the location of mitigation sites; (2) site preparation, including grading, soils preparation, irrigation installation, (2a) the quantity (seed or nursery stock) and species of plants to be planted (all species to be native to region); (3) detailed procedures for creating additional vegetation communities; (4) methods for the removal of non-native plants; (5) a schedule and action plan to maintain and monitor the enhancement/restoration area; (6) a list of criteria by which to measure success of the mitigation sites (*e.g.*, percent cover and richness of native species, percent survivorship, establishment of self-sustaining native of plantings, maximum allowable percent of non-native species); (7) measures to exclude unauthorized entry into the creation/ enhancement areas; and (8) contingency measures in the event that mitigation efforts are not successful. The detailed wetlands mitigation plans shall also classify the biological value (as "high," "moderate," or "low") of the vegetation communities to be disturbed as defined in these conditions, or may be based on an agency-approved method (*e.g.*, Hybrid Assessment of Riparian Communities (HARC)). The biological value shall be used to determine mitigation replacement ratios required under MM ES 5.4-2/RMDP/SCP BIO-2 and MM ES 5.4-10/RMDP/SCP BIO-10. The detailed wetlands mitigation plans shall provide for the 3:1 replacement of any southern California black walnut to be removed from the riparian corridor for individual projects. The plan shall be subject to the approval of CDFG and the Corps and approved prior to the impact to riparian resources. MM ES 5.4-4/RMDP/SCP BIO-4 describes that the functions and values will be assessed for the riparian areas that will be removed, and MM ES 5.4-2/RMDP/ SCP BIO-2 and MM ES 5.4-10/RMDP/SCP BIO-10 describe | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | the replacement ratios for the habitats that will be impacted.<br><br>*(This measure applies to Entrada South without change, with the following exceptions and/or changes: Subnotifications apply only to those portions of Entrada South covered in the RMDP and its associated permits. For those portions of Entrada South that were not covered in the RMDP, the Applicant shall obtain separate jurisdictional impact permits. Once such permits are obtained, the Applicant may use the permits, subnotification letters, or a combination of both to provide compliance with this measure.)*<br><br>**MM ES 5.4-2/RMDP/SCP BIO-2:** The permanent removal of existing habitats in Corps and/or CDFG jurisdictional areas in the Santa Clara River and tributaries shall be replaced by creating habitats of similar functions and values/services (see MM ES 5.4-4/RMDP/SCP BIO-4 and MM SW-3 of Section 4.6 of the Final EIS/EIR) on the Project site, or as allowed under MM ES 5.4-10/RMDP/SCP BIO-10.<br><br>a. Permanent impacts to Corps jurisdiction (which is a subset of CDFG jurisdiction) are to be mitigated by initiating mitigation site creation and/or restoration in advance of impacts, to replace the combined loss of acreage, functions, and services at a minimum 1:1 ratio. Initiation of a Corps mitigation site is defined as: (1) completion of site preparation; (2) installation of temporary irrigation; and (3) seeding and/or planting of the mitigation site. For detailed information, please refer to the *Mitigation Plan for Impacts to Waters of the United States* included in the Draft 404(b)(1) Alternatives Analysis in Appendix F1.0 of the Final EIS/EIR. The Potrero Canyon CAM creation and restoration site and the Mayo Crossing restoration site (*i.e.*, an existing agricultural field) are considered the initial sites to be implemented prior to Corps jurisdictional impacts by | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | development, thereby establishing upfront mitigation credits. As individual Project components are proposed for construction, consistent with the construction notification, quantities of mitigation acreage required to offset permanent impact acreages shall be calculated and compared to pre-mitigation area credits remaining. A project would not proceed unless adequate mitigation capacity is demonstrated. Temporary impact areas shall be mitigated in place in a manner that restores impacted functions and services as described in the mitigation plan noted above. If upfront compensatory mitigation cannot be achieved, a Corps-approved method would be utilized to determine the additional compensatory mitigation to offset the temporal loss of functions and services not included in the 1:1 mitigation ratio for permanent impacts.<br><br>These measures satisfy the Corps mitigation requirements for impacts to Corps jurisdictional areas. However, impacts to jurisdictional areas (which include all areas subject to Corps and/or CDFG jurisdiction) are also subject to all of the mitigation requirements for impacts to CDFG jurisdiction, including MM ES 5.4-2b/RMDP/SCP BIO-2b.<br><br>b. For permanent and temporary impacts to CDFG jurisdiction, consistent with the subnotification, quantities of mitigation acreage required shall be calculated in accordance with the criteria below:<br><br>• If suitable mitigation sites have met success criteria (MM ES 5.4-6/RMDP/SCP BIO-6) prior to disturbance at the impact site, the mitigation sites shall replace the permanently impacted habitats in kind at a 1:1 ratio.<br>• If a suitable mitigation site has not met success criteria prior to disturbance of the impact site, habitat shall be replaced in kind (tributary for tributary impacts, river for river | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | impacts) according to the replacement ratios specified in **Table 5.4-9**, CDFG Jurisdictional Permanent Impacts Mitigation Ratios, on page 5.4-164. These ratios provide compensatory mitigation for temporal losses of riparian function by considering the existing functional condition of the resources to be impacted, as well as time required for different vegetation types to become established and mature.<br>• If a suitable mitigation site has not been initiated within two years following disturbance of the impact site, but is initiated within five years following such disturbance, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by **Table 5.4-9**, CDFG Jurisdictional Permanent Impacts Mitigation Ratios, plus 0.5:1.<br>(For example, if mitigation for impacts to high-quality mulefat scrub were initiated three years after disturbance, the required replacement ratio would be 2.5:1.)<br>• If a suitable mitigation site has not been initiated within five years following disturbance of the impact site, the permanently impacted habitats shall be replaced in kind at a replacement ratio equal to the ratio required by **Table 5.4-9**, CDFG Jurisdictional Permanent Impacts Mitigation Ratios, plus 1:1. (For example, if mitigation for impacts to high-quality mulefat scrub were initiated six years after disturbance, the required replacement ratio would be 3:1.)<br>• Where temporary impacts to CDFG-jurisdictional areas are proposed, the mitigation acreage required shall be determined based upon the duration of the proposed construction disturbance and the type of vegetation to be impacted. As individual Project components are proposed for construction, consistent with the subnotification process, | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | the quantities of mitigation acreage required for temporary impacts to CDFG jurisdictional areas shall be calculated according to the following criteria:<br>– If suitable mitigation sites have met success criteria prior to temporary disturbance at the impact site, the mitigation sites shall replace the temporarily impacted habitats in kind at a 1:1 ratio regardless of the duration of the temporary disturbance.<br>– If the duration of temporary disturbance is less than two years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality.<br>– If the duration of temporary disturbance is between two and five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1.5:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality.<br>– If the duration of temporary disturbance exceeds five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 2:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | if high quality.<br><br>In lieu of the habitat replacement described above and subject to CDFG approval, removal of invasive, exotic plant species from existing CDFG jurisdictional areas, followed by restoration/revegetation, may also be used to offset impacts. If this method is employed, mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation present at the restoration site. For example, if a 10-acre jurisdictional area is occupied by 10% exotic species, restoration shall be credited for one acre of impact. If appropriate, as authorized by CDFG, reduced percentage credits may be applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only).<br><br>*(This measure applies to Entrada South without change, with the following exceptions and/or changes: Subnotifications apply only to those portions of Entrada South covered in the RMDP and its associated permits. For those portions of Entrada South that were not covered in the RMDP, the Applicant shall obtain separate jurisdictional impact permits. Once such permits are obtained, the Applicant may use the permits, subnotification letters, or a combination of both to provide compliance with this measure.)*<br><br>**MM ES 5.4-3/RMDP/SCP BIO-3:** Creation of new vegetation communities and restoration of impacted vegetation communities shall occur at suitable sites in or adjacent to jurisdictional areas or in areas where bank stabilization would occur. Locations where the excavation of uplands for bank protection/stabilization results in creation of new, unvegetated creek bed or other disturbance shall receive the highest level of priority for vegetation community restoration. Restoration sites may occur at locations outside the riverbed where there are | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | appropriate hydrologic conditions to create a self-sustaining riparian vegetation community and where upland and riparian vegetation community values are absent or very low. All sites shall contain suitable hydrological conditions and surrounding land uses to ensure a self-sustaining functioning riparian vegetation community. Candidate restoration sites shall be described in the annual mitigation status report (see MM ES 5.4-12/RMDP/SCP BIO-12). Sites will be approved when the detailed wetlands mitigation plans are submitted to the Corps and CDFG as part of the subnotification letters submitted for individual projects. Status of the sites will be addressed through agency review of the annual mitigation status report and mitigation accounting form agency review. Each mitigation plan will include acreages, maps and site-specific descriptions of the proposed revegetation site, including analysis of soils, hydrologic suitability, and present and future adjacent land uses.<br><br>*(This measure applies to Entrada South without change, with the following exceptions and/or changes: Subnotifications apply only to those portions of Entrada South covered in the RMDP and its associated permits. For those portions of Entrada South that were not covered in the RMDP, the Applicant shall obtain separate jurisdictional impact permits. Once such permits are obtained, the Applicant may use the permits, subnotification letters, or a combination of both to provide compliance with this measure.)*<br><br>**MM ES 5.4-4/RMDP/SCP BIO-4:** Replacement vegetation communities shall be designed to replace the functions and values of the vegetation communities being removed. The replacement vegetation communities shall have similar dominant trees and understory shrubs and herbs (excluding exotic species) to those of the affected vegetation communities (see **Table 5.4-10**, Potential Plant Species for Vegetation | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | Community Restoration in the River Corridor SMA and Tributaries, on page 5.4-167 for example of recommended plant species for the River Corridor SMA and tributaries). In addition, the replacement vegetation communities shall be designed to replicate the density and structure of the affected vegetation communities once the replacement vegetation communities have met the mitigation success criteria.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-5/RMDP/SCP BIO-5:** Average plant spacing shall be determined based on an analysis of vegetation communities to be replaced. The applicant shall develop plant spacing specifications for all riparian vegetation communities to be restored. Plant spacing specifications shall be reviewed and approved by the Corps and CDFG when restoration plans are submitted to the agencies as part of the subnotification letters submitted to the Corps and CDFG for individual projects or as part of the annual mitigation status report and mitigation accounting form.<br><br>(*This mitigation measure applies to Entrada South, with the following exceptions and/or changes: Subnotifications apply only to those portions of Entrada South covered in the RMDP and its associated permits. For those portions of Entrada South that were not covered in the RMDP, the Applicant shall obtain separate jurisdictional impact permits. Once such permits are obtained, the Applicant may use the permits, subnotification letters, or a combination of both to provide compliance with this measure*.)<br><br>**MM ES 5.4-6/RMDP/SCP BIO-6:** The revegetation site will be considered "complete" upon meeting all of the following success criteria. In a subnotification letter, the applicant may request modification of success criteria on a project by project basis. Acceptance of such request will be at the discretion of | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | CDFG and the Corps.<br>1. Regardless of the date of initial planting, any restoration site must have been without active manipulation by irrigation, planting, or seeding for a minimum of three years prior to Agency consideration of successful completion.<br>2. The percent cover and species richness of native vegetation shall be evaluated based on local reference sites established by CDFG and the Corps for the plant communities in the impacted areas.<br>3. Native shrubs and trees shall have at least 80% survivorship after two years beyond the beginning of the success evaluation start date. This may include natural recruitment.<br>4. Non-native species cover will be no more than 5% absolute cover through the term of the restoration.<br>5. Giant reed (Arundo donax), tamarisk (Tamarix ramosissima), perennial pepperweed (Lepidium latifolium), tree of heaven (Ailanthus altissimus), pampas grass (Cortaderia selloana) and any species listed on the California State Agricultural list, or Cal-IPC list of noxious weeds will not be present on the revegetation site as of the date of completion approval.<br>6. Using the HARC assessment methodology, the compensatory mitigation site shall meet or exceed the baseline functional scores of the impact area in Corps' jurisdictional waters, as described in the Conceptual Mitigation Plan for Waters of the United States.<br>(*This mitigation measure applies to Entrada South, with the following exceptions and/or changes: Subnotifications apply only to those portions of Entrada South covered in the RMDP and its associated permits. For those portions of Entrada South that were not covered in the RMDP, the Applicant shall* | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | *obtain separate jurisdictional impact permits. Once such permits are obtained, the Applicant may use the permits, subnotification letters, or a combination of both to provide compliance with this measure. In addition, the HARC assessment may be replaced by another Corps-approved method*.)<br><br>**MM ES 5.4-7/RMDP/SCP BIO-7:** If at any time prior to Agency approval of the restoration area, the site is subject to an act of God (flood, fires, or drought) the applicant shall be responsible for replanting the damaged area. The site will be subject to the same success criteria provided for in MM ES 5.4-6/RMDP/SCP BIO-6. Should a second act of God occur prior to Agency approval of the restoration area, the applicant shall coordinate with the Agencies and develop an alternative restoration strategy(ies) to meet success requirements. This may include restoration elsewhere in the River Corridor or tributaries.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-8/RMDP/SCP BIO-8:** Temporary irrigation shall be installed as necessary for plant establishment. Irrigation shall continue as needed until the restoration site becomes self sustaining regarding survivorship and growth. Irrigation shall be terminated in the fall to provide the least stress to plants.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-9/RMDP/SCP BIO-9:** In areas where invasive exotic plant species control is authorized by CDFG in lieu of other riparian habitat mitigation (MM ES 5.4-2/RMDP/SCP BIO-2), removal areas shall be kept free of exotic plant species for five years after initial treatment. In areas where extensive exotic removal occurs, revegetation with native plants or natural recruitment shall be documented. | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | *(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-10/RMDP/SCP BIO-10:** The exotics control program may utilize methods and procedures in accordance with the provisions in the Upper Santa Clara River Watershed Arundo/Tamarisk Removal Plan Final Environmental Impact Report, dated February 2006, or the applicant may propose alternative methods and procedures for Corps and CDFG review and approval. Exotic plant species control will be credited at an acreage equivalent to the percentage of exotic vegetation at the restoration site. By example: a 10-acre site occupied by 10% exotic species will be credited for one acre of mitigation. The exotic weed control location will be documented on the annual mitigation status report and mitigation accounting form. If "in-lieu fees" are paid, it will be documented on the annual mitigation status report and mitigation accounting form, along with a reporting of the status of exotic vegetation treatment.<br><br>(*This mitigation measure applies to Entrada South without change*.)<br><br>**MM ES 5.4-11/RMDP/SCP BIO-11:** To provide an accurate and reliable accounting system for mitigation, the applicant utilizing the RMDP shall file a mitigation accounting form annually with the Corps and CDFG by April 1. This form shall document the amount of vegetation planted during the past year, any "in-lieu fees" paid for exotic invasive plant species control, the status of all mitigation credits to date, and any credits subtracted by projects implemented during the past year. The applicant, utilizing the RMDP, shall keep detailed records and provide a mitigation accounting form to the Corps and CDFG annually for review for the life of the permit, or until all credits have been used up for individual projects, and success criteria have been met. The Corps and CDFG shall | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | provide concurrence within 60 days, including written verification for all restoration and weed removal sites that meet the specified performance criteria. Adequate proof of delivery of applicable reports would be required as well as subsequent notice to the Agencies requesting surety release.<br><br>*(This measure applies to Entrada South without change. The mitigation accounting form only applies to that portion of Entrada South that was included in the Corps' and CDFW's RMDP permits.)*<br><br>**MM ES 5.4-12/RMDP/SCP BIO-12:** An annual monitoring report shall be submitted to the Corps and CDFG by April 1 of each year until satisfaction of success criteria identified in MM ES 5.4-6/RMDP/SCP BIO-6, and consistent with the requirements of MM ES 5.4-12/RMDP/SCP BIO-12. This report shall include any required plans for plant spacing, locations of candidate restoration and weed control sites or proposed "in-lieu fees," restoration methods, and vegetation community restoration performance standards. For active vegetation community creation sites, the report shall include the survival, percent cover, and height of planted species; the number by species of plants replaced; an overview of the revegetation effort and its success in meeting performance criteria; the method used to assess these parameters; and photographs. For active exotics control sites, the report shall include an assessment of weed control; a description of the relative cover of native vegetation, bare areas, and exotic vegetation; an accounting of colonization by native plants; and photographs. The report shall also include the mitigation account form (see MM ES 5.4-11/RMDP/SCP BIO-11), which outlines account information related to species planted or exotics control and mitigation credit remaining. The annual mitigation and monitoring report shall document the current functional capacity of the compensatory mitigation site using | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | the HARC assessment methodology, as well as documenting the baseline functional scores of the impact site in jurisdictional waters of the United States.<br><br>(*This mitigation measure applies to Entrada South with the following exceptions and/or changes: The functional capacity of the compensatory mitigation site may use a different method other than the HARC assessment methodology, subject to the approval of CDFW and Los Angeles County. The mitigation accounting form only applies to that portion of Entrada South that was included in the Corps' and CDFW's RMDP permits*.)<br><br>**MM ES 5.4-13/RMDP/SCP BIO-15:** All native riparian trees with a three-inch diameter at breast height (dbh) or greater in temporary construction areas shall be replaced using one- or five-gallon container plants, containered trees, or pole cuttings in the temporary construction areas in the winter following the construction disturbance. The mitigation ratios for temporary impacts to vegetation communities are described in MM ES 5.4-2/RMDP/SCP BIO-2. The growth and survival of the replacement trees shall meet the performance standards specified in MM ES 5.4-6/RMDP/SCP BIO-6. In addition, the growth and survival of the planted trees shall be monitored until they meet the self sustaining success criteria in accordance with the methods and reporting procedures specified in MM ES 5.4-6/RMDP/SCP BIO-6, MM ES 5.4-11/RMDP/SCP BIO-11, and MM ES 5.4-12/RMDP/SCP BIO-12.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-14/RMDP/SCP BIO-16:** Vegetation communities temporarily impacted by the proposed Project shall be revegetated as described in MM ES 5.4-2/RMDP/SCP BIO-2. Large trunks of removed trees may also remain on site to provide habitat for invertebrates, reptiles, and small mammals or may be anchored on the Project site for erosion control. To | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | facilitate restoration, mulch, or native topsoil (the top six- to 12-inch-deep layer containing organic material), may be salvaged from the work area prior to construction. Following construction, salvaged topsoil shall be returned to the work area and placed in the restoration site. Within one year, the Project biologist will evaluate the progress of restoration activities in the temporary impact areas to determine if natural recruitment has been sufficient for the site to reach performance goals. In the event that native plant recruitment is determined by the Project biologist to be inadequate for successful habitat establishment, the site shall be revegetated in accordance with the methods designed for permanent impacts (i.e., seeding, container plants, and/or a temporary irrigation system may be recommended). This will help ensure the success of mitigation areas. The Applicant shall restore the temporary construction area per the success criteria and ratios described in MM ES 5.4-1/RMDP/SCP BIO-1, MM ES 5.4-2/ RMDP/SCP BIO-2, and MM ES 5.4-6/RMDP/SCP BIO-6. Annual monitoring reports on the status of the recovery or temporarily impacted areas shall be submitted to the Corps and CDFG as part of the annual mitigation status report (MM ES 5.4-11/RMDP/SCP BIO-11 and MM ES 5.4-12/RMDP/SCP BIO-12).<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-15/RMDP/SCP BIO-17:** Focused surveys for arroyo toad shall be conducted. Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 1,000 feet of construction sites and access roads shall be surveyed at the appropriate season for arroyo toad. The applicant shall contract with a qualified biologist to conduct focused surveys for arroyo toad. If | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | detected in or adjacent to the Project area, no work will be authorized within 500 feet of occupied habitat until the applicant provides concurrence from the USFWS to CDFG and the Corps. The applicant shall implement measures required by the USFWS Biological Opinion that either supplement or supersede these measures. If arroyo toads are determined to be present, the applicant shall develop and implement a monitoring plan that includes the following measures in consultation with the USFWS and CDFG:<br>1. The applicant shall retain a qualified biologist with demonstrated expertise with arroyo toads to monitor all construction activities in potential arroyo toad habitat and assist the applicant in the implementation of the monitoring program. This person will be approved by the USFWS prior to the onset of ground-disturbing activities. This biologist will be referred to as the authorized biologist hereafter. The authorized biologist will be present during all activities immediately adjacent to or within habitat that supports populations of arroyo toad.<br>2. Prior to the onset of construction activities, the applicant shall provide all personnel who will be present on work areas within or adjacent to the Project area the following information:<br>a. A detailed description of the arroyo toad, including color photographs;<br>b. The protection the arroyo toad receives under the Endangered Species Act and possible legal action that may be incurred for violation of the Act;<br>c. The protective measures being implemented to conserve the arroyo toad and other species during construction | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | activities associated with the proposed Project; and<br>d. A point of contact if arroyo toads are observed.<br>3. All trash that may attract predators of the arroyo toad will be removed from work sites or completely secured at the end of each work day.<br>4. Prior to the onset of any construction activities, the applicant shall meet on site with staff from the USFWS and the authorized biologist. The applicant shall provide information on the general location of construction activities within habitat of the arroyo toad and the actions taken to reduce impacts to this species. Because arroyo toads may occur in various locations during different seasons of the year, the applicant, USFWS, and authorized biologists will, at this preliminary meeting, determine the seasons when specific construction activities would have the least adverse effect on arroyo toads. The goal of this effort is to reduce the level of mortality of arroyo toads during construction. The parties realize that, if arroyo toads are present, complete prevention of all mortality is likely not possible because some arroyo toads may occur anywhere within suitable habitat during any given season; the detection of every individual over large areas is impossible because of the small size, fossorial habits, and cryptic coloration of the arroyo toad.<br>5. Where construction can occur in habitat where arroyo toads are widely distributed, work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat. The authorized biologist will assist in determining the boundaries of the area to be fenced in consultation with the USFWS/CDFG. All workers will be advised that equipment | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | and vehicles must remain within the fenced work areas.<br>6. The authorized biologist will direct the installation of the fence and conduct a minimum of three nocturnal surveys to move any arroyo toads from within the fenced area to suitable habitat outside of the fence. If arroyo toads are observed on the final survey or during subsequent checks, the authorized biologist will conduct additional nocturnal surveys if he or she determines that they are necessary in concurrence with the USFWS/CDFG.<br>7. Fencing to exclude arroyo toads will be at least 24 inches in height.<br>8. The type of fencing must be approved by the authorized biologist and the USFWS/CDFG.<br>9. Construction activities that may occur immediately adjacent to breeding pools or other areas where large numbers of arroyo toads may congregate will be conducted during times of the year (fall/winter) when individuals have dispersed from these areas. The authorized biologist will assist the applicant in scheduling its work activities accordingly.<br>10. If arroyo toads are found within an area that has been fenced to exclude arroyo toads, activities will cease until the authorized biologist moves the arroyo toads.<br>11. If arroyo toads are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the arroyo toads. The authorized biologist in consultation with USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | biologist and USFWS.<br>12. Any arroyo toads found during clearance surveys or otherwise removed from work areas will be placed in nearby suitable, undisturbed habitat. The authorized biologist will determine the best location for their release, based on the condition of the vegetation, soil, and other habitat features and the proximity to human activities. Clearance surveys shall occur on a daily basis in the work area.<br>13. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed.<br>14. Staging areas for all construction activities will be located on previously disturbed upland areas designated for this purpose. All staging areas will be fenced within potential toad habitat.<br>15. To ensure that diseases are not conveyed between work sites by the authorized biologist or his or her assistants, the fieldwork code of practice developed by the Declining Amphibian Populations Task Force (DAPTF 2009) will be followed at all times.<br>16. Drift fence/pitfall trap surveys will be implemented in toad sensitive areas prior to construction in an effort to reduce potential mortality to this species. Prior to any construction activities in the Project area, silt fence shall be installed completely around the proposed work area and a qualified biologist should conduct a preconstruction/clearance survey of the work area for arroyo toads. Any toads found in the work area should be relocated to suitable habitat. The silt fence shall be maintained for the duration of the work activity. | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | 17. The applicant shall restrict work to daylight hours, except during an emergency, in order to avoid nighttime activities when arroyo toads may be present on the access road. Traffic speed should be maintained at 15 mph or less in the work area.<br><br>(*This entire mitigation measure, including its subparts, applies to Entrada South, with the following exceptions and/or changes: The USFWS Biological Opinion for the RMDP applies only to a portion of Entrada South.*)<br><br>**MM ES 5.4-16/RMDP/SCP BIO-20:** Approximately 1,900 acres of coastal scrub shall be preserved on the Project Site. The preservation of this vegetation type shall occur on site within the High Country SMA, the Salt Creek area, and the River Corridor SMA within the Specific Plan site. Irrevocable offers of dedication will be provided to CDFG for identified impact offsets in accordance with the Plan (MM ES 5.4-1/ RMDP/SCP BIO-1) using a "rough step" land dedication approach. Some of this habitat is recovering from wildfire and the expectation is that it will recover without active intervention. The functional values of any burned dedicated land areas shall be evaluated annually until such time that conditions are commensurate with the quality of the impacted habitat being mitigated. In the event that the functional value of this burned habitat has not recovered within five years of the dedication due to invasive species, to fire ecology, erosion, drought, or unforeseen events, then adaptive management pursuant to RMDP/SCP BIO-21 will be implemented for coastal scrub restoration.<br><br>(*This mitigation measure applies to Entrada South, with the following exceptions and/or changes: The Project Site refers to the Newhall Ranch Specific Plan area. Approximately 310.6 acres of coastal scrub shall be preserved on lands* | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | *identified in the CMIP to offset impacts associated with Entrada South; these 310.6 acres initially may be preserved in a stand-alone dedication or as part of the greater 1,900-acre dedication. This measure ensures that preserved areas will be part of a greater managed preserve system of numerous natural vegetation communities meant to support both common and special-status wildlife species. These areas support the same types of habitat that would be lost through construction and would be further enhanced through management and monitoring activities. This mitigation measure requiring dedication of 1,900 acres is to be implemented one time only by the first Newhall Ranch RMDP/SCP-related project (which may include Entrada South) for which grading permits are issued. See the CMIP provided in Appendix A of the Biota Report*.)<br><br>**MM ES 5.4-17/RMDP/SCP BIO-22:**<br>a. Newhall Land shall prepare an Oak Resource Management Plan, to be submitted for approval to CDFG and County of Los Angeles, and implemented upon approval. The Plan shall identify areas suitable for oak woodland enhancement and creation. The Plan shall distinguish between oaks to be planted in compliance with CLAOTO (MM ES 5.4-17b/ RMDP/SCP BIO-22b) and the additional measures required by this EIS/EIR (MM ES 5.4-2/RMDP/SCP BIO-2 for woodlands in jurisdictional streambeds and MM ES 5.4-17c/ RMDP/SCP BIO-22c and MM ES 5.4-17d/RMDP/SCP BIO-22d for upland areas).<br><br>The Oak Resource Management Plan shall include measures to create or enhance woodlands as follows: (1) locations and acreages of mitigation sites where woodland creation or enhancement will occur; (2) a description of proposed cover and number of native trees, shrubs, and grasses per acre to be established. This | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | description shall be based on comparable intact woodlands in the area of impact or elsewhere within the RMDP planning area, consistent with conditions of the proposed mitigation site; (3) site preparation measures to include (as appropriate) topsoil treatment, soil decompaction, erosion control, weed grow/kill cycle, or as otherwise approved by the agencies; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) a plant palette listing all species, including sizes, planting densities, or seeding rates, to be based on target vegetation; (6) the source of all plant propagules (e.g., seed, potted nursery stock) and the quantity and species of seed or potted stock of all plants to be introduced or planted into the mitigation areas; (7) temporary irrigation, protection from herbivores, fertilizer, weeding, etc.; (8) a schedule and action plan to maintain and monitor the enhancement/restoration areas to include, at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than five years total and no less than two years after removal of irrigation (if any); (9) where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the mitigation areas shall be implemented as needed; (10) tree protection standards to be implemented for individual trees or woodlands adjacent to development activity; (11) success criteria as stated in MM ES 5.4-17b/ RMDP/SCP BIO-22b and MM ES 5.4-17d/RMDP/SCP BIO-22d; and (12) contingency measures, such as replanting, erosion control, irrigation system repair, or understory re-seeding, to be implemented if habitat improvement/restoration efforts do not meet the success criteria stated in the plan. | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

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| | b. To meet the minimum mitigation criteria set forth in CLAOTO, Newhall Land will replace impacted oaks (measuring eight inches in diameter, or greater, or with a combined diameter of 12 inches for multi-stem oaks) at a ratio of 2:1. Additionally, oaks meeting the criteria for classification as a Heritage Tree (defined by CLAOTO as "any oak tree measuring 36 inches or more in diameter") will be replaced at a ratio of 10:1.<br><br>Whether they are planted in dedicated open space areas or developed areas, replacement oak trees planted in conformance with CLAOTO shall adhere to the following standards:<br><br>1. Replacement oak trees shall be exclusively indigenous species, shall be at least a 15-gallon size specimen, and measure at least one inch in diameter one foot above the base, unless otherwise approved by the County Forester.<br><br>2. Replacement trees shall be properly cared for and maintained for a period of two years and replaced by Newhall Land if mortality occurs within that period.<br><br>3. Replacement planting shall be conducted in phases as impacts occur. Alternatively, Newhall Land may choose to plant replacement trees in open space areas prior to realization of Project-related impacts (pre-mitigation). Any pre-mitigation shall adhere to the standards outlined herein.<br><br>4. Following completion of the two-year maintenance period, the County Forester shall provide final authorization that CLAOTO standards have been met.<br><br>c. In addition to the CLAOTO requirements (MM ES 5.4-17b/ RMDP/SCP BIO-22b, above), this EIS/EIR requires | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

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| | replacement of oak trees at the ratios in the table below for trees lost or impacted in uplands. These trees are in addition to the CLAOTO requirement described above. These additional trees may also be incorporated into woodland habitat enhancement or creation, as described above.<br><br>Additional replacement ratios are provided in Table 5.4-11, Additional MM ES 5.4-17c/RMDP/SCP BIO-22c Oak Tree Replacement Ratios, on page 5.4-178.<br><br>d. Newhall will mitigate lost oak woodlands occurring on upland sites (i.e., outside CDFG/Corps jurisdictional stream channels) by creating or enhancing oak woodlands in the Salt Creek area and High Country SMA. At minimum, Newhall Land will mitigate woodland habitat at a 1:1 ratio through creation of new oak woodlands. As an alternative, Newhall Land may choose to enhance, improve, and manage existing degraded woodland areas at a minimum 2:1 ratio for lost woodland acreage.<br><br>For woodland enhancement or replacement, dominant species (coast live oak or valley oak) and planting densities will be based on mitigation site suitability. All plant propagules, including acorns or tree cuttings and all seed or potted nursery stock of oaks or other species, shall be collected within a five-mile radius and within 1,000 feet elevation of the restoration site.<br><br>The woodland creation or enhancement sites shall be monitored for oak tree survival and vigor and other habitat values, including species diversity and wildlife use. The replacement or enhancement sites will be considered "complete" upon meeting all of the following success criteria, or as otherwise approved by CDFG. Any replacement oak trees planted in woodlands for conformance with CLAOTO | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

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| | will also be subject to CLAOTO performance criteria (MM ES 5.4-17b/RMDP/SCP BIO-22b).<br><br>General performance standards for woodland creation or enhancement sites include the following:<br><br>1. Regardless of the date of initial woodland creation or enhancement, each site must have been without active manipulation by irrigation, planting, or re-seeding for a minimum of three years prior to evaluation for successful completion.<br><br>2. The percent cover and species richness of restored or enhanced native vegetation shall be evaluated based on target vegetation described in the woodland creation or enhancement plan.<br><br>3. Densities (numbers/acre) of surviving, healthy oak trees shall be within 5% of the plan target density. Cover and species richness of other native shrubs shall reach 50% of the cover and species richness described for the "target" woodland. Optimal woodland densities and acorn planting quantities, by oak woodland type, are presented in **Table 5.4-12**, Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type, on page 5.4-179.<br><br>4. Non-native grass cover shall not exceed the "target" woodland non-native grass cover, and other non-native species shall not exceed 10% cover at any time. Any species listed on the California State Agricultural list (CDFA 2009) or Cal-IPC list of noxious weeds (Cal-IPC 2006, 2007) will not be present on the revegetation site at the time that project success is determined.<br><br>*(This mitigation measure applies to Entrada South, with the following exceptions and/or changes: The Oak Resource* | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

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| | *Management Plan includes measures to create, enhance, and/or restore 4.5 acres of valley oak/grass within lands owned by the Applicant, consistent with this measure. The plan is subject to the requirements of CLAOTO and addresses impacts to oak resources including oak trees of the sizes regulated under the County Oak Tree Ordinance, Southern California black walnut trees, and mainland cherry trees/shrubs. Species listed in the most recent versions of the California State Agricultural List and Cal-IPC list shall not be present on the revegetation site at the time that mitigation success is determined. References to the EIS/EIR above refer to the Newhall Ranch RMDP/SCP EIS/EIR.)*<br><br>**MM ES 5.4-18/RMDP/SCP BIO-23:** A final Spineflower Conservation Plan (SCP) shall be adopted and implemented after approval by CDFG, including the permanent dedication of preserves (see draft in Appendix 1.0). The proposed spineflower preserve areas shall be offered to CDFG as a permanent conservation easement within one year after issuance of the requested 2081 Permit to ensure long-term protection. The conservation easement shall be to CDFG and contain appropriate funding and restrictions to help ensure that the spineflower preserve lands are protected in perpetuity.<br><br>*(This mitigation measure applies to Entrada South and shall be implemented on-site. The appendix cited above refers to Appendix 1.0 of the RMDP/SCP EIS/EIR, which included a Draft SCP.*)<br><br>**MM ES 5.4-19/RMDP/SCP BIO-24:** The spineflower preserves shall be managed by Newhall Land and their preserve manager(s) and/or natural lands management organization(s) (NLMO). Newhall Land shall submit a statement of qualifications for their proposed preserve manager(s)/NLMO(s) for approval by CDFG. Newhall Land will fund in full all | |

**Table 2-1 (Continued)**
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| | implementation of spineflower preserve management as described in the SCP and all mitigation measures listed in this document.<br><br>*(This mitigation measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-20/RMDP/SCP BIO-25:** Disturbed portions (i.e., agricultural lands, disturbed lands, and developed lands) of the spineflower preserves, including buffers, will be restored through revegetation with native plant communities. In summary, areas that have greater than 30% relative cover by weeds will be restored to have relative cover comparable to that of existing occupied spineflower habitat. Habitat restoration and enhancement plans (including restoration plans) for areas within the preserves shall be prepared at the direction of the preserve manager by a qualified biologist and submitted to the County and CDFG for approval prior to implementation. In addition, Cal-IPC List A and B plants that are present within the spineflower preserve will be controlled. Restoration and enhancement efforts within the spineflower preserve areas shall be in conformance with the Spineflower Conservation Plan.<br><br>*(This mitigation measure applies to the spineflower preserve located on the Entrada South site and shall be implemented accordingly.)*<br><br>**MM ES 5.4-21/RMDP/SCP BIO-26:** In the event that a spineflower preserve, or buffer, or a portion of a spineflower preserve, or buffer burns in a wildfire or suffers from mass movements (e.g., landslides, slope sloughing, or other geologic events), the spineflower preserve manager and Newhall Land shall promptly review the site and determine what action, if any, should be taken. The primary anticipated post-fire spineflower preserve management activity involves monitoring the site and | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | controlling annual weeds that may invade burned areas following a fire event, especially when such weeds (that were not previously present or not present in similar densities) exceed the 30% maximum threshold (see MM ES 5.4-20/RMDP/SCP BIO-25). If fire-control lines or other forms of bulldozer damage occur in the spineflower preserves, these areas will be repaired and revegetated to pre-burn conditions or better. An emergency fire response plan will be prepared (in accordance with MM ES 5.4-64 (MM SP 4.6-72)) prior to the establishment of the spineflower preserves and approved by CDFG and Los Angeles County Fire Department. The preserve manager will contact the LACFD at least once every five years to review the plan and consult with them on implementation of the plan.<br><br>The same methods will be applied to mass-movement, landslide, or slope-sloughing types of events. This measure shall be implemented in conformance with the Spineflower Conservation Plan.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-22/RMDP/SCP BIO-27:** Spineflower preserve temporary fencing shall be shown on construction plans and installed prior to initiating construction clearing and grubbing activities within 500 feet of spineflower preserves, including the buffers. The spineflower preserve manager or a qualified biologist shall monitor fence installation. Clearing for fence installation shall be minimized to what is necessary to install the fence and, where possible, shall leave the roots of native plants in place to allow regrowth. As necessary, native vegetation will be restored and weed management will be performed following fence installation to ensure temporarily cleared native plant areas do not become weed dominated after installation. General Project clearing and grubbing within | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | 500 feet of the fence may commence upon verification by the spineflower preserve manager or the qualified biologist that protective fencing is in place and is adequate. Appropriate BMPs shall be installed at the edge of development manufactured slopes when the spineflower preserve is within 500 feet and down-slope of proposed development.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-23/RMDP/SCP BIO-28:** Construction documents shall indicate that the grading contractor is responsible for protecting spineflower preserves during construction work. The construction documents shall indicate that the contractor is responsible for informing all employees and subcontractors of the environmentally sensitive areas and the proper conduct of work when working near (e.g., within 500 feet) of these areas. The construction documents shall require a pre-construction meeting to perform an "environmental education session" with the grading contractor/contractor's employees, subcontractors, and equipment operators prior to commencing construction work within 500 feet of the spineflower preserves. The environmental education session shall be conducted by the spineflower preserve manager or a qualified biologist and focus on informing workers of the location and sensitivity of the spineflower and the requirements for protecting it. The construction documents shall indicate that the grading contractor shall be responsible for mitigating any impacts to spineflower preserves due to the negligence of the grading contractor/contractor's employees, subcontractors, or equipment operators. If accidental trespass into a spineflower preserve occurs during construction, the violation shall be documented by the preserve manager and immediately reported to CDFG. Follow-up action will be taken in accordance with the Section 2081 of the Fish and Game Code, | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | Incidental Take Permit issued by CDFG.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-25/RMDP/SCP BIO-30:** The spineflower preserve manager or qualified biologist shall review construction plans and specifications, SWPPP, and, where appropriate, erosion control plans and implementation of SCAQMD Rule 403d dust control measures (SCAQMD 2005) prior to construction within 500 feet of spineflower preserves for compliance with the Spineflower Conservation Plan and associated permits and Project-related environmental documents. A copy of the SWPPP and associated monitoring reports will be provided to CDFG.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-26/RMDP/SCP BIO-31:** Spineflower preserves shall be protected prior to clearing and during construction with temporary construction fencing as described in MM ES 5.4-22/RMDP/SCP BIO-27. Openings shall be included in the fence when located within wildlife corridors and vegetation community connectivity areas to allow for the safe passage of wildlife. The spineflower preserve manager or a qualified biologist shall indicate the location and width of each of these openings. The fencing shall be three-strand non-barbed wire fence or bright orange U.V. stabilized polyethylene construction "snow" fencing, attached to metal T-posts that extend at least four feet above grade or equivalent. Protective fencing shall be maintained in good condition until completion of Project construction. Where construction activities occur within 500 feet of a spineflower preserve, the spineflower preserve manager or qualified biologist shall review fencing weekly during construction monitoring visits and note any fencing that is in need of repair. Repairs shall be completed within three working days of notification by the spineflower preserve | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | manager or qualified biologist.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-27/RMDP/SCP BIO-32:** Development areas shall have dust control measures implemented and maintained to prevent dust from impacting vegetation within the spineflower preserve areas. Dust control shall be implemented during construction in compliance with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of a spineflower location, chemical dust suppression shall not be utilized. Where determined necessary by the spineflower preserve manager or qualified biologist, a screening fence (i.e., a six-foot-high chain link fence with green fabric up to a height of five feet) shall be installed to protect spineflower locations.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-28/RMDP/SCP BIO-33:** The spineflower preserve manager or qualified biologist shall perform weekly construction monitoring for all construction activities within 500 feet of spineflower preserve areas. The spineflower preserve manager's or qualified biologist's construction monitoring tasks shall include reviewing and approving protective fencing, dust control measures, and erosion control devices before construction work begins; conducting a contractor education session at the preconstruction meeting; reviewing the site weekly (minimum) during construction to ensure the fencing, dust control, and BMP measures are in place and functioning correctly and that work is not directly or indirectly impacting spineflower plants; and quarterly monitoring shall be initiated for Argentine ants along the construction–open space interface at sentinel locations where invasions could occur (e.g., where moist microhabitats that attract Argentine ants may be created). A qualified biologist shall determine the monitoring | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | locations. Ant pitfall traps will be placed in these sentinel locations and operated on a quarterly basis to detect invasion by Argentine ants. If Argentine ants are detected during monitoring, direct control measures will be implemented immediately to help prevent the invasion from worsening. These direct controls may include but are not limited to nest/mound insecticide treatment, or available natural control methods being developed. A general reconnaissance of the infested area would also be conducted to identify and correct the possible source of the invasion, such as uncontrolled urban runoff, leaking pipes, or collected water. Each site visit shall be followed up with a summary monitoring report sent electronically to Newhall Land indicating the status of the site. Monthly monitoring reports, as needed, shall be submitted to CDFG and the County of Los Angeles. Monitoring reports shall include remedial recommendations and issue resolution discussions when necessary.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-29/RMDP/SCP BIO-34:** Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 200 feet of a spineflower preserve shall be reviewed and approved within 30 days by the spineflower preserve manager or qualified biologist and CDFG to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation community degradation in the spineflower preserve and buffer areas. Container plants to be installed within public areas within 200 feet of the spineflower preserves shall be inspected by the spineflower preserve manager or qualified biologist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, for public areas within 200 feet of spineflower preserves, landscape plants shall not | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC web site (www.Cal-IPC.org/ip/inventory/index.php).<br><br>(*This measure applies to Entrada South without change, except that the current Cal-IPC website is www.cal-ipc.org/ip/inventory/.)*<br><br>**MM ES 5.4-30/RMDP/SCP BIO-35:** All portions of the spineflower preserves shall be closed, with the exception of pre-identified existing dirt roads and utility easements. The pre-identified existing dirt roads and utility easement access roads shall function as access routes for the spineflower preserve manager, spineflower preserve maintenance personnel, utility personnel, and emergency services vehicles only (e.g., police, fire, and medical). No other vehicle or foot traffic, including nature or recreational trails, will be permitted in the preserve, including the buffer. The dirt roads shall be gated and locked at the outside edges of the buffer zone. Signs discouraging unauthorized access shall be posted. The only persons or entities issued gate keys shall be the spineflower preserve managers and their employees, easement holding utility companies, emergency services, Newhall Land, and CDFG.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-31/RMDP/SCP BIO-36:** Fencing shall be installed along the outside edge of the spineflower preserve and buffer areas adjacent to proposed developments, parks, golf courses, or other "active land uses" to prevent unauthorized access. Specific areas that are adequately protected by steep terrain (1.5:1 or steeper) and/or dense vegetation may not require fencing but would require signage. The determination of the | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | need for fencing in these areas shall be subject to the approval of the spineflower preserve manager or qualified biologist. If monitoring determines that slope and/or vegetation is not effective at deterring unauthorized access, additional fencing may be required by the spineflower preserve manager or qualified biologist. Fencing is not required in areas bordered by large parcels of conserved natural open space areas or the Santa Clara River riparian corridor, as installing fencing in these areas would be unnecessary and damaging to existing vegetation and wildlife corridors.<br><br>Fencing must extend a minimum of four feet above grade and include wood-doweled split rail fencing, exterior grade heavy-duty vinyl three-railed fencing, three-strand non-barbed wire, or similar. Fencing installed adjacent to native vegetation communities and natural open space areas will allow for the passage of animals.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-32/RMDP/SCP BIO-37:** Outdoor all-weather signs measuring approximately 12 by 16 inches shall be posted on all spineflower preserve access gates and along spineflower preserve fencing at approximately 800 feet on center, except adjacent to road crossings, where signs will be posted. The placement will take topography into account, emphasizing placement on ridgelines where signs will be visible to emergency fire personnel and others. Signs shall state in English and Spanish that the area is a biological preserve that hosts a state-listed endangered and federal candidate plant species and that trespassing is prohibited (in accordance with MM ES 5.4-63 (MM SP 4.6-68)). Signs shall indicate that fuel modification and management work is not allowed within the spineflower preserve (including buffer areas). The signage shall state that people who do not abide by these rules or who | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | damage the protected species will be subject to prosecution, including fines and/or imprisonment. All signage shall include emergency contact information and shall be reviewed and approved by the spineflower preserve manager or qualified biologist.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-33/RMDP/SCP BIO-38:** Storm drain outfalls from proposed development areas shall only be installed uphill from spineflower preserve areas where necessary to retain pre-construction hydrological conditions within the spineflower preserves, sustain existing riparian and wetland vegetation communities, and/or allow for the restoration of currently disturbed areas to native riparian/alluvial vegetation communities. When located in a spineflower preserve area, storm drains must meet the following criteria:<br><br>• Storm drains must not impact spineflower either directly or indirectly, and<br>• Under no circumstances shall storm drains daylight onto steeply sloped areas or other areas that would cause erosion.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-34/RMDP/SCP BIO-39:** Any surface water entering a spineflower preserve area from development areas during construction is required to pass through BMP measures, which will be described in the SWPPP. Storm drain outlets must contain hydrologic controls (e.g., adequate energy dissipaters) to prevent downstream erosion and stream channel down-cutting. Additionally, storm drain outlets must be designed based on pre- and post-construction hydrological studies (in accordance with MM ES 5.4-68 (MM SP 4.6-69)). Storm drains and permanent structural BMPs shall be designed by a licensed civil engineer. Requirements of MM ES 5.4-24/ | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | RMDP/SCP BIO-29 and MM ES 5.4-33/RMDP/SCP BIO-38, where applicable, shall be incorporated into the facility design and shall be subject to approval by the spineflower manager or qualified biologist. Long-term maintenance of storm drain BMPs will be the responsibility of the designated maintenance entity.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-35/RMDP/SCP BIO-40:** The Draft RMDP Slender Mariposa Lily Mitigation and Monitoring Plan (Dudek 2007c) shall be revised and submitted to CDFG for review and approval prior to ground disturbance to occupied habitat. Upon approval, the plan will be implemented by the applicant or its designee. The revised plan will demonstrate the feasibility of enhancing or restoring slender mariposa lily habitat in selected areas to be managed as natural open space (i.e., the Salt Creek area or High Country SMA, spineflower preserves, or River Corridor SMA) without conflicting with other resource management objectives. Habitat replacement/enhancement will be at a 1:1 ratio (acres restored/enhanced to acres impacted). The revised plan will describe habitat improvement/ restoration measures to be completed prior to introducing slender mariposa lily. Habitat improvement/restoration will be based on native occupied slender mariposa lily habitat. The revised plan will specify: (1) the location of mitigation sites (may be selected from among 559 acres of suitable mitigation land in the High Country SMA and Salt Creek area identified in the Draft Newhall Ranch Mitigation Feasibility Study (Dudek 2007a); (2) a description of "target" vegetation (native shrubland or grassland) to include estimated cover and abundance of native shrubs and grasses in occupied slender mariposa lily habitat on Newhall Ranch land (either at sites to be destroyed by construction or at sites to be preserved); (3) site preparation measures to include topsoil treatment, soil | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non-native plants (e.g., mowing, weeding, raking, herbicide application, or burning); (5) the source of all plant propagules (seed, potted nursery stock, etc.), the quantity and species of seed or potted stock of all plants to be introduced or planted into the restoration/enhancement areas; (6) a schedule and action plan to maintain and monitor the enhancement/ restoration areas, to include at minimum, qualitative annual monitoring for revegetation success and site degradation due to erosion, trespass, or animal damage for a period no less than two years; (7) as needed where sites are near trails or other access points, measures such as fencing, signage, or security patrols to exclude unauthorized entry into the restoration/enhancement areas; and (8) contingency measures such as replanting, weed control, or erosion control to be implemented if habitat improvement/restoration efforts are not successful.<br><br>Habitat restoration/enhancement will be judged successful when: (1) percent cover and species richness of native species reach 50% of their cover and species richness at undisturbed occupied slender mariposa lily habitat at reference sites; and (2) the replacement vegetation has persisted at least one summer without irrigation. At that point slender mariposa lily propagules (seed or bulbs) will be introduced onto the site.<br><br>The revised plan will specify methods to collect propagules and introduce slender mariposa lily into these mitigation sites. Introductions will use source material (seeds or bulbs) from no more than 1.0 mile distant, similar slope exposures, and no more than 500 feet elevational difference from the mitigation site, unless otherwise approved by CDFG. Bulbs may be salvaged and transplanted from slender mariposa lily occurrences to be lost; alternately, seed may be collected from | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

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| | protected occurrences, following CDFG-approved seed collection guidelines (i.e., MOU for rare plant seed collection). No bulbs will be translocated into areas within 300 feet of proposed or existing development. Newhall Land or its designee will monitor the reintroduction sites for no fewer than five additional years to estimate slender mariposa lily survivorship (for bulbs) or seedling establishment (for seeded sites).<br><br>Annual monitoring reports will be prepared and submitted to CDFG and will be made available to the public to guide future mitigation planning for slender mariposa lily. Monitoring reports will describe all restoration/enhancement measures taken in the preceding year; describe success and completion of those efforts and other pertinent site conditions (erosion, trespass, animal damage) in qualitative terms; and describe mariposa lily survival or establishment in quantitative terms.<br><br>A minimum of 133 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP Project boundaries. Of these 133 acres, approximately 103 acres of slender mariposa lily cumulative occupied area will be conserved and managed in the RMDP and SCP Project boundary in the High Country SMA and Salt Creek area, and two acres occur within the River Corridor SMA and/or proposed spineflower preserves. Additional cumulative occupied area will be conserved and managed in the San Martinez Grande Canyon area at a 1:1 ratio (acres conserved and managed to acres impacted) based on impacts to cumulative occupied area, as a means to ensure regional biodiversity of the species.<br><br>(*This measure applies to Entrada South, with the following exceptions and/or changes: To mitigate Entrada South impacts to slender mariposa lily, up to 28 acres of slender* | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

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| | *mariposa lily cumulative occupied area will be conserved and managed in the San Martinez Grande Canyon area, and an additional two (2) acres of slender mariposa lily cumulative occupied area will be conserved and managed within the Entrada South Project Site boundaries*.)<br><br>**MM ES 5.4-40/RMDP/SCP BIO-52:** Prior to grading and construction activities, a qualified biologist shall be retained to conduct a Worker Environmental Awareness Program (WEAP) for all construction/contractor personnel. A list of construction personnel who have completed training prior to the start of construction shall be maintained onsite and this list shall be updated as required when new personnel start work. No construction worker may work in the field for more than five days without participating in the WEAP. Night work and use of lights on equipment shall not be allowed unless CDFG approves of the night work and use of lights.<br><br>Lighting shall not be used where threatened or endangered species occur. Lights shall be directed from natural areas and remain 200 feet away from natural areas unless otherwise approved by CDFG. The qualified biologist shall provide ongoing guidance to construction personnel and contractors to ensure compliance with environmental/permit regulations and mitigation measures. The qualified biologist shall perform the following:<br><br>• Provide training materials and briefings to all personnel working on site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements.<br>• A discussion of the federal and state Endangered Species Acts, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, other state or federal permit requirements and the | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

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| | legal consequences of non-compliance with these acts;<br>• Attend the pre-construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts);<br>• Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special-status wildlife or populations of rare plants, exclusion areas, or other construction limitations (e.g., limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground disturbance. This applies to preconstruction activities, such as site surveying and staking, natural resources surveying or reconnaissance, establishment of water quality BMPs, and geotechnical or hydrological investigations;<br>• Discuss procedures for minimizing harm to or harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife;<br>• Review/designate the construction area in the field with the contractor in accordance with the final grading plan;<br>• Ensure that haul roads, access roads, and on-site staging and storage areas are sited within grading areas to minimize degradation of vegetation communities adjacent to these areas (if activities outside these limits are necessary, they shall be evaluated by the biologist to ensure that no special-status species habitats will be affected);<br>• Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity;<br>• Flag or temporarily fence any construction activity areas immediately adjacent to riparian areas; | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

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| | • Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented;<br>• To reduce the potential for the spread of exotic invasive invertebrates (e.g. New Zealand mud snails) and weeds (including weed seeds) during Project clearing and construction, all heavy equipment proposed for use on the Project site shall be verified cleaned (including wheels, tracks, undercarriages, and bumpers, as applicable) before delivery to the Project site. Equipment must be documented as exotic invasive invertebrate (e.g., mud snail) and weed free upon delivery to the Project site initial staging area, including: (1) vegetation clearing equipment (skid steer loaders, loaders, dozers, backhoes, excavators, chippers, grinders, and any hauling equipment, such as off-road haul trucks, flat bed, or other vehicles); (2) earth-moving equipment (scrapers, dozers, excavators, loaders, motor-graders, compactors, backhoes, off-road water trucks, and off-road haul trucks); and (3) all Project-associated vehicles (including personal vehicles) that, upon inspection by the monitoring biologist, are deemed to present a risk for spreading exotic invasive invertebrates (e.g. mud snails) or weeds. Equipment shall be cleaned at existing construction yards or at a wash station. The biological monitor shall document that all construction equipment (as described above) has been cleaned prior to working within the Project work site. Any equipment/vehicles determined to not be free of exotic invasive invertebrates (e.g. mud snails) and weeds shall immediately be sent back to the originating construction yard for washing, or wash station where rinse water is collected and disposed of in either a sanitary sewer or other legal point of disposal. Equipment/vehicles moved from the site must be inspected, and re-washed as necessary, prior to re-engaging in construction activities in the Project work area. A written daily log shall be kept for all vehicle/equipment | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

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| | washing that states the date, time, location, type of equipment washed, methods used, and location of work;<br>• Be present during initial vegetation clearing and grading; and<br>• Submit to CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special status biological resources.<br>*(This measure applies to Entrada South without change.)*<br>**MM ES 5.4-52/RMDP/SCP BIO-70:** Construction plans shall include necessary design features and construction notes to ensure protection of vegetation communities and special-status plant and aquatic wildlife species adjacent to construction. In addition to applicable erosion control plans and performance under SCAQMD Rule 403d dust control (SCAQMD 2005), the Project stormwater pollution prevention plan (SWPPP) shall include the following minimum BMPs. Together, the implementation of these requirements shall ensure protection of adjacent habitats and wildlife species during construction. At a minimum, the following measures/restrictions shall be incorporated into the SWPPP, and noted on construction plans where appropriate, to avoid impacting special-status species during construction:<br>• Avoid planting or seeding invasive species in development areas within 200 feet of native vegetation communities.<br>• Provide location and details for any dust control fencing along Project boundaries (MM ES 5.4-53/RMDP/SCP BIO-71).<br>• Vehicles shall not be driven or equipment operated in areas of ponded or flowing water, or where wetland vegetation, riparian vegetation, or aquatic organisms may be destroyed, except as otherwise provided for in the 404 Permit or 1603 Agreement.<br>• Silt settling basins installed during the construction process shall be located away from areas of ponded or flowing water | |

**Table 2-1 (Continued)**
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| | to prevent discolored, silt-bearing water from reaching areas of ponded or flowing water during normal flow regimes.<br>• If a stream channel has been altered during the construction and/or maintenance operations, its low flow channel shall be returned as nearly as practical to pre-Project topographic conditions without creating a possible future bank erosion problem or a flat, wide channel or sluice-like area. The gradient of the streambed shall be returned to pre-Project grade, to the extent practical, unless it represents a wetland restoration area.<br>• Temporary structures and associated materials not designed to withstand high seasonal flows shall be removed to areas above the high water mark before such flows occur.<br>• Staging/storage areas for construction equipment and materials shall be located outside of the ordinary high water mark.<br>• Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily, to prevent leaks of materials that could be deleterious to aquatic life if introduced to water.<br>• Stationary equipment such as motors, pumps, generators, and welders which may be located within the riverbed construction zone shall be- positioned over drip pans. No fuel storage tanks shall be allowed in the riverbed.<br>• No debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil, petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into, watercourses included in the permit. When construction operations are completed, any excess materials or debris | |

**Table 2-1 (Continued)**
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| | shall be removed from the work area.<br>• No equipment maintenance shall be done within or near any stream where petroleum products or other pollutants from the equipment may enter these areas with stream flow.<br>• The operator shall install and use fully covered trash receptacles to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash.<br>• The operator shall not permit pets on or adjacent to the construction site.<br>• No guns or other weapons are allowed on the construction site during construction, with the exception of the security personnel and only for security functions. No hunting shall be authorized/permitted during construction.<br>*(This measure applies to Entrada South without change.)*<br>**MM ES 5.4-59/RMDP/SCP BIO-88:** Any southern California black walnut and mainland cherry trees or shrubs outside riparian areas greater than one inch dbh shall be replaced in the ratio of at least 2:1. Multi-trunk trees/shrub dbh shall be calculated based on combined trunk dbh. Mitigation shall be deemed complete when each replacement tree attains at least one inch in diameter one foot above the base.<br>(*This measure applies to Entrada South, with the following exceptions and/or changes: The mitigation measure will be implemented on Entrada South for mainland cherry trees or shrubs outside riparian areas greater than one inch dbh. However, because there are no southern California black walnuts on the Entrada South Project Site, that portion of the measure shall not apply*.)<br>**MM ES 5.4-61:** Approximately 25.2 acres of undifferentiated chaparral shall be preserved in one or more areas identified in the CMIP to offset impacts associated with Entrada South. | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | This measure ensures that preserved areas will be part of a greater managed preserve system of numerous natural vegetation communities meant to support both common and special-status wildlife species. These areas support the same types of habitat that would be lost through construction and would be further enhanced through management and monitoring activities. See the CMIP provided in Appendix A of the Biota Report.<br><br>**MM ES 5.4-62:** Approximately 67.7 acres of California annual grassland, agriculture, and/or disturbed land shall be preserved on-site, and within the High Country SMA/SEA and other open space within lands owned by the Applicant to offset impacts associated with Entrada South. This measure ensures that preserved areas will be part of a greater managed preserve system of numerous natural vegetation communities meant to support both common and special-status wildlife species. These areas support the same types of habitat that would be lost through construction and would be further enhanced through management and monitoring activities. See the CMIP provided in Appendix A of the Biota Report.<br><br>**MM ES 5.4-63:** Following the final phase of construction adjacent to the Entrada South spineflower preserve, the Project Applicant, or its designee, shall install and maintain permanent fencing along the subdivision tract bordering the preserve(s), consistent with the SCP. 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.<br><br>The plans and specifications for the permanent fencing and | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | signage shall be approved by the County in consultation with CDFW prior to construction adjacent to the Entrada South spineflower preserve.<br><br>**MM ES 5.4-64:** A Fire Management Plan shall be developed to avoid and minimize direct and indirect impacts to the spineflower, and to protect and manage the Entrada South spineflower preserve and buffers, consistent with the SCP.<br><br>The Fire Management Plan shall be completed by the Project Applicant, or its designee, in conjunction with approval of any subdivision or final tract map adjacent to the spineflower preserve. The final Fire Management Plan shall be approved by the County of Los Angeles Fire Department through the processing of a subdivision map or subdivision maps.<br><br>**MM ES 5.4-65:** During subdivision map processing, the Project Applicant, or its designee, shall design and implement Project-specific design measures to minimize changes in surface water flows to the Entrada South spineflower preserve(s), and avoid and minimize indirect impacts to the spineflower, consistent with the SCP. Prior to issuance of a grading permit for a 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:<br><br>1. During construction activities, drainage ditches, piping or other approaches will be put in place to convey excess stormwater and other surface water flows due to changes from natural drainage, away from the Entrada South spineflower preserve and associated natural open space;<br><br>2. Final grading and drainage design will be developed that does not change the current surface and subsurface | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | hydrological conditions within the preserve(s);<br>3. French drains will be installed along the edge of any roadways and fill slopes that drain toward the preserve(s);<br>4. Roadways will be constructed with slopes that convey water flows within the roadway easements and away from the preserve(s);<br>5. 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;<br>6. 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 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.<br>**MM ES 5.4-66:** A preserve manager (or Project biologist) knowledgeable, experienced botanist/biologist, subject to approval by the County in consultation with CDFW, shall be required to monitor the grading and fence/utility installation activities that involve earth movement adjacent to the spineflower preserve(s) to avoid the incidental take through direct impacts of conserved plant species, and to avoid disturbance of the preserve(s), consistent with the requirements of the SCP. The biological monitor will conduct biweekly inspections of the Project Site during such grading activities to ensure that these mitigation measures are | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | implemented and adhered to.<br><br>Monthly monitoring reports, as needed, shall be submitted to the County verifying compliance with these mitigation measures. The biological monitor will have authority to immediately stop any such grading activity that is not in compliance with these mitigation measures, and to take reasonable steps to avoid the take of, and minimize the disturbance to, spineflower populations within the preserve(s).<br><br>**MM ES 5.4-68:** Indirect impacts resulting from changes to hydrology (i.e., increased water runoff from surrounding development) at the interface between Entrada South spineflower preserve and planned development within the Project Site shall be avoided or mitigated to below a level of significance, consistent with the SCP.<br><br>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 Entrada South 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 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 hydrologic conditions within the preserve(s). The study shall be approved by the Director of the County Department of Public Works, and the resulting conditions confirmed in consultation with the CDFW.<br><br>The storm drain system for subdivision maps adjacent to any spineflower preserves must be approved by the County prior to | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | the initiation of any grading activities. | |
| *Wildlife* | | |
| The Project would permanently impact 273.7 acres (91 percent) and temporarily impact 8.3 acres (3 percent) of suitable habitat for Trask shoulderband snails. This impact would be significant because it would permanently impact 91 percent of the suitable on-site habitat for a state Special Animal that has a very limited distribution in southern California.<br><br>The Project would permanently impact 319.2 acres (86 percent) and temporarily impact 9.3 acres (2 percent) of suitable on-site habitat for the Reptile—Low Mobility species, including coast horned lizard, coast patch-nosed snake, coastal whiptail, rosy boa, San Bernardino ringneck snake, and silvery legless lizard. These impacts would be significant due to the loss and/or disturbance of suitable habitat on-site. Species in this guild generally are vulnerable to short-term construction-related indirect impacts, including noise and vibration, lighting, and increased human activity. Additionally, over the long term, increased human activity, non-native species, altered fire regime and vehicle collisions could result in significant indirect impacts to these species.<br><br>With respect to Reptile and Amphibian—Semi-Aquatic species, the Project would result in permanent direct impacts to 9.5 acres and temporary direct impacts to 1.3 acres of suitable aestivation and nesting habitat for western pond turtle on-site. Additionally, the Project would result in permanent direct impacts to 9.5 acres and temporary direct impacts to 1.3 acres of suitable aestivation habitat for arroyo toad on-site. Impacts to all 10.8 acres of aestivation and nesting habitat would be adverse, but less than significant; however, any direct impacts to individuals would be significant. | See **MM ES 5.4-1** through **MM ES 5.4-14**, **MM ES 5.4-16**, **MM ES 5.4-17**, **MM ES 5.4-22**, **MM ES 5.4-40**, **MM ES 5.4-59**, **MM ES 5.4-61** through **MM ES 5.4-66**, and **MM ES 5.4-68** above.<br><br>**MM ES 5.4-36/RMDP/SCP BIO-41:** Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for American badger.<br><br>If American badgers are present, occupied habitat shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1) and a minimum 200 foot buffer established. This buffer may be reduced based on the location of the den upon consultation with CDFG. Maternity dens shall be flagged for avoidance, identified on construction maps, and a qualified biologist shall be present during construction. If avoidance of a non-maternity den is not feasible, badgers shall be relocated either by trapping or by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more that four inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers shall occur only after consultation with CDFG. A written report documenting the badger removal shall be provided to CDFG within 30 days of relocation. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits. | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| Direct impacts to suitable western spadefoot habitat were not quantified because the species has not been detected on-site; however, any direct impacts to individuals would be significant. Species in this guild generally are vulnerable to short-term construction-related indirect impacts, including noise and vibration, lighting, increased human activity, and altered hydrology and water quality. Additionally, over the long term, increased human activity, non-native species, altered fire regime, vehicle collisions and garbage could result in significant indirect impacts to these species.<br><br>The Project would permanently impact 413.6 acres (87 percent) and temporarily impact 12.1 acres (3 percent) of suitable on-site habitat for Bird—Foraging Raptor species, including American peregrine falcon, California condor, ferruginous hawk, golden eagle, and merlin. Impacts to suitable foraging habitat for California condor would be adverse but less than significant because condors are expected to occur rarely on-site and the site is a very small part of the condor's foraging range in southern California. Impacts to suitable foraging habitat for ferruginous hawk and golden eagle would be significant. Species in this guild generally are vulnerable to short-term construction-related indirect impacts, including noise and increased human activity. Additionally, over the long term, increased human activity, pesticides, harassment and predation, altered fire regimes, and increased traffic could result in significant indirect impacts to these species.<br><br>The Bird—Nesting/Foraging Raptor species include Cooper's hawk, western burrowing owl, white-tailed kite, loggerhead shrike. The Project would result in permanent direct impacts to 4.4 acres of suitable nesting habitat for Cooper's hawk, as well as permanent direct impacts to 207.3 acres and temporary direct impacts to 7.9 acres of suitable foraging habitat for Cooper's hawk. The Project would result in permanent direct impacts to | *(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-38/RMDP/SCP BIO-49:** Water containing mud, silt, or other pollutants from construction activities shall not be allowed to enter a flowing stream or be placed in locations that may be subject to normal storm flows during periods when storm flows can reasonably be expected to occur.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-39/RMDP/SCP BIO-50:** Prior to initiating construction for the installation of bridges, storm drain outlets, utility lines, bank protection, trails, and/or other construction activities, all construction sites and access roads within the riverbed as well as all riverbed areas within 500 feet of construction sites and access roads shall be surveyed at the appropriate season for southwestern pond turtle. Focused surveys shall consist of a minimum of four daytime surveys, to be completed between April 1 and June 1. The survey schedule may be adjusted in consultation with CDFG to reflect the existing weather or stream conditions. The applicant shall develop a Plan to address the relocation of southwestern pond turtle. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for this species; identify the locations where more intensive efforts should be conducted; identify the habitat and conditions in the proposed relocation site(s); the methods that would be utilized for trapping and relocating individuals; and provide for the documentation/recordation of the numbers of animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground-disturbing activities within potentially occupied habitat.<br><br>If southwestern pond turtles are detected in or adjacent to the Project, nesting surveys shall be conducted. Focused surveys for evidence of southwestern pond turtle nesting shall be | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| 75.0 acres and temporary direct impacts to 1.7 acres of suitable nesting and foraging habitat for western burrowing owl. The Project also would result in permanent direct impacts to 4.4 acres of suitable nesting habitat for white-tailed kite on-site, as well as permanent direct impacts to 370.4 acres and temporary direct impacts to 11.9 acres of suitable foraging habitat for white-tailed kite on-site. Finally, the Project would result in permanent direct impacts to 413.6 acres and temporary direct impacts to 12.1 acres of suitable nesting and foraging habitat for loggerhead shrike. Each of these impacts would be significant, as would any direct impacts to individuals, nests, eggs, or young, including nest abandonment.<br><br>The Project would permanently impact 52.7 acres (67 percent) and temporarily impact 1.6 acres (2 percent) of habitat for the Bird—Upland Grassland/Agriculture species, which include California horned lark, grasshopper sparrow. The loss of nesting and foraging habitat would be less than significant because it would not substantially reduce the available habitat, but any direct impacts to individuals, nests, eggs, or young, including nest abandonment, would be significant.<br><br>The Project would permanently impact 232.6 acres (90 percent) and temporarily impact 7.9 acres (3 percent) of habitat for the Bird—Upland Scrub and Chaparral species, including Allen's hummingbird, Bell's sage sparrow, black-chinned sparrow, coastal California gnatcatcher, Costa's hummingbird, rufous hummingbird, southern California rufous-crowned sparrow. The loss of nesting and foraging habitat for Allen's hummingbird and Costa's hummingbird would be less than significant because it would not substantially reduce the available habitat for these species in the Project vicinity, and thess species are still wide-ranging and use a variety of habitats. The loss of nesting and foraging habitat for Bell's sage sparrow, coastal California gnatcatcher, and southern California rufous-crowned sparrow | conducted in, or adjacent to, the Project when suitable nesting habitat exists within 1,300 feet of occupied habitat in an area where Project-related ground disturbance will occur (e.g., development, ground disturbance). If both of those conditions are met, a qualified biologist shall conduct focused, systematic surveys for southwestern pond turtle nesting sites. The survey area shall include all suitable nesting habitat within 1,300 feet of occupied habitat in which Project-related ground disturbance will occur. This area may be adjusted based on the existing topographical features on a case-by-case basis with the approval of CDFG. Surveys will entail searching for evidence of pond turtle nesting, including remnant eggshell fragments, which may be found on the ground following nest depredation.<br><br>If a southwestern pond turtle nesting area would be adversely impacted by construction activities, the applicant shall avoid the nesting area. If avoidance of the nesting area is determined to be infeasible, the authorized biologist shall coordinate with CDFG to identify if it is possible to relocate the pond turtles. Eggs or hatchlings shall not be moved without written authorization from CDFG.<br><br>The qualified biologist shall be present during all activities immediately adjacent to or within habitat that supports populations of southwestern pond turtle. Clearance surveys for pond turtles shall be conducted within 500 feet of potential habitat by the authorized biologist prior to the initiation of construction each day. The resume of the proposed biologist will be provided to CDFG for approval prior to conducting the surveys.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-41/RMDP/SCP BIO-53:** Prior to the issuance of a grading permit for ground disturbance, construction, or site preparation activities, the applicant shall retain the services of a | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| would be significant. Additionally, any direct impacts to individuals, nests, eggs, or young, including nest abandonment, would be significant for all these species.<br><br>The Project would permanently impact 4.4 acres (81 percent) of habitat for the Bird—Upland Woodland species, including chipping sparrow, Lawrence's goldfinch, Nuttall's woodpecker, oak titmouse, and yellow warbler. Although the loss of nesting and foraging habitat for these species would be less than significant, any direct impacts to individuals, nests, eggs, or young, including nest abandonment, would be significant.<br><br>The Project would permanently impact 410.8 acres (83 percent) and temporarily impact 20.7 acres (4 percent) of foraging habitat for Bat species, including fringed myotis, hoary bat, long-legged myotis, pallid bat, pocketed free-tailed bat, silver-haired bat, Townsend's big-eared bat, western long-eared myotis, western mastiff bat, western red bat, and western small-footed myotis. The Project also would permanently impact 41.2 acres (96 percent) and temporarily impact 0.8 acre (2 percent) of foraging habitat for Yuma myotis. In addition, the Project would permanently impact 3.7 acres (84 percent) and temporarily impact 0.5 acre (10 percent) of valley oak/grass that provides potential roosting habitat for pallid bat, western red bat, hoary bat, silver-haired bat, fringed myotis, and Yuma myotis. Such impacts would be significant for fringed myotis, long-legged myotis, pallid bat, silver-haired bat, western long-eared myotis, western red bat, pocketed free-tailed bat, Townsend's big-eared bat, western mastiff bat, and western small-footed myotis. Impacts to habitat for hoary bat and Yuma myotis would be less than significant. However, any direct impacts to individuals, including young, at roost sites, would be significant.<br><br>The Project would result in permanent direct impacts to 256.2 acres (90 percent) and temporary direct impacts to 8.2 acres (3 | qualified biologist to conduct pre-construction surveys for western spadefoot toad within all portions of the Project site containing suitable breeding habitat. Surveys shall be conducted during a time of year when the species could be detected (e.g., the presence of rain pools). If western spadefoot toad is identified on the Project site, the following measures will be implemented.<br><br>(1) Under the direct supervision of the qualified biologist, western spadefoot toad habitat shall be created within suitable natural sites on the Specific Plan site outside the proposed development envelope. The amount of occupied breeding habitat to be impacted by the Project shall be replaced at a 2:1 ratio. The actual relocation site design and location shall be approved by CDFG. The location shall be in suitable habitat as far away as feasible from any of the homes and roads to be built. The relocation ponds shall be designed such that they only support standing water for several weeks following seasonal rains in order that aquatic predators (e.g., fish, bullfrogs, and crayfish) cannot become established. Terrestrial habitat surrounding the proposed relocation site shall be as similar in type, aspect, and density to the location of the existing ponds as feasible. No site preparation or construction activities shall be permitted in the vicinity of the currently occupied ponds until the design and construction of the pool habitat in preserved areas of the site has been completed and all western spadefoot toad adults, tadpoles, and egg masses detected are moved to the created pool habitat.<br><br>(2) Based on appropriate rainfall and temperatures, generally between the months of February and April, the biologist shall conduct pre-construction surveys in all appropriate vegetation communities within the development envelope. | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| percent) of suitable habitat for San Diego desert woodrat, a Mammal—Low Mobility species. These impacts would be significant, as would direct impacts to individuals.<br>The Project would permanently impact 388.2 acres (86 percent) and temporarily impact 12.1 acres (3 percent) of habitat for American badger and San Diego black-tailed jackrabbit, both Mammal—Moderate Mobility species. These impacts would be significant, as would direct impacts to individuals.<br>The Project would permanently impact 278.1 acres (91 percent) and temporarily impact 8.3 acres (3 percent) of habitat for mountain lion and mule deer, which are Mammal—High Mobility species. However, the loss of habitat on-site would not have a substantial adverse effect on these species, and direct impacts would be less than significant.<br>The Project would not result in direct impacts to San Emigdio blue butterfly, but the Project could leave individuals vulnerable to indirect effects including pesticides, wildfire, and vehicle collisions.<br>Members of the Aquatic/Riparian guild (fish, riparian birds) could be indirectly affected in the short- term during construction and in the long-term by development. | Surveys will include evaluation of all previously documented occupied areas and a reconnaissance-level survey of the remaining natural areas of the site. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected and released in the identified/created relocation ponds described above.<br>(3) The qualified biologist shall monitor the relocation site for five years, involving annual monitoring during and immediately following peak breeding season such that surveys can be conducted for adults as well as for egg masses and larval and post-larval toads. Further, survey data will be provided to CDFG by the monitoring biologist following each monitoring period and a written report summarizing the monitoring results will be provided to CDFG at the end of the monitoring effort. Success criteria for the monitoring program shall include verifiable evidence of toad reproduction at the relocation site.<br>*(This measure applies to Entrada South without change.)*<br>**MM ES 5.4-42/RMDP/SCP BIO-54:** Prior to construction the applicant shall develop a relocation plan for coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch-nosed snake. The Plan shall include but not be limited to the timing and location of the surveys that would be conducted for each species; identify the locations where more intensive efforts should be conducted; identify the habitat and conditions in the proposed relocation site(s); the methods that would be utilized for trapping and relocating the individual species; and provide for the documentation/recordation of the species and number of the animals relocated. The Plan shall be submitted to CDFG for approval 60 days prior to any ground disturbing activities within potentially occupied habitat. | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | The Plan shall include the specific survey and relocation efforts that would occur for construction activities that occur both during the activity period of the special status species (generally March to November) and for periods when the species may be present in the work area but difficult to detect due to weather conditions (generally December through February). Thirty days prior to construction activities in coastal scrub, chaparral, oak woodland, riparian habitats, or other areas supporting these species qualified biologists shall conduct surveys to capture and relocate individual coast horned lizard, silvery legless lizard, coastal western whiptail, rosy boa, San Bernardino ringneck snake, and coast patch-nosed snake in order to avoid or minimize take of these special-status species. The plan shall require a minimum of three (3) surveys conducted during the time of year/day when each species is most likely to be observed. Individuals shall be relocated to nearby undisturbed areas with suitable habitat. If construction is scheduled to occur during the low activity period (generally December through February) the surveys shall be conducted prior to this period if possible and exclusion fencing shall be placed to limit the potential for re-colonization of the site prior to construction. The qualified biologist will be present during ground-disturbing activities immediately adjacent to or within habitat that supports populations of these species. Clearance surveys for special-status reptiles shall be conducted by a qualified biologist prior to the initiation of construction each day.<br><br>Results of the surveys and relocation efforts shall be provided to CDFG in the annual mitigation status report. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.<br><br>*(This measure applies to Entrada South without change.)* | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | **MM ES 5.4-43/RMDP/SCP BIO-56:** Within 30 days of ground-disturbing activities associated with construction or grading that would occur during the nesting/breeding season of native bird species potentially nesting on the site (typically March through August in the Project region, or as determined by a qualified biologist), the applicant shall have weekly surveys conducted by a qualified biologist to determine if active nests of bird species protected by the Migratory Bird Treaty Act and/or the California Fish and Game Code are present in the disturbance zone or within 300 feet (500 feet for raptors) of the disturbance zone. Pre-construction surveys shall include nighttime surveys to identify active rookery sites. The surveys shall continue on a weekly basis, with the last survey being conducted no more than seven days prior to initiation of disturbance work. If ground-disturbing activities are delayed, then additional pre-disturbance surveys shall be conducted such that no more than seven days will have elapsed between the survey and ground-disturbing activities.<br><br>If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with CDFG, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. In the event that golden eagles establish an active nest in the River Corridor SMA, the buffers will be established in consultation with CDFG. Potential golden eagle nesting will be reported to CDFG within 24 hours. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | these nests occur. Results of the surveys shall be provided to CDFG in the annual mitigation status report.<br><br>For listed riparian songbirds (least Bell's vireo, southwestern willow flycatcher, yellow-billed cuckoo) USFWS protocol surveys shall be conducted. If active nests are found, clearing and construction within 300 feet of the nest shall be postponed or halted, at the discretion of the biologist in consultation with CDFG and USFWS, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. If no active nests are observed, construction may proceed. If active nests are found, work may proceed provided that construction activity is located at least 300 feet from active nests (or as authorized through the context of the Biological Opinion and 2081b Incidental Take Permit). This buffer may be adjusted provided noise levels do not exceed 60 dBA hourly Leq at the edge of the nest site as determined by a qualified biologist in coordination with a qualified acoustician.<br><br>If the noise meets or exceeds the 60 dBA $L_{eq}$ threshold, or if the biologist determines that the construction activities are disturbing nesting activities, the biologist shall have the authority to halt the construction and shall devise methods to reduce the noise and/or disturbance in the vicinity. This may include methods such as, but not limited to, turning off vehicle engines and other equipment whenever possible to reduce noise, installing a protective noise barrier between the nest site and the construction activities, and working in other areas until the young have fledged. If noise levels still exceed 60 dBA Leq hourly at the edge of nesting territories and/or a no-construction buffer cannot be maintained, construction shall be deferred in that area until the nestlings have fledged. All active nests shall be monitored on a weekly basis until the nestlings fledge. The qualified biologist shall be responsible for | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | documenting the results of the surveys and the ongoing monitoring and for reporting these results to CDFG and USFWS.<br><br>For coastal California gnatcatcher, the applicant shall conduct USFWS protocol surveys in suitable habitat within the Project area and all areas within 500 feet of access or construction-related disturbance areas. Suitable habitats, according to the protocol, include "coastal sage scrub, alluvial fan, chaparral, or intermixed or adjacent areas of grassland and riparian habitats." A permitted biologist shall perform these surveys according to the USFWS' (1997a) Coastal California Gnatcatcher Presence/Absence Survey Guidelines. If a territory or nest is confirmed, the USFWS and CDFG shall be notified immediately. If present, a 500-foot disturbance-free buffer shall be established and demarcated by fencing or flagging. No Project activities may occur in these areas unless otherwise authorized by USFWS and CDFG. Construction activities in suitable gnatcatcher habitat will be monitored by a full-time qualified biologist. The monitoring shall be of a sufficient intensity to ensure that the biologist could detect the presence of a bird in the construction area.<br><br>(*This measure applies to Entrada South, with the following exceptions and/or changes: Entrada South does not provide habitat for birds that build or sustain rookeries; therefore, nighttime surveys for active rookeries are not required*.)<br><br>**MM ES 5.4-44/RMDP/SCP BIO-57:** Thirty days prior to construction activities, a qualified biologist shall conduct CDFG protocol surveys to determine whether the western burrowing owl is present at the site. The surveys shall consist of three site visits and shall be conducted in areas dominated by field crops, disturbed habitat, grasslands, and along levee locations, or if such habitats occur within 500 feet of a construction zone. | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | If located, occupied burrows shall not be disturbed during the nesting season (February 1 through August 31) unless a qualified biologist approved by CDFG verifies through non-invasive methods that either the birds have not begun egg-laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If the burrowing owl is detected but nesting is not occurring, construction work can proceed after any owls have been evacuated from the site using CDFG-approved burrow closure procedures and after alternative nest sites have been provided in accordance with the CDFG Staff Report on Burrowing Owl Mitigation (10-17-95).<br><br>Unless otherwise authorized by CDFG, a 500-foot buffer, within which no activity will be permissible, will be maintained between Project activities and nesting burrowing owls during the nesting season. This protected area will remain in effect until August 31 or at CDFG's discretion and based upon monitoring evidence, until the young owls are foraging independently.<br><br>Results of the surveys and relocation efforts shall be provided to CDFG in the annual mitigation status report.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-45/RMDP/SCP BIO-58:** Thirty days prior to construction activities in grassland, scrub, chaparral, oak woodland, riverbank, and agriculture habitats, or other suitable habitat a qualified biologist shall conduct a survey within the proposed construction disturbance zone and within 200 feet of the disturbance zone for San Diego black-tailed jackrabbit and San Diego desert woodrat.<br><br>If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This buffer may be reduced based on the location of the den upon consultation with CDFG. Occupied maternity dens, depressions, nests, or burrows shall be flagged for avoidance, and a biological monitor shall be present during construction. If unattended young are discovered, they shall be relocated to suitable habitat by a qualified biologist. The applicant shall document all San Diego black-tailed jackrabbit identified, avoided, or moved and provide a written report to CDFG within 72 hours. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits.<br><br>If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist in consultation with CDFG. Clearing and construction within the fenced area will be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. If avoidance is not possible, the applicant will take the following sequential steps: (1) all understory vegetation will be cleared in the area immediately surrounding active nests followed by a period of one night without further disturbance to allow woodrats to vacate the nest, (2) each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off site, and (3) the nest sticks shall be removed from the Project site and piled at the base of a nearby hardwood tree (preferably a coast live oak | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | or California walnut). Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The applicant shall document all woodrat nests moved and provide a written report to CDFG.<br><br>All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-46/RMDP/SCP BIO-60:** Thirty days prior to construction activities, a qualified biologist shall conduct a pre-construction survey for mountain lion natal dens. The survey area shall include the construction footprint and the area within 2,000 feet of the Project disturbance boundaries. Should an active natal den be located, the applicant shall cease work within 2,000 feet and inform CDFG within 24 hours. No construction activities shall occur in the 2,000-foot buffer until a qualified biologist in consultation with CDFG establishes an appropriate setback from the den that would not adversely affect the successful rearing of the cubs. No construction activities or human intrusion shall occur within the established setback until the cubs have been successfully reared or the cats have left the area.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-47/RMDP/SCP BIO-61:** No earlier than 30 days prior to the commencement of construction activities, a pre-construction survey shall be conducted by a qualified biologist to determine if active roosts of bats are present on or within 300 feet of the Project disturbance boundaries. Should an active maternity roost be identified (in California, the breeding season of native bat species is generally from April 1 through August 31), the roost shall not be disturbed and construction | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | within 300 feet shall be postponed or halted, until the roost is vacated and juveniles have fledged. Surveys shall include rocky outcrops, caves, structures, and large trees (particularly trees 12 inches in diameter or greater at 4.5 feet above grade with loose bark or other cavities). Trees and rocky outcrops shall be surveyed by a qualified bat biologist (i.e., a biologist holding a CDFG collection permit and a Memorandum of Understanding with CDFG allowing the biologist to handle bats). If active maternity roosts or hibernacula are found, the rock outcrop or tree occupied by the roost shall be avoided (i.e., not removed) by the Project. If avoidance of the maternity roost must occur, the bat biologist shall survey (through the use of radio telemetry or other CDFG approved methods) for nearby alternative maternity colony sites. If the bat biologist determines in consultation with and with the approval of CDFG that there are alternative roost sites used by the maternity colony and young are not present then no further action is required.<br><br>If a maternity roost will be impacted by the Project, and no alternative maternity roosts are in use near the site, substitute roosting habitat for the maternity colony shall be provided on, or in close proximity to, the Project site no less than three months prior to the eviction of the colony. Large concrete walls (e.g., on bridges) on south or southwestern slopes that are retrofitted with slots and cavities are an example of structures that may provide alternative potential roosting habitat appropriate for maternity colonies. Alternative roost sites must be of comparable size and proximal in location to the impacted colony. CDFG shall also be notified of any hibernacula or active nurseries within the construction zone.<br><br>If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals shall be safely evicted, under the | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (e.g., installation of one-way doors). In situations requiring one-way doors, a minimum of one week shall pass after doors are installed and temperatures should be sufficiently warm for bats to exit the roost because bats do not typically leave their roost daily during winter months in southern coastal California. This action should allow all bats to leave during the course of one week. Roosts that need to be removed in situations where the use of one-way doors is not necessary in the judgment of the qualified bat biologist in consultation with CDFG shall first be disturbed by various means at the direction of the bat biologist at dusk to allow bats to escape during the darker hours, and the roost tree shall be removed or the grading shall occur the next day (i.e., there shall be no less or more than one night between initial disturbance and the grading or tree removal). These actions should allow bats to leave during nighttime hours, thus increasing their chance of finding new roosts with a minimum of potential predation during daylight.<br><br>If an active maternity roost is located on the Project site, and alternative roosting habitat is available, the demolition of the roost site must commence before maternity colonies form (i.e., prior to March 1) or after young are flying (i.e., after July 31) using the exclusion techniques described above.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-48/RMDP/SCP BIO-63:** Each tract map Home Owners' Association shall supply educational information to future residents regarding pets, wildlife, and open space areas. The material shall discuss the presence of native animals (e.g., coyote, bobcat, and mountain lion), indicate that those native animals could prey on pets, indicate that no actions shall be | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | taken against native animals should they prey on pets allowed outdoors, and indicate that pets must be leashed while using the designated trail system and/or in any areas within or adjacent to open space. Control of stray and feral cats and dogs will be conducted in open space areas on an as-needed basis by the NLMO(s) or the Newhall Ranch joint powers authority (JPA) managing the River Corridor SMA, High Country SMA, or Salt Creek area or by the HOAs managing the Open Areas. Feral cats and dogs may be trapped and deposited with the local Society for the Prevention of Cruelty to Animals or the Los Angeles County Department of Animal Control.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-49/RMDP/SCP BIO-64:** An integrated pest management (IPM) plan that addresses the use of pesticides (including rodenticides and insecticides) on site will be prepared prior to the issuance of building permits for the initial tract map. The IPM will implement appropriate Best Management Practices to avoid and minimize adverse effects on the natural environment, including vegetation communities, special-status species, species without special status, and associated habitats, including prey and food resources (e.g., insects, small mammals, seeds). Potential management practices include cultural (e.g., planting pest-free stock plants), mechanical (e.g., weeding, trapping), and biological controls (e.g., natural predators or competitors of pest species, insect growth regulators, natural pheromones, or biopesticides), and the judicious use of chemical controls, as appropriate (e.g., targeted spraying versus broadcast applications). The IPM will establish management thresholds (i.e., not all incidences of a pest require management); prescribe monitoring to determine when management thresholds have been exceeded; and identify the most appropriate and efficient control method that | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | avoids and minimizes risks to natural resources. Preparation of the CC&Rs for each tract map shall include language that prohibits the use of anticoagulant rodenticides in the Project site.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-50/RMDP/SCP BIO-67:** Prior to any construction activities occurring within 200 feet of any occupied San Emigdio blue butterfly habitat in Potrero Canyon or other areas, the boundaries of preserved areas of the habitat shall be clearly marked with flagging. The flagging would serve to identify the boundaries of the habitat to construction personnel and to prevent the inadvertent construction-related loss of quail brush or other host plants associated with the habitat. Construction personnel working in the area shall be informed that the removal of or damage to any flagged quail brush or other host plants located outside the disturbance footprint is prohibited.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-51/RMDP/SCP BIO-68:** Any common or special-status species bat day roost sites found by a qualified biologist during pre-construction surveys conducted per MM ES 5.4-47/RMDP/SCP BIO-61, to be directly (within project disturbance footprint) or indirectly (within 300 feet of project disturbance footprint) impacted are to be mitigated with creation of artificial roost sites. The Project applicant shall establish (an) alternative roost site(s) within suitable preserved open space located at an adequate distance from sources of human disturbance.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-53/RMDP/SCP BIO-71:** Development areas shall | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | have dust control measures implemented and maintained to prevent dust from impacting vegetation communities and special-status plant and aquatic wildlife species. Dust control shall comply with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of known special-status plant species locations, chemical dust suppression shall not be utilized. Where determined necessary by a qualified biologist, a screening fence (i.e., a six-foot-high chain link fence with green fabric up to a height of five feet) shall be installed to protect special-status species locations. See MM ES 5.4-27/RMDP/SCP BIO-32 for dust control requirements related to spineflower preserves.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-54/RMDP/SCP BIO-72:** Plant palettes proposed for use on landscaped slopes, street medians, park sites, and other public landscaped and FMZ areas within 200 feet of native vegetation communities shall be reviewed by a qualified restoration specialist to ensure that the proposed landscape plants will not naturalize and require maintenance or cause vegetation community degradation in the open space areas (River Corridor SMA, High Country SMA, Salt Creek area, and natural portions of the Open Area). Container plants to be installed within public areas within 200 feet of the open space areas shall be inspected by a qualified restoration specialist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, landscape plants within 200 feet of native vegetation communities shall not be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC web site (www.Cal-IPC.org/ip/inventory/index.php). Landscape plans will include a plant palette composed of native or | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | non-native, non-invasive species that do not require high irrigation rates. Except as required for fuel modification, irrigation of perimeter landscaping shall be limited to temporary irrigation (i.e., until plants become established).<br><br>(*This measure applies to Entrada South without change, except that the current Cal-IPC website is www.cal-ipc.org/ip/inventory/.*)<br><br>**MM ES 5.4-55/RMDP/SCP BIO-78:** A cowbird trapping program shall be implemented once vegetation clearing begins and maintained throughout the construction, maintenance, and monitoring period of the riparian restoration sites. A minimum of five traps shall be utilized, with at least one trap adjacent to the project site and one or two traps located at feeding areas or other CDFG-approved location. The trapping contractor may consult with CDFG to request modification of the trap location(s). CDFG must approve any relocation of the traps. Traps will be maintained beginning each year on April 1 and concluding on/or about November 1 (may conclude earlier, depending upon weather conditions and results of capture). The trapping contractor may also consult CDFG on a modified, CDFG-approved trapping schedule modification. The applicant shall follow CDFG and USFWS protocol. In the event that trapping is terminated after the first few years, subsequent phases of the RMDP development will require initiation of trapping surveys to determine whether re-establishment of the trapping program is necessary.<br><br>*(This measure applies to Entrada South, with the following exceptions and/or changes: one trap will be utilized within or adjacent to the Entrada South Project Site, at a location approved by CDFW.)*<br><br>**MM ES 5.4-56/RMDP/SCP BIO-80:** The Project applicant will retain a qualified biologist to develop an Exotic Wildlife Species | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | Control Plan and implement a control program for bullfrog, African clawed frog, and crayfish. The program will require the control of these species during construction within the River corridor and modified tributaries (bridges, diversions, bank stabilization, drop structures). The Plan shall include a description of the species targeted for eradication, the methods of harvest that will be employed, the disposal methods, and the measures that would be employed to avoid impacts to sensitive wildlife (e.g., stickleback, arroyo toad, nesting birds) during removal activities (i.e., timing, avoidance of specific areas). Annual monitoring shall occur for the first five years after construction of Project facilities. After five years, bi-annual monitoring shall occur in perpetuity to determine if additional control is necessary. The Project applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity. Monitoring will be conducted within sentinel locations along the River Corridor SMA and where the Project provides potential habitat for these species (e.g., future ponds and water features). Control shall be conducted within Project facilities where monitoring results indicate that exotic species have colonized an area.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-58/RMDP/SCP BIO-87:** Upon initiating landscaping within a development area, quarterly monitoring shall be initiated for Argentine ants along the urban–open space interface at sentinel locations where invasions could occur (e.g., where moist microhabitats that attract Argentine ants may be created). A qualified biologist shall determine the monitoring locations. Ant pitfall traps will be placed in these sentinel locations and operated on a quarterly basis to detect invasion by Argentine ants. If Argentine ants are detected during monitoring, direct control measures will be implemented immediately to help prevent the invasion from worsening. | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | These direct controls may include but are not limited to nest/mound insecticide treatment, or available natural control methods being developed. A general reconnaissance of the infested area would also be conducted to identify and correct the possible source of the invasion, such as uncontrolled urban runoff, leaking pipes, or collected water. Monitoring and control of Argentine ants would occur in perpetuity. The Project applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity.<br><br>(*This measure applies to Entrada South without change*.)<br><br>**MM ES 5.4-60:** All lighting along the perimeter of natural areas shall be downcast luminaries with light patterns directed away from natural areas.<br><br>**MM ES 5.4-69:** In order to reduce impacts to biological resources from grading and construction activities, all related activities will be conducted to facilitate the escape of animals to natural areas. Construction and grading activities shall avoid stranding animals in isolated patches of vegetation or in trenches by providing escape routes and/or trench covering. Such escape routes shall be confirmed as adequate by a qualified biologist prior to grading or other such construction activities.<br><br>**MM ES 5.4-70:** 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.<br><br>**MM ES 5.4-71:** 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 | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | 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.<br><br>**MM ES 5.4-72:** Waste and recycling receptacles that discourage foraging by wildlife species adapted to urban environments shall be installed in common areas and parks throughout the Entrada South site. | |
| *Natural Communities and Habitat* | | |
| The Project would result in permanent direct impacts to 4.4 acres and temporary direct impacts to less than 0.1 acre of valley oak/grass on-site. This impact would be significant because it would permanently impact 82 percent of a sensitive vegetation type on-site.<br><br>Direct impacts to thickleaf yerba santa scrub (0.1 acre), blue elderberry stands (0.2 acre), and the other vegetation communities and land covers mapped on-site would be less than significant.<br><br>Indirect impacts to the following could be significant: (1) remaining on-site oaks; (2) vegetation on the Entrada South, Magic Mountain, and Airport Mesa spineflower preserves; and (3) riparian/wetland communities in the Santa Clara River SMA/SEA.<br><br>The Project would impact 0.005 acre of disturbed land within arroyo toad critical habitat; this impact would be less than significant because the disturbed land is not a primary constituent element of critical habitat for the species and would be a very small temporary impact, which would be restored following construction.<br><br>With respect to federally designated critical habitat for least Bell's vireo, the Project would result in: (1) the permanent loss of 4.2 | See **MM ES 5.4-9**, **MM ES 5.4-10**, **MM ES 5.4-14**, **MM ES 5.4-20** through **MM ES 5.4-23**, **MM ES 5.4-25**, **MM ES 5.4-26** through **MM ES 5.4-33**, **MM ES 5.4-34**, **MM ES 5.4-40**, **MM ES 5.4-49**, **MM ES 5.4-52** through **MM ES 5.4-54**, **MM ES 5.4-58**, **MM ES 5.4-61** through **MM ES 5.4-65**, and **MM ES 5.4-68**, above.<br><br>**MM ES 5.4-37/RMDP/SCP BIO-42:** All oaks that will not be removed that are regulated under CLAOTO with driplines within 50 feet of land clearing (including brush clearing) or areas to be graded shall be enclosed in a temporary fenced zone for the duration of the clearing or grading activities. Fencing shall extend to the root protection zone (i.e., the area at least 15 feet from the trunk or five feet beyond the drip line, whichever distance is greater). No parking or storage of equipment, solvents, or chemicals that could adversely affect the trees shall be allowed within 25 feet of the trunk at any time. Removal of the fence shall occur only after the Project arborist or qualified biologist confirms the health of preserved trees.<br><br>*(This measure applies to Entrada South without change.)*<br><br>**MM ES 5.4-57/RMDP/SCP BIO-85:** To preclude the invasion of Argentine ants into the spineflower preserves and their | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| acres and temporary disturbance of 0.3 acre of critical habitat mapped as agriculture; (2) the permanent loss of 1.0 acre and temporary disturbance of 0.2 acre of critical habitat mapped as disturbed lands; and (3) the permanent loss of 0.2 acre and temporary disturbance of 0.2 acre of critical habitat mapped as coastal scrub. The agricultural land does not provide primary constituent elements of critical habitat, and the coastal scrub is over 100 feet from the riparian areas; thus, impacts would be less than significant. | associated buffers, controls will be implemented using an integrated pest management (IPM) approach in accordance with the approved SCP. The controls include the following.<br>(1) Providing "dry zones" between urban development and spineflower populations, where typical soil moistures are maintained at levels below about 10% soil saturation, which will deter the establishment of nesting colonies of ants; and providing dry zone buffers of sufficient width to reduce the potential for Argentine ant activity within core habitat areas.<br>(2) Where feasible, and/or appropriate, dry areas such as parking lots and roadways shall be built next to preserve boundaries. These will be designed to slope away from the preserve to avoid runoff entering the preserve.<br>(3) Pedestrian pathways placed next to preserves shall consist of decomposed granite or other gravel to minimize the holding of moisture, thereby preventing establishment of suitable habitat for Argentine ant colonies.<br>(4) Ensuring that landscape container plants installed within 200 feet of spineflower preserves are ant free prior to installation, to reduce the chance of colonies establishing in areas close to the preserves.<br>(5) Maintaining natural hydrological conditions in the spineflower preserves, including the buffers, through project design features for roadways, French drains, irrigation systems, underground utilities, drainage pipes and fencing, storm drains, and any other BMP measures that apply to surface water entering the preserve areas.<br>(6) Using drought-resistant plants in FMZs and minimizing irrigation to the extent feasible. | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | *(This measure applies to Entrada South without change.)* | |
| *Wetlands* | | |
| The Project would result in permanent and temporary direct impacts to 6.55 acres and 0.01 acre, respectively, of waters of the United States and waters of the State. The Project also would result in permanent and temporary direct impacts to 14.77 acres and 0.04 acre, respectively, of CDFW-jurisdictional streambeds.<br><br>Indirect impacts to waters regulated by the Corps, CDFW, and LA Regional Water Board could include altered hydrology and water quality, invasive plant species, altered fire regime, and increased trash and debris. Such impacts could be significant. | See **MM ES 5.4-1** through **MM ES 5.4-14**, **MM ES 5.4-38**, **MM ES 5.4-40**, and **MM ES 5.4-49**, above.<br><br>**MM ES 5.4-24/RMDP/SCP BIO-29:** Construction plans shall include necessary design features and construction notes to demonstrate consistency of development in the vicinity of spineflower preserves with the Spineflower Conservation Plan (SCP). In addition to applicable erosion control plans and performance under SCAQMD Rule 403d dust control (SCAQMD 2005), the Project stormwater pollution prevention plan (SWPPP) shall include minimum BMPs. Together, the implementation of these requirements shall ensure that spineflower preserve populations are protected during construction. At a minimum, the following measures/restrictions shall be incorporated into the SWPPP and noted on construction plans, where appropriate, to avoid impacting spineflower preserves during construction:<br><br>• Avoid planting or seeding invasive species in development areas during construction phases;<br>• Do not use erosion control devices that may contain weeds, such as hay bales, etc., within 200 feet of spineflower preserves or anywhere upstream of spineflower preserves;<br>• Do not windrow or stockpile soil within 200 feet of spineflower preserve boundaries or anywhere upstream of spineflower preserves;<br>• Do not locate staging areas, maintenance, or concrete washout areas within 500 feet (unless otherwise authorized by CDFG, and no closer than 200 feet in any instance), where adjacent to or anywhere upstream of spineflower preserves; | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | • Do not store toxic compounds, including fuel, oil, lubricants, paints, release agents, or any other construction materials that could damage spineflower habitat if spilled near spineflower preserve areas, or anywhere upstream of spineflower preserves, or along spineflower preserve boundaries;<br>• Provide location and details for any fencing for temporary and permanent access control along preserve boundaries (per MM ES 5.4-26/RMDP/SCP BIO-31 for temporary fencing and MM ES 5.4-31/RMDP/SCP BIO-36 for permanent fencing);<br>• Provide location and details for any dust control fencing along preserve boundaries (per MM ES 5.4-27/RMDP/SCP BIO-32); and<br>• Provide location and details for any stormwater run-on controls/BMPs coming from development area to spineflower preserve (per MM ES 5.4-33/RMDP/SCP BIO-38 and MM ES 5.4-34/RMDP/SCP BIO-39).<br>*(This measure applies to Entrada South without change.)*<br>**MM ES 5.4-67:** The following guidelines shall be followed during any grading activities that take place adjacent to the Santa Clara River SMA/SEA:<br>• Grading perimeters shall be clearly marked and inspected by the Project biologist prior to grading occurring immediately adjacent to the Santa Clara River SMA/SEA.<br>• The Project biologist shall work with the grading contractor to avoid inadvertent impacts to riparian and wetland resources in the River Corridor. | |
| *Wildlife Migration and Nurseries* | | |
| Although Magic Mountain Canyon has been identified as a tributary corridor, the Project Site generally has limited value as a wildlife corridor habitat linkage because of existing development | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| on three sides of the site. Loss of movement through this corridor will not substantially affect regional wildlife movement. In addition, while the vast majority of the Project Site would be developed, some connectivity between the site and nearby open space areas would be maintained. Impacts would be less than significant. | | |
| *Habitat Conservation Plans* | | |
| The Project would not conflict with the Area Plan, RMDP/SCP, or Specific Plan, and thus impacts with respect to these plans would be less than significant. Similarly, the Project would not conflict with South Coast Missing Linkages or Save Open Space and Agricultural Resources planning efforts, and impacts with respect to these plans would be less than significant.<br><br>The Project could directly impact water quality in segments of the Santa Clara River protected under the Natural River Management Plan. Specifically, the Project could impair water quality in the Santa Clara River as a result of increased stormwater and urban runoff. This impact could be significant. | See **MM ES 5.4-24**, **MM ES 5.4-38**, **MM ES 5.4-40**, **MM ES 5.4-49**, and **MM ES 5.4-67**, above. | Less Than Significant with Mitigation |
| *Cumulative Impacts* | | |
| *Habitat Availability and Quality:* Development of Newhall Land projects within the study area would reduce available habitat area; however, the remaining habitat area would generally be located in sizable contiguous parcels. Some vegetation would be disproportionately impacted as discussed below, but the health of remaining suitable vegetation in undeveloped areas would not be substantially impacted. Concentrating development and allowing for large undeveloped open space habitat areas would minimize edge effects on habitat quality. With the implementation of required avoidance and minimization measures for affected vegetation communities and proposed establishment of large preserves, impacts to habitat quality and | See **MM ES 5.4-1** through **MM ES 5.4-72**, above. | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| availability from Newhall Land development would not be cumulatively considerable.<br><br>*Watershed Availability and Quality:* Development would not be expected to substantially alter flow quantities within watershed tributaries, as standard LID measures would ensure that infiltration remains adequate to minimize runoff from impermeable surfaces. Proposed development in the study area would also not substantially alter flows through diversions from the Santa Clara River or its tributaries. By minimizing changes in runoff quantities and increases in contaminant levels, Newhall Land development would also make a less than substantial contribution to cumulative effects on water quality and temperature. Other development in the study area that could affect water availability and quality would be subject to similar requirements for construction BMPs and LID design measures. With the implementation of required avoidance and minimization measures to control pollutant discharges and water runoff, including low impact development design measures, impacts to water quality and availability from Newhall Land development would not be cumulatively considerable.<br><br>*Special-Status Species:* Several special-status species that have been recorded in the study area are restricted to the east of Newhall Land property in the Coastal/Mojave Transition area and higher elevations of the San Gabriel Mountains. Watershed functions for these up-watershed species would not be affected by Newhall Land development. Permanent loss of suitable habitat will be mitigated by measures requiring preservation, enhancement and restoration, and management in the Santa Clara River SMA/SEA, the High Country SMA/SEA, and the Salt Creek area. This will result in a large, permanent open space system that will provide suitable habitat to support these species, and would minimize cumulative impacts to special-status species. Prior to the implementation of proposed mitigation | | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| measures for affected species, Newhall Land projects would have a cumulatively considerable contribution to impacts to special status species. With implementation of proposed mitigation measures, these Newhall Land projects' contribution to these impacts would not be cumulatively considerable.<br><br>*Habitat Connectivity:* The two main corridors and linkages identified by the SCMLP (i.e,. the east–west Santa Clara River corridor and the north–south Santa Monica–Sierra Madre connection) would not be disrupted in the context of their relationship to Newhall Land property and the study area.[7] The Santa Clara River corridor will be preserved within Newhall Land property, including upland transition zones between the river and development, and will be managed to preserve its function as a regionally significant wildlife corridor and habitat linkage. The north–south linkages that were identified by the SCMLP for mountain lion, mule deer, and American badger are generally west of Newhall Land property and will not be substantially affected (directly or indirectly) by Newhall Land development, which is located well to the east. In addition, open space protected within the High Country SMA/SEA located in the Specific Plan area and the Salt Creek area in Ventura County will substantially contribute to completion of the north–south linkage. Maintaining these major habitat linkages would allow for continued wildlife movement even with the cumulative effects of development within the study area. Overall, approved and planned development on Newhall Land property will have a relatively minor effect on the regional wildlife movement corridors | | |

[7] *Penrod, K., C. Cabanero, P. Beier, C. Luke, W. Spencer, E. Rubin, R. Sauvajot, S. Riley, and D. Kamradt. 2006. "South Coast Missing Linkages Project: A Linkage Design for the Santa Monica–Sierra Madre Connection." Idyllwild, California: South Coast Wildlands, in cooperation with the National Park Service, Santa Monica Mountains Conservancy, California State Parks, and The Nature Conservancy.*

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| identified by the SCMLP that intersect the study area because development would occur well east of the most important corridors. Therefore, impacts to habitat connectivity from Newhall Land development would not be cumulatively considerable. | | |
| **5.5 CULTURAL AND PALEONTOLOGICAL RESOURCES** | | |
| *Cultural Resources* | | |
| Only one historic resource has been identified on the Project Site. Site No. 19-000961 is the original Newhall Ranch headquarters. It is located under the Six Flags Magic Mountain parking lot and an adjacent paved road. The original Victorian era house was moved from this location to the community of Piru when Six Flags Magic Mountain was developed. Based on testing conducted as part of the Phase II Test Excavation, no subsurface remains associated with Site No. 19-000961 or any other existing archaeological remains were found within the Project Site. Rather, the native soils within the northern portion of the Project Site were found to be largely undisturbed. Nonetheless, the potential exists for unearthing archaeological resources during excavation and grading activities. As such, construction activities associated with the Project could result in a potentially significant impact. | **MM ES 5.5-1/RMDP/SCP CR-3:** Pursuant to the requirements of the Tataviam Agreement, a qualified archaeologist and a Native American monitor shall monitor all earth disturbances, including scarification and placement of fill, within 300 feet of any known archaeological site. If archaeological discoveries are made, earth disturbing activities will be diverted to other locales while the archaeological resources are exposed, mapped, evaluated, and recovered, as appropriate. (*Specific to the Project, steep slopes that have no potential for the presence of cultural remains shall not require monitoring*.)<br><br>**MM ES 5.5-2/RMDP/SCP CR-4:** During any earth disturbance within 300 feet of any known archaeological site, the area of the site and a 50-foot buffer shall be temporarily fenced with chain link flagged with color to ensure construction avoidance.<br><br>**MM ES 5.5-3/RMDP/SCP CR-5:** In the event that cultural resources are encountered during grading anywhere in the Project area, work shall be stopped immediately or redirected until a qualified archaeologist and Native American representative pursuant to the requirements of the Tataviam Agreement are retained by the applicant to evaluate the eligibility of the resources pursuant to CRHR and NRHP criteria. If the remains are found to be significant, they shall be subject to a Phase III data recovery mitigation program consistent with federal, state, and county guidelines and | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | funded by the applicant to the extent allowed by law (see, Pub. Resources Code § 21083.2). | |
| *Paleontological Resources* | | |
| No known paleontological resources are located within the Project Site. However, several of the rock units underlying the Project Site include formations with moderate to high paleontological sensitivity. Thus, grading and excavation in conjunction with Project construction would have a high potential to adversely impact significant paleontological resources that may be present within the boundaries of the Project Site. | **MM ES 5.5-5/RMDP/SCP PR-1:** A qualified paleontologist shall be retained to monitor and salvage scientifically significant fossil remains. The duration of these inspections depends on the potential for the discovery of fossils, the rate of excavation, and the abundance of fossils.<br>(a) The Saugus and Pico Formations have a high potential to yield paleontological resources and will require continuous monitoring during all grading activities. This may require use of multiple paleontologists working on the site at the same time if simultaneous ground disturbing activities are occurring over an extensive area to assure all areas of excavation are being fully monitored for the presence of paleontological resources. The number of required monitors shall be determined by Project's monitoring paleontologist.<br>(b) The older dissected Pleistocene formations have a moderate potential to yield paleontological resources and will require halftime monitoring during all grading activities by a qualified paleontologist(s).<br>Because of the large size and long duration of this Project, it will be necessary to periodically review the paleontological potential assigned to each rock unit. This shall be done at the end of each phase of grading. This reassessment of potential will be used to develop mitigation plans for future phases of development. If fossil production is lower than expected, the duration of the monitoring efforts should be reduced to less than continuous monitoring during all grading activities. | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | **MM ES 5.5-6/RMDP/SCP PR-2:** The paleontologist, in consultation with the grading contractor, developer, and Los Angeles County inspector, shall have the power to divert temporarily or direct grading efforts in the area of an exposed fossil to allow evaluation and, if necessary, salvage of exposed fossils.<br><br>**MM ES 5.5-7/RMDP/SCP PR-3:** Microinvertebrates are known to exist in the Saugus Formation within the Project area. Samples of the Saugus Formation rock units shall be collected periodically as directed by the Project paleontologist. Appropriate materials for collection are samples of at least 2,000 pounds of rock from likely horizons identified by the Project paleontologist. These samples can be stockpiled (to allow for processing at a later time) to avoid delays in grading activities. The representative rock samples shall be analyzed by a qualified paleontologist for data collection purposes. Based on the results of initial evaluations, the number of collection samples in subsequent grading phases may be increased or decreased as deemed appropriate by the Project paleontologist.<br><br>**MM ES 5.5-8/RMDP/SCP PR-5:** Scientific specimens are to become the property of a public, nonprofit educational institution, such as the Los Angeles County Museum of Natural History (or similar institution). Most institutions are now requiring, as conditions for accepting the materials, that significant fossils be prepared, identified to a reasonable level, and catalogued before donation. Therefore, to meet these requirements, prior to the start of Project-related grading, an agreement shall be reached with a suitable scientific repository regarding acceptance of the fossil collection.<br><br>**MM ES 5.5-9/RMDP/SCP PR-6:** Locations of recorded fossil deposits shall remain confidential and shall be disclosed to | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | qualified paleontologists or other qualified individuals on a "need to know" basis.<br><br>**MM ES 5.5-10/RMDP/SCP PR-7:** To assure compliance with the Los Angeles County guidelines and CEQA, a final report summarizing the results of the mitigation efforts is necessary. To adequately report the results of the mitigation efforts, the report shall include: (1) an itemized inventory of the fossils; (2) pertinent geologic and stratigraphic data; (3) field notes of the collectors; and (4) indication of the repository. Because the Newhall Ranch Specific Plan and the VCC and Entrada planning areas will be developed in phases, a final report shall be prepared at the end of the grading activities associated with each phase of development. This report shall provide the information necessary to reassess the paleontological potential of each rock unit graded and shall include recommendations for future monitoring efforts in those rock units.<br><br>**MM ES 5.5-11:** A Paleontological Resource Mitigation Monitoring Implementation Plan (PRMMIP) shall be implemented during construction activities. Consistent with the Los Angeles County guidelines for paleontological resources, CEQA guidelines for the protection of scientific resources and the proposed guidelines of the Society of Vertebrate Paleontology, measures that shall be implemented as part of the PRMMIP will include the following:<br><br>• A qualified vertebrate paleontologist (Project Paleontologist) with a Masters or higher degree in geology shall be retained to direct full-time paleontological monitoring by qualified experienced paleontological monitors during excavations in areas underlain by geologic units identified as having a moderate or high paleontological sensitivity and likely to contain paleontological resources. The number of qualified monitors shall be determined by the Project's monitoring | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | paleontologist. Areas of high concern include all previously undisturbed paleontological sensitive sediments of the fossiliferous Plio-Pleistocene Saugus Formation, Quaternary Terrace Deposits, and Quaternary Alluvium. Monitoring shall consist of visually inspecting fresh exposures of rock for fossil remains large enough to be seen and, where appropriate, collecting and processing rock samples or excavated spoils to allow for the recovery of smaller fossil remains that are too small to be seen in the field.<br>• Excess matrix shall be removed from recovered specimens and they shall be prepared to a point of identification. Significant and scientifically valuable specimens shall be permanently preserved.<br>• Preliminary Identification of specimens, cataloging, curation, and accessioning of significant fossil remains recovered in the field into the fossil collections of the Natural History Museum of Los Angeles County shall be completed. Accompanying specimen and site data, notes, maps, and photographs also shall be archived at the repository.<br>• The Project Paleontologist shall comply with the in place written repository accession agreement with the Los Angeles County Museum. Mitigation of adverse impacts to significant paleontological resources is not complete until such curation into an established museum repository has been fully completed and documented. (Locations of recorded fossil localities shall remain confidential and shall be disclosed only on a "need to know" basis.) | |
| *Human Remains* | | |
| None of the cultural resource surveys of the site located any human remains, whether interred inside or outside formal cemeteries. Likewise, the Sacred Lands File search performed by the NAHC did not identify any known Native American cultural | **MM ES 5.5-4/RMDP/SCP CR-6:** If, during any phase of Project construction, there is the discovery or recognition of any human remains in any location other than a dedicated cemetery, the following steps, which are based on Public | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| resource within the Project Site, and did not indicate that human remains were buried anywhere on the Project Site. However, the Tataviam have indicated that the Project Site is located on traditional Tataviam tribal lands and could disturb culturally sensitive deposits, including human remains. Thus, if human remains are discovered during construction activities associated with development of the Project, a potentially significant impact could occur. | Resources Code section 5097.98 and State CEQA Guidelines section 15064.5(e), shall be taken:<br>1. There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying adjacent human remains until:<br>a. The Los Angeles County Coroner is contacted to determine that no investigation of the cause of death is required; and<br>b If the Coroner determines the remains to be Native American:<br>(i) The Coroner shall contact the Native American Heritage Commission within 24 hours;<br>(ii) The Native American Heritage Commission shall identify the person or persons it believes to be the most likely descendant from the deceased Native American; and<br>(iii) The most likely descendent may make recommendations to the Project applicant for means of treating or disposing of, with appropriate dignity, the human remains and any associated grave goods as provided in Public Resources Code section 5097.98, or,<br>2. Where the following conditions occur, the Project applicant, or its designee, shall rebury the Native American human remains and associated grave goods with appropriate dignity on the property in a location not subject to further subsurface disturbance:<br>a. The Native American Heritage Commission is unable to identify a most likely descendant or the most likely descendant failed to make a recommendation within 24 hours after being notified by the Commission; | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | b. The descendant identified fails to make a recommendation; or<br>c. The Project applicant, or its designee, rejects the recommendation of the descendant, and mediation by the Native American Heritage Commission fails to provide measures acceptable to the Project applicant. | |
| **5.6 GEOLOGY AND SOILS** | | |
| *Seismic Hazards and Geologic Instability* | | |
| *Fault Rupture* | | |
| The Project Site does not contain any known active faults and is not within an Alquist-Priolo Earthquake Fault Zone. Further, the probability of ground rupture associated with potentially active faults occurring on-site during the design life of the Project is considered to be very low. Therefore, the Project would not expose people or structures to potential substantial adverse effects related to fault rupture, and impacts would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Seismic Ground Shaking* | | |
| As with any new development in the State of California, Project building design and construction would be required to conform to the current seismic design provisions of the CBC. Therefore, the Project would not expose people or structures to potential substantial adverse effects related to seismic ground shaking, and impacts would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Liquefaction* | | |
| The Project Site may be subject to liquefaction as some relatively thin liquefaction-prone zones exist at the Project Site at isolated depth intervals. In accordance with the Seismic Hazards Mapping Act, a liquefaction investigation would be conducted prior to | **MM ES 5.6-2:** Project grading shall include a combination of ground modification and/or structural mitigation in areas subject to liquefaction to reduce the risk to an acceptable level (as defined by CGS in Special Publication 117a, Chapter 2). | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| issuance of a building permit for those portions of the Project Site that are in a liquefaction hazard zone, with appropriate mitigation measures implemented as necessary. Additionally, implementation of appropriate regulatory compliance measures would ensure Project construction adheres to the seismic safety requirements contained in the state and County Building Codes and that site-specific engineering recommendations are implemented in accordance with a design-level geotechnical investigation. Nonetheless, the Project would expose people or structures to potentially substantial adverse effects related to liquefaction, and impacts would be significant. | Ground modification shall consist of the removal of some of the soil material subject to liquefaction and/or elevating the site grades over the material subject to liquefaction. The recommended depth of removal for mitigation of liquefaction ranges from 5 to 20 feet. Structures shall be designed to resist the anticipated static and seismic total and differential settlements. | |
| *Landslides and Surficial Slope Failures* | | |
| Several landslides are located within the Project Site. While most of these would be completely removed, one large landslide located in the southwestern portion of the Project Site would not be completely removed. Implementation of PDF ES 5.6-1 and compliance with regulatory requirements would reduce the potential impact; nevertheless, the Project would expose people or structures to potential substantial adverse effects related to landslides or surficial slope failures, and impacts would be significant. | **PDF ES 5.6-1:** Project grading shall incorporate the following measures:<br>• Partial or complete removal of landslides; and<br>• Construction of stability fill slopes in areas of adverse geologic structure.<br>**MM ES 5.6-1:** The landslide mass in the southwestern portion of the Project Site shall be partially removed to establish a stable configuration. | Less Than Significant with Mitigation |
| *Slope Stability* | | |
| With compliance with regulatory requirements, adherence to grading plan specifications, and implementation of PDF ES 5.6-1, impacts with respect to cut slopes and filled slopes would be less than significant.<br>Natural slopes would remain in portions of the Project Site following Project grading. In accordance with PDF ES 5.6-2, adjacent grading would be confined to the proposed grading limits and would not undercut natural slopes. With compliance with regulatory requirements, adherence to grading plan | See **PDF ES 5.6-1**, above<br>**PDF ES 5.6-2:** Project grading adjacent to natural slopes shall be confined to the proposed grading limits and shall not undercut natural slopes located outside the grading limits.<br>**MM ES 5.6-3:** In order to minimize, capture, and manage debris flows, the Project shall incorporate a combination of the following measures: | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| specifications, and implementation of PDF ES 5.6-2, impacts with respect to natural slopes would be less than significant.<br><br>The southern portion of the Project Site is currently the most susceptible to debris flow hazard and would continue to be given the natural slopes that would remain. Debris basins are proposed throughout the Project Site. However, the Project would comply with regulatory requirements and adhere to grading plan specifications. Nevertheless, impacts with respect to debris flow would be significant. | • Remove loose surficial material;<br>• Construct diverter slough walls;<br>• Construct impact walls;<br>• Construct debris basins (refer to Section 5.10, Hydrology and Water Quality—Water Quality, of this Draft EIR for a description of the debris basins proposed throughout the Project Site);<br>• Construct stabilization fill slopes;<br>• Control run-off water; and/or<br>• Plant selective deep-rooting vegetation. | |
| *Subsidence* | | |
| With compliance with all regulatory requirements and implementation of the recommendations set forth in the Geotechnical Reports, subsidence is not anticipated to pose a significant hazard to the Project, and impacts with respect to subsidence would be less than significant. | **PDF ES 5.6-3:** Prior to grading, DOGGR shall review the original abandonment files for all oil wells within the grading footprint on-site. If required, re-abandonment of some or all oil wells to current DOGGR standards shall be handled properly.<br><br>No mitigation is proposed or required. | Less Than Significant |
| *Rippability* | | |
| With compliance with all regulatory requirements and implementation of the recommendations set forth in the Geotechnical Reports, impacts would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Oversized Material* | | |
| With compliance with all regulatory requirements and implementation of the recommendations set forth in the Geotechnical Reports, impacts with respect to oversized material would be less than significant. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| *Shrinking and Bulking* | | |
| With compliance with all regulatory requirements and implementation of the recommendations set forth in the Geotechnical Reports, impacts with respect to shrinking and bulking would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Corrosion* | | |
| With compliance with all regulatory requirements and implementation of the recommendations set forth in the Geotechnical Reports, impacts related to corrosion would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Hydroconsolidation* | | |
| Soils susceptible to hydrocompaction have been identified within the existing drainage courses on the Project Site. However, the Project would comply with regulatory requirements and adhere to grading plan specifications. Nevertheless, impacts with respect to hydroconsolidation would be significant. | **MM ES 5.6-4:** Alluvial soils susceptible to hydroconsolidation shall be removed to competent natural material during Project grading. The depth of removal to mitigate soils susceptible to hydroconsolidation ranges from 5 to 20 feet. | Less Than Significant with Mitigation |
| *Erosion* | | |
| *Construction* | | |
| Construction activities would occur in accordance with erosion control requirements, including grading and dust control measures, imposed by the County pursuant to grading permit regulations. Additionally, the Project would be required to have a Storm Water Pollution Prevention Plan (SWPPP) pursuant to NPDES permit requirements. As part of the SWPPP, BMPs would be implemented during construction to reduce sedimentation and erosion levels to the maximum extent possible. With compliance with regulatory requirements and implementation of appropriate BMPs, impacts with respect to soil erosion and the loss of topsoil would be less than significant. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| *Operation* | | |
| The Project would be required to have a Standard Urban Stormwater Mitigation Plan (SUSMP) in place during the operational life of the Project in compliance with NPDES permit requirements. The SUSMP would include BMPs developed, in part, based on the County's LID Standards Manual, which would reduce on-site erosion from vegetated areas within the Project Site. With compliance with these requirements, impacts with respect to sedimentation and erosion during operation would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Expansive Soil* | | |
| With implementation of relevant regulatory compliance measures, impacts with respect to expansive soil would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Hillsides* | | |
| The Project would comply with the hillside requirements set forth in the County's General Plan and Zoning Code. Further, all earthwork activities would occur in accordance with County requirements, as specified in the County Building Code and through the grading plan review and approval process. Hazards associated with hillside grading would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Sensitive Uses* | | |
| The Project includes construction of an elementary school on a 9.4-acre lot in an area susceptible to various geologic hazards. However, the Project would comply with all applicable codes and standards and implement PDF ES 5.6-1 and PDF ES 5.6-2 to prevent or minimize personal injury, loss of life, and property damage due to seismic and geotechnical hazards. Nevertheless, impacts with respect to locating a sensitive use in close proximity to a significant geotechnical hazard would be | See **PDF ES 5.6-1**, **PDF ES 5.6-2**, and **MM ES 5.6-1** through **MM ES 5.6-4** above. | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| significant. | | |
| **5.7 GREENHOUSE GAS EMISSIONS** | | |
| *GHG Emissions* | | |
| Existing uses within the Project Site emit 13.2 metric tons (MT) carbon dioxide equivalent ($CO_2e$) per year, and the Project would emit 49,012 MT $CO_2e$ per year. However, there is no scientific or regulatory consensus regarding what quantity of GHG emissions is considered significant, so this numeric increase alone is not sufficiently informative.<br><br>Four other methodologies, briefly summarized below, each demonstrate that the Project's GHG emissions would not result in a significant impact:<br><br>First, the Project's GHG emissions would result in a 31.83 percent reduction from business as usual (BAU) conditions, which exceeds the AB 32 emissions reduction of 29 percent.<br><br>Second, the Project would emit 4.67 MT/year of $CO_2e$ per service population, which is lower than SCAQMD's draft target of 4.8 MT/year of $CO_2e$ per service population.<br><br>Third, the Project is consistent with the household projections, land use development pattern, and policies contained in SCAG's Sustainable Communities Strategy. Therefore, the Project would not impair the region's ability to achieve the GHG reductions from light duty vehicles required by Senate Bill 375.<br><br>Fourth, although the Project's emissions level in 2050 cannot be reliably quantified, statewide efforts are underway to facilitate the State's achievement of Executive Order S-3-05's 2050 goal. It is reasonable to expect the Project's emissions level to decline as the regulatory initiatives identified by CARB and others are implemented, and as other technological innovations occur. | **PDF ES 5.7-1:** No more than 80 percent of all residential units shall contain natural gas-fired fireplaces.<br><br>**PDF ES 5.7-2:** The Project shall produce or cause to be produced renewable electricity, or secure GHG offsets or credits from a public agency (e.g., CARB, SCAQMD) endorsed market, equivalent to the installation of one photovoltaic (i.e., solar) power system no smaller than 2-kilowatt (kW) solar panel for every single-family residence, and for every 1,600 square feet of non-residential roof area. (This PDF is consistent with and implements MM RMDP/SCP GCC-3 and GCC-4.)<br><br>**PDF ES 5.7-3:** The Project will use solar water heaters to provide 100 percent of the heating needs for the public pool at the community recreational center. *(This PDF is consistent with and implements MM RMDP/SCP GCC-6.)*<br><br>**PDF ES 5.7-4:** The Project Applicant or its designee shall prepare a voluntary Commute Trip Reduction (CTR) program to discourage single-occupancy vehicle trips and encourage alternative modes of transportation, such as carpooling, taking transit, walking, and biking. The voluntary CTR program will then be utilized by employers to provide employees with assistance in using alternative modes of travel, and provide both "carrots" and "sticks" to encourage employees. The voluntary CTR program should include all of the following to secure the effectiveness reported by CAPCOA guidance:<br><br>• Carpooling encouragement | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| Under each of these methodologies, impacts would be less than significant. | • Ride-matching assistance<br>• Preferential carpool parking<br>• Flexible work schedules for carpools<br>• Half time transportation coordinator<br>• Vanpool assistance<br>• Bicycle end-trip facilities (parking, showers and lockers)<br>**PDF ES 5.7-5:** Commercial builders/property owners shall promote ride-sharing through a multi-faceted approach that includes, but is not limited to, the measures below:<br>• Designating a certain percentage of parking spaces for ride-sharing vehicles that is equivalent to at least one dedicated parking space per 25,000 square feet of office space (verified by County of Los Angeles prior to issuance of building permit(s));<br>• Designating adequate passenger loading and unloading and waiting areas for ride-sharing vehicles (verified by County of Los Angeles prior to issuance of building permit(s)); and<br>• Providing a web site or message board for coordinating rides (implemented during operational phase by property owners).<br>**PDF ES 5.7-6:** Any property management company managing commercial property on-site shall require employers with 100 or more employees within the Project Site to develop and implement a telecommuting program consisting of the following elements: (1) appointment of a telecommuting coordinator; (2) identification of specific categories of employment positions that are appropriate for telecommuting; (3) provision of required equipment (e.g., hardware, software, and security); and (4) establishment of communications strategies to facilitate satisfaction of employment responsibilities (e.g., instant | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | messaging).<br><br>**PDF ES 5.7-7:** The Project Applicant or its designee shall work with the applicable agency(ies) with jurisdiction over the local roadway network to facilitate traffic signal coordination along Magic Mountain Parkway from Commerce Centre Drive to The Old Road and along The Old Road from Skyview Lane to the signalized Shopping Center Driveway just south of Magic Mountain Parkway.<br><br>**PDF ES 5.7-8:** Consistent with the Governor's Million Solar Roofs Plan, the Project Applicant or its designee, acting as the seller of any single-family residence constructed as part of the development of at least 50 homes that are intended or offered for sale, shall offer a solar energy system option to all customers who enter negotiations to purchase a new production home constructed on land for which an application for a tentative subdivision map has been deemed complete. The seller shall disclose the total installed cost of the solar energy system option, and the estimated cost savings. (This PDF is consistent with and implements MM RMDP/ SCP GCC-5.)<br><br>**MM ES 5.7-1/RMDP/SCP GCC-1:** All residential buildings on the Project Applicant's land holdings that are facilitated by approval of the proposed Project shall be designed to provide improved insulation and ducting, low E glass, high efficiency air conditioning units, and radiant barriers in attic spaces, as needed, or equivalent to ensure that all residential buildings operate at levels 15 percent better than the standards required by the 2008 version of Title 24. Notwithstanding this measure, all residential buildings shall be designed to comply with the then-operative Title 24 standards applicable at the time building permit applications are filed. For example, if new standards are adopted that supersede the 2008 Title 24 standards, the | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | residential buildings shall be designed to comply with those newer standards and, if necessary, exceed those standards by an increment that is equivalent to a 15 percent exceedance of the 2008 Title 24 standards. *(This mitigation measure shall be implemented through compliance with applicable regulatory standards. The Project shall currently meet the Statewide 2013 Building Efficiency Standards, formally known as Title 24, Part 6, which have superseded the 2008 Title 24 standards. However, the Title 24 standards are revisited by the CEC on a three-year cycle and are becoming increasingly efficient, particularly in light of the expressed desire of the CEC and California Air Resources Board to achieve zero net energy by 2020 for residential buildings and by 2030 for commercial buildings. Should an updated version of the Title 24 standards be adopted prior to the filing of building permit applications, the standards in effect at that time shall apply.)*<br><br>**MM ES 5.7-2/RMDP/SCP GCC-2:** All commercial and public buildings on the Proposed Applicant's land holdings that are facilitated by approval of the proposed Project shall be designed to provide improved insulation and ducting, low E glass, high efficiency HVAC equipment, and energy efficient lighting design with occupancy sensors or equivalent to ensure that all commercial and public buildings operate at levels 15 percent better than the standards required by the 2008 version of Title 24. Notwithstanding this measure, all nonresidential buildings shall be designed to comply with the then-operative Title 24 standards applicable at the time building permit applications are filed. For example, if new standards are adopted that supersede the 2008 Title 24 standards, the nonresidential buildings shall be designed to comply with those newer standards and, if necessary, exceed those standards by an increment that is equivalent to a 15 percent exceedance of the 2008 Title 24 standards. *(This mitigation measure shall be* | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | *implemented through compliance with applicable regulatory standards. The Project shall currently meet the Statewide 2013 Building Efficiency Standards, formally known as Title 24, Part 6, which have superseded the 2008 Title 24 standards. However, the Title 24 standards are revisited by the CEC on a three-year cycle and are becoming increasingly efficient, particularly in light of the expressed desire of the CEC and California Air Resources Board to achieve zero net energy by 2020 for residential buildings and by 2030 for commercial buildings. Should an updated version of the Title 24 standards be adopted prior to the filing of building permit applications, the standards in effect at that time shall apply.)* | |
| *Conflicts with Regulatory Plans* | | |
| The Project would not conflict with an applicable plan, policy, or regulation adopted for the purpose of reducing the emissions of GHGs, and impacts would be less than significant. | See **PDF ES 5.7-1** through **PDF ES 5.7-8**, **MM ES 5.7-1/ RMDP/SCP GCC-1**, and **MM ES 5.7-2/RMDP/SCP GCC-2** above. | Less Than Significant |
| **5.8 HAZARDS AND HAZARDOUS MATERIALS** | | |
| *Hazardous Materials and Emissions* | | |
| *Construction* | | |
| During on-site grading and construction activities, fuel and oils associated with construction equipment, as well as coatings, paints, adhesives, and caustic or acidic cleaners could be used, handled, and/or stored on-site. The use, handling, storage, transport, and disposal of these materials could increase the potential for hazardous materials releases and, subsequently, the exposure of people and the environment to hazardous materials. Such exposure would result in a significant impact.<br><br>Any emissions associated with construction equipment would be similar to those at other construction sites and are not anticipated to be especially hazardous. Further, none of the construction | **MM ES 5.8-7/RMDP/SCP PH-8:** To reduce potentially hazardous conditions and minimize the impacts from handling potentially hazardous materials, the owner shall include the following in its construction contract documents prior to the initiation of construction activities:<br><br>• The Contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains per the County's NPDES guidelines and as outlined in the Stormwater Pollution and Prevention Plan; and | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| activities would pose a potentially dangerous fire hazard beyond that associated with the typical use of fuels and oils; any associated risk would be adequately reduced to a less than significant level through compliance with applicable standards, regulations, and recommendations, including proper operation and maintenance of construction equipment. As such, construction impacts associated with hazardous emissions would be less than significant.<br><br>On-site construction could create a significant hazard to the public, including sensitive uses (e.g., uses with populations containing asthmatics, children, and the elderly) within 0.25 mile, and the environment through the routine transport, storage, production, use, or disposal of hazardous materials. Such impacts would be significant. | • The Contractor(s) shall prepare a Health and Safety Plan. The plan shall include measures to be taken in the event of an accidental spill.<br><br>In addition, the Contractor(s) shall store all reserve fuel supplies only within the confines of a designated construction staging area, refuel equipment only within the designated construction staging area, and regularly inspect all construction equipment for leaks.<br><br>**MM ES 5.8-8/RMDP/SCP PH-9:** The applicant shall prepare and implement a Spill Prevention Plan prior to all construction-related activities. The Spill Prevention Plan shall contain specific details on reporting requirements, cleanup processes, appropriate use and storage of hazardous materials (such as the use of proper container types and storage requirements), and waste containment and disposal. The plan shall include specific measures and performance standards to ensure that appropriate measures are taken to adequately mitigate any releases. The plan will require approval from the Los Angeles County Fire Department Health Hazardous Materials Division prior to the start of any Project-related construction.<br><br>**MM ES 5.8-9/RMDP/SCP PH-10:** Prior to initiation of construction activities, the applicant shall prepare a Chemical Inventory for construction and maintenance of the Project. The Chemical Inventory shall be submitted to the Los Angeles County Fire Department Health Hazardous Materials Division for evaluation to determine whether a Hazardous Materials Business Plan is required. If a Hazardous Materials Business Plan is required, the plan shall address handling and potential releases of hazardous materials from the sites. It shall also include: (1) an inventory of all hazardous material and waste handled on site; (2) emergency response plans; (3) procedures in the event of a reportable or threatened release of a | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | hazardous material; and (4) safety procedure training for all employees in the event of a release or threatened release of a hazardous material. | |
| *Operation* | | |
| Project operations would involve the limited use of potentially hazardous materials typical of those used in residential and commercial developments, schools, and parks, including cleaning agents, paints, pesticides, and other materials used for landscaping. All hazardous materials within the Project Site would be acquired, handled, used, stored, transported, and disposed of in accordance with manufacturers' instructions and in compliance with all applicable federal, state, regional, and local requirements.<br><br>With respect to hazardous waste, the Project uses are not anticipated to generate 12,000 kg or more per year of typical/operational hazardous waste or 12 kg or more per year of extremely hazardous waste and thus would not be subject to the requirements of Senate Bill 14. Any minor hazardous wastes would be conveyed to licensed treatment, disposal, and resource recovery facilities, as required, and/or would be collected and handled as part of the County's household hazardous waste management program. Impacts to the public, including sensitive uses within 0.25 mile, and the environment through the routine transport, storage, production, use, or disposal of hazardous materials and wastes during operation of the Project would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Upset and Accident Conditions* | | |
| *Storage Tanks* | | |
| There is no record or evidence of past or present USTs on the Project Site. Under the Project, all existing ASTs located on-site within the grading footprint would be properly abandoned and | **MM ES 5.8-13:** All Project grading and soil removal shall be performed in accordance with the Remedial Action Plan for Entrada South Development Area, provided as Appendix 5.8B | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| removed in accordance with applicable laws and regulations. Soil under existing ASTs, however, may be contaminated with petroleum hydrocarbons or other constituents. Similarly, the area surrounding the Six Flags Magic Mountain nursery building could be contaminated with herbicides and pesticides currently stored in ASTs. This represents a potentially significant impact.<br><br>Hazardous substances used in conjunction with Project operations would be stored in small, above ground containers and, where necessary, within appropriate enclosures, subject to relevant permitting requirements. While upset or accident conditions are not expected to result from the routine use and storage of hazardous materials on-site under the Project, given the potential for soil contamination associated with existing ASTs, impacts would be significant. | of the Draft EIR.<br><br>**MM ES 5.8-14:** Areas of visible staining that are planned for excavation shall have any visibly impacted soil removed and disposed of in accordance with federal, state, and local regulations (specifically pursuant to California Water Code 13304 and in accordance with the Los Angeles County Certified Unified Program Agency Site Mitigation Unit, Site Mitigation Guidance Document), as well as the Remedial Action Plan for Entrada South Development Area, provided as Appendix 5.8B of the Draft EIR. Areas of visible soil staining not planned for excavation, or in an area planned to be raised in grade, shall be assessed for environmental hazards and treated, as necessary, in accordance with federal, state, and local regulations, as well as the Remedial Action Plan.<br><br>**MM ES 5.8-15:** Areas suspected to be contaminated with petroleum hydrocarbons shall be tested in accordance with the Remedial Action Plan for Entrada South Development Area, provided as Appendix 5.8B of the Draft EIR. Any soil identified as contaminated with petroleum hydrocarbons shall be remediated in accordance with the Remediated Action Plan to the satisfaction of DOGGR, the SCAQMD, the LA Regional Water Board, and/or the County Fire Department, as applicable. *(This measure would be partially achieved through regulatory compliance; specifically compliance with CCR Title 14, Division 2, Chapter 4, Article 3, Section 1776; California Water Code 13304; Los Angeles County Certified Unified Program Agency Site Mitigation Unit, Site Mitigation Guidance Document; and SCAQMD Rule 1166.)*<br><br>**MM ES 5.8-17:** Any areas of the Project Site identified as containing or formerly containing ASTs, areas used for the storage of hazardous materials such as agricultural pesticides and herbicides, and ponds that may have been used for the | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | treatment or disposal of hazardous wastes where petroleum hydrocarbons, hazardous materials, and/or hazardous wastes are detected shall be remediated in conformance with applicable federal, state, and local laws as well as the Remedial Action Plan for Entrada South Development Area, provided as Appendix 5.8B of the Draft EIR, to the satisfaction of DOGGR, the SCAQMD, LA Regional Water Board, and/or the County Fire Department, as applicable. More specifically, pending the results of assessment (performed as required by the Remedial Action Plan), remediation shall be required per CCR Title 14, Division 2, Chapter 4, Article 3, Section 1776; pursuant to California Water Code 13304 and Health and Safety Code Section 25208-25208.17; and in accordance with the Los Angeles County Certified Unified Program Agency Site Mitigation Unit, Site Mitigation Guidance Document, and SCAQMD Rule 1166. All existing ASTs located on-site within the grading footprint shall be properly abandoned and removed. | |
| *Oil Wells, Production Facilities, and Pipelines* | | |
| Portions of the Project Site were formerly used for oil production, and 19 possible former oil well sites exist on-site. All of the facilities and equipment have been removed, and the known wells were abandoned in accordance with DOGGR requirements at the time of abandonment. The ground surfaces on some of the well pads and in the areas of the former production facilities were observed to have impacted soil (e.g., staining). Stained soil could be contaminated with petroleum hydrocarbons or other constituents, which would pose a significant impact.<br><br>In addition, previously unknown wells could be present on the Project Site. If encountered during Project construction, an accidental release could occur or contaminated soil could be uncovered, which would constitute a significant impact. | **MM ES 5.8-1/RMDP/SCP PH-1:** During the earthwork phase of construction, all known abandoned oil wells located beneath the Project site shall be exposed to allow DOGGR to examine the well heads, assess any potential for methane, and determine if reabandonment of any wells will be required. Additionally, any unknown (i.e., "wildcat") wells encountered during earthwork shall also be subject to investigation and potential reabandonment requirements of DOGGR as described below:<br><br>• File Notice of Intent to re-abandon well;<br>• Excavate and expose several feet of well casing;<br>• Perform hot tap—a method of drilling a hole into the casing | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| Similarly, the soil beneath any on-site oil pipelines potentially could be contaminated with petroleum hydrocarbons, and improperly abandoned pipelines could result in further soil contamination. Any contaminated soil could represent a hazard to the public which would be a significant impact.<br><br>All ongoing operational oil production sites in close proximity to the proposed uses would be appropriately secured. In addition, proposed development would comply with all required setbacks from oil and gas wells. Although such impacts would be less than significant, mitigation measures will be implemented to further reduce potential impacts from historic and ongoing oil production. | under control in order to deal with possible pressure;<br>• Install a wellhead and blow out prevention equipment;<br>• Move drill rig into place and drill out any surface cement plug or any other cement plug to reach a minimum clean-out as required by DOGGR;<br>• Place cement plugs of varying lengths as required by DOGGR;<br>• All portions of well not plugged with cement are to be filled with inert mud fluid having a density of 70 pounds per cubic foot and a gel strength of 25 pounds per 100 square feet;<br>• Move out drill rig;<br>• Cut off casing at least five feet below final finished grade;<br>• Weld a steel plate on top of the wellhead;<br>• Backfill and compact excavation and clean up location;<br>• Survey the center point of the buried well using GPS instrumentation;<br>• Place a permanent survey mark at the surface, demarcating a buried, abandoned oil well; and<br>• Submit the re-abandonment record to DOGGR within 60 days upon completion of work.<br>Additionally, proposed development plans shall be evaluated by means of the Construction-Site Plan Review Program and comply with setbacks from oil and gas wells as determined by DOGGR. Recommendations by DOGGR regarding abandonment procedures shall be incorporated into the final development plans for the Project, if applicable.<br><br>**MM ES 5.8-2/RMDP/SCP PH-2:** In accordance with the provisions of the Los Angeles County Building Code, section 308, subdivision (d), all buildings and enclosed structures that | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | would be constructed within the Newhall Ranch Specific Plan, located within 25 feet of oil or gas wells, shall be provided with methane gas protection systems. Buildings located within 25 feet and 200 feet of oil or gas wells shall, prior to the issuance of building permits by the County of Los Angeles, be evaluated in accordance with the current DOGGR rules and regulations. *(This mitigation measure shall apply to the Entrada South Project Site, although rather than Section 308, subdivision (d) of the Los Angeles County Building Code, this mitigation measure should now refer to Section 110.4 to reflect current County Building Code requirements. The requirements detailed therein, including the requirement that buildings be designed according to recommendations contained in a report prepared by a registered design professional, shall apply to all buildings located within 300 feet of oil or gas wells.)*<br><br>**MM ES 5.8-4/RMDP/SCP PH-5:** All ongoing oil and natural gas operational sites adjacent or in 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 in accordance with the California Code of Regulations, title 14, sections 1774 and 1778. *(Portions of the Project Site were formerly used for oil production. However, all of the facilities and equipment have been removed and the known wells abandoned; all that remains on-site are cleared pads, and no ongoing operations continue on-site. Nonetheless, this mitigation measure applies to any ongoing oil and natural gas operational sites located off-site in proximity to the proposed uses on-site.)*<br><br>**MM ES 5.8-5/RMDP/SCP PH-6:** All activities associated with pipeline relocation, grading in the vicinity of gas mains, and development with the SCGC easements would be conducted in conformance with the requirements of SCGC. These requirements would be explicitly defined by SCGC prior to | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | implementation of the Newhall Ranch Specific Plan. *(SCGC refers to the Southern California Gas Company, or SoCalGas. No structures are proposed within the SoCalGas easements along the southern boundary of the Project Site. Nonetheless, this measure would apply to any pipeline relocation and nearby grading.)*<br><br>**MM ES 5.8-12/RMDP/SCP PH-13:** All potential buyers or tenants of property in the vicinity of SCGC transmission lines are to be made aware of the line's presence in order to assure that no permanent construction or grading occurs over, or within the vicinity of, the high-pressure gas mains.<br><br>See **MM ES 5.8-13** through **MM ES 5.8-15**, above.<br><br>**MM ES 5.8-18:** Any septic tank encountered during grading activities shall be removed in accordance with the Remedial Action Plan for Entrada South Development Area, provided as Appendix 5.8B of the Draft EIR.<br><br>**MM ES 5.8-19:** If any on-site oil pipelines continue to be used, they shall be assessed for leakage. If the pipelines are not going to be used in the future, they shall be abandoned/ reabandoned according to DOGGR requirements. The soil beneath these pipelines and surrounding wells shall be assessed for petroleum hydrocarbons. Any contaminated soil shall be remediated in conformance with applicable federal, state, and local laws, to the satisfaction of DOGGR, the Los Angeles County Hazardous Materials Control Program, the South Coast Air Quality Management District, and/or the LA Regional Water Board in accordance with the Remedial Action Plan for Entrada South Development Area, provided as Appendix 5.8B of the Draft EIR. | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| *Asbestos, Lead Paint, PCBs, and Mold* | | |
| Asbestos-containing materials and lead-based paint may be present within the existing structures on-site. If present and disturbed during the demolition phase of construction, these materials would pose a threat to human health which would be a significant impact.<br><br>Proposed development would incorporate new, commercially sold building materials that do not include asbestos-containing materials or lead-based paint and impacts would be less than significant.<br><br>PCBs may be present within the existing electrical transformers on-site. Improper handling of polychlorinated biphenyls (PCBs) during the construction phase could pose a threat to human health, which would be a significant impact.<br><br>As modern electrical facilities and fixtures are no longer permitted to contain PCBs, the development and maintenance of electrical systems proposed as part of the Project would not expose persons to PCBs and impacts would be less than significant<br><br>With respect to mold, as all existing structures on-site would be demolished as part of Project construction, any occurrences of mold would be removed. As such, impacts would be less than significant. | **MM ES 5.8-20:** Prior to demolition, on-site structures shall be sampled to determine if they contain lead-based paint. If lead-based paint is present, health and safety procedures shall be initiated to protect workers during demolition activities, in accordance with federal, state, and local regulations. If required, the Project Applicant shall submit a Hazardous Building Materials Demolition Assessment and Management Plan the County Fire Department for review and approval. *(Any abatement required as part of this measure would be achieved through regulatory compliance; specifically compliance with CCR Title 8, Article 4, Section 1532.1).*<br><br>**MM ES 5.8-21:** Prior to demolition, structures shall be tested to determine if they include asbestos-containing materials. If present, asbestos-containing materials shall be removed and disposed of by a licensed and certified asbestos abatement contractor, in accordance with federal, state, and local regulations. If required, the Project Applicant shall submit a Hazardous Building Materials Demolition Assessment and Management Plan to the SCAQMD and the County Fire Department for review and approval. *(Any abatement required as part of this measure would be achieved through regulatory compliance; specifically compliance with CCR Title 8, Article 4, Section 1529.)*<br><br>**MM ES 5.8-22:** Prior to demolition or rehabilitation, all electrical poles and facilities to be demolished or rehabilitated shall be surveyed to determine if they contain PCBs. If PCBs are present, they shall be removed and disposed of by a licensed and certified PCB removal contractor, in accordance with all federal, state, and local regulations. *(Any abatement required as part of this measure would be achieved through regulatory compliance; specifically compliance with CFR Title* | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | *40, Section 761.)* | |
| *Sumps, Tank Batteries, and Landfill* | | |
| Residual soil contamination could exist in the subsurface soils beneath the former tank batteries on the Project Site. In addition, staining was observed near several of the former oil well locations, former tank locations, and sumps. Drilling mud may exist within a sump buried beneath Tank Battery No. 8, and other drilling sumps may exist buried beneath the Project Site. Previously undiscovered contamination at these locations represents a significant impact.<br><br>Three of the known sump locations were identified as containing contaminants in excess of applicable thresholds. Points of Interest Nos. 29 and 30 were found to have benzene concentrations in excess of California Human Health Screening Levels and/or San Francisco Regional Water Board Environmental Screening Levels, and Point of Interest No. 17 was found to have methane, total petroleum hydrocarbons, and ethylbenzene in excess of LA Regional Water Board standards and bromodichloromethane and naphthalene in excess of San Francisco Regional Water Board standards. This contamination represents a significant impact. | **MM ES 5.8-10/RMDP/SCP PH-11:** In the event that previously unidentified, obvious, or suspected hazardous materials, contamination, debris, or other features or materials that could present a threat to human health or the environment are discovered during construction, construction activities shall cease immediately until the affected area is evaluated by a qualified professional. A remediation plan shall be developed in consultation with the appropriate regulatory authorities and the remediation identified shall be completed. Work shall not resume in the affected area until appropriate actions have been implemented in accordance with the remediation plan. The remediation action plan shall include the following:<br><br>• Remediation goals and cleanup criteria that could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment, and/or removal of contaminated soil and/or groundwater;<br>• A detailed description of the access points and haul-out routes for remedial activities; remediation methods and procedures; mitigation of dust; minimization or avoidance of disturbance to sensitive ecosystems; and verification soil sampling and analysis. Included in the discussion shall be information on disposal sites, transport and disposal methods, as well as recordkeeping methods for documenting remediation, regulatory compliance, and health and safety programs for on-site workers; and<br>• Removal of oil development equipment and debris.<br><br>*(This mitigation measure has been implemented. The Remedial Action Plan for Entrada South Development Area is included as Appendix 5.8B of the Draft EIR and has been* | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | *incorporated into the analysis.)*<br><br>**MM ES 5.8-11/RMDP/SCP PH-12:** A Soil Management Plan for the residential development envelopes and recreational construction areas shall be developed and implemented, as appropriate. The objective of the Soil Management Plan is to provide guidance for the proper handling, on-site management, and disposal of impacted soil that may be encountered during construction activities (i.e., excavation and grading). The plan shall include practices that are consistent with the California Division of Occupational Safety and Health regulations, California Code of Regulations, title 8, as well as Certified Unified Program Agency remediation standards that are protective of the planned use. Appropriately trained professionals will be on site during preparation, grading, and related earthwork activities to monitor soil conditions encountered. In order to confirm the absence or presence of hazardous substances associated with former land use, a sampling strategy shall be implemented. The sampling strategy shall include procedures regarding logging/sampling and laboratory analyses.<br><br>The Soil Management Plan will outline guidelines for the following:<br><br>• Identifying impacted soil;<br>• Assessing impacted soil;<br>• Soil excavation;<br>• Impacted soil storage;<br>• Verification sampling; and<br>• Impacted soil characterization and disposal.<br><br>In the event that potentially contaminated soils are encountered within the footprint of construction, soils will be tested and | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | stockpiled. The Certified Unified Program Agency will determine whether further assessment is warranted. The Certified Unified Program Agency shall determine and oversee the handling and disposal of impacted soils. *(This mitigation measure has been partially implemented. The Soil Management Plan is an appendix to the Remedial Action Plan for Entrada South Development Area, included as Appendix 5.8B of the Draft EIR. These reports have been incorporated into the analysis.)*<br>See **MM ES 5.8-13** through **MM ES 5.8-15**, above. | |
| *Septic Tanks* | | |
| Septic tank systems may still exist on-site. Septic tanks may be associated with hazardous materials, if such materials have been inappropriately disposed of in the past. If previously undiscovered septic tank systems are encountered during Project grading, an accidental release could occur. | See **MM ES 5.8-18**, above. | Less Than Significant with Mitigation |
| *Pyrotechnic Debris* | | |
| A fireworks storage area used by Six Flags Magic Mountain is located on-site, and pyrotechnic debris was observed within VTTM 53295. Remediation of this area is included as part of the approved Mission Village project. However, should the Entrada South Project be constructed before Mission Village, or if Mission Village is not ultimately constructed, soils contaminated with pyrotechnic debris could still be present on the Project Site. If present, the pyrotechnic debris would represent a potential health risk which would be a significant impact. | See **MM ES 5.8-13** and **MM ES5.8-14**, above. | Less Than Significant with Mitigation |
| *Pesticides and Herbicides* | | |
| Discolored soil was identified on site. While this soil does not pose a direct significant threat to human health, if re-used beneath an unlined water quality control basin, it may conflict | See **MM ES 5.8-13** and **MM ES5.8-14**, above.<br>**MM ES 5.8-16:** Soils excavated for construction of any unlined | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| with relevant California Drinking Water Standards which would be a significant impact.<br><br>The Six Flags Magic Mountain nursery located within the Project Site uses hazardous materials, including pesticides and herbicides. Project activities could result in the accidental upset or release of these materials prior to their removal. Additionally, soils contaminated with these materials, if present, could be encountered during construction. These materials represent a hazard to public health, which would be a significant impact. | water quality control basin shall not be re-used beneath a water quality basin in order to ensure that there is no potential for leaching of possible contaminants into the retained water. Any discolored, odorous, or otherwise potentially contaminated soil shall be assessed and remediated in accordance with the Remedial Action Plan for Entrada South Development Area, provided as Appendix 5.8B of the Draft EIR. | |
| *Transport of Hazardous Materials* | | |
| I-5 is identified as a designated route for the transport of explosive and inhalation materials, although not for radioactive materials. As such, increased traffic on I-5 generated by the Project could increase the potential for an accident involving the transport of these substances. However, the haulers of hazardous materials and wastes must be trained and licensed, and the transport of these materials is highly regulated and monitored. Accordingly, impacts related to the release of hazardous materials or waste into the environment from the transport of hazardous materials along I-5 would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Other Potential Health Risks* | | |
| Potential health risks may be associated with other existing facilities on-site, including Southern California Edison's high voltage electric transmission lines and towers, SoCalGas's high pressure gas transmission pipeline and other gas lines, and groundwater monitoring wells or other water wells. However, research regarding EMFs has produced no conclusive evidence of risk to human health. With respect to gas lines, the Project would involve the relocation of a portion of the gas transmission line in conjunction with the extension of Westridge Parkway. | **MM ES 5.8-3/RMDP/SCP PH-4:** All final school locations are to comply with the California State Board of Education requirement that no schools be sited within 100 feet from the edge of the right-of-way of 100 to 110 kV lines; 150 feet from 220 to 230 kV lines; and 350 feet from 500 to 550 kV lines. *(This mitigation measure applies only to the 9.4-acre elementary school located on Lot 373 in the central portion of VTTM 53295, not multiple locations.)* | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| Activities associated with this relocation would comply with SoCalGas requirements, as previously indicated. All groundwater monitoring wells or other water wells not intended for future use would be abandoned according to applicable federal, state, regional, and local regulations. Implementation of the Remedial Action Plan prepared pursuant to MM ES 5.8-10/ RMDP/SCP PH-11 would ensure impacts associated with previously unidentified features or materials that could present a threat to human health or the environment are less than significant. As such, impacts associated with other potential health risks would be less than significant. | See **MM ES 5.8-10/RMDP/SCP PH-11**, above. | |
| *Hazardous Materials Sites* | | |
| Based on the Project Site's history and database records, the Phase I Report concluded there is a low potential that listed releases significantly impacted the Project Site. Therefore, impacts with respect to the inclusion of the Project Site on a list of hazardous materials sites would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Emergency Plans* | | |
| *Construction* | | |
| With the construction traffic management plan in place, Project construction would not significantly affect emergency access nor impair implementation of, or physically interfere with, any adopted or on-site emergency response or evacuation plans or a local, state, or federal agency's emergency evacuation plan. Impacts would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Operation* | | |
| As part of the Project, an emergency response plan would be prepared and submitted for approval by the County Fire Department. Accordingly, Project operations would not significantly affect emergency access nor impair implementation | **MM ES 5.8-6/RMDP/SCP PH-7:** All development of the Newhall Ranch Specific Plan site and the VCC and Entrada planning areas shall be in compliance the provisions of Los Angeles County Code, title 21, chapter 21.24, for secondary | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| of, or physically interfere with, any adopted or on-site emergency response or evacuation plans or a local, state, or federal agency's emergency evacuation plan. Impacts would be less than significant. Nevertheless, mitigation measures are included in the Project. | evacuation access. *(The Entrada planning area refers to the Entrada South Project Site.)* | |
| *Residual Soil Toxicity* | | |
| A number of past and present activities within the Project Site, including past oil production activities, the use and storage of hazardous materials such as agricultural pesticides and herbicides, and other features such as ponds that may have been used for the treatment or disposal of hazardous wastes, may have contaminated soils with petroleum hydrocarbons, hazardous materials, and/or hazardous wastes. Residual soil contamination may exist on the Project Site, the uncovering of which represents a significant impact. | See **MM ES 5.8-13** and **MM ES 5.8-15**, above. | Less Than Significant with Mitigation |
| **5.9 HYDROLOGY AND WATER QUALITY—HYDROLOGY** | | |
| *Surface Water Runoff, Drainage, and Storm Drain Systems* | | |
| *Construction* | | |
| The primary hydrological concern during Project construction would be potential erosion and sedimentation impacts during site clearing and grading. Increases in sedimentation and debris production on the site during construction would be temporary and limited through implementation of the construction BMPs specified in Section 5.10, Hydrology and Water Quality—Water Quality. As indicated therein, construction impacts would be less than significant with compliance with applicable regulatory requirements and implementation of appropriate BMPs. | No mitigation is proposed or required. | Less Than Significant |
| *Operation* | | |
| The Project would not substantially alter the existing drainage | **MM ES 5.9-1/RMDP/SCP HY-1:** All on-site and off-site flood | Less Than |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| patterns within and surrounding the Project Site, substantially increase the rate or amount of surface runoff in a manner that would result in flooding on- or off-site, create or contribute runoff that exceeds the capacity of existing or planned drainage systems, or create drainage system capacity problems. With compliance with regulatory requirements and implementation of appropriate BMPs, impacts would be less than significant. Nonetheless, the Project would be required to implement the applicable RMDP/SCP mitigation measures identified here to further reduce impacts related to hydrology. | control improvements necessary to implement the RMDP must be constructed to the satisfaction of the DPW. *(This measure would be achieved through regulatory compliance with the County Department of Public Works' requirements.)*<br><br>**MM ES 5.9-2/RMDP/SCP HY-2:** The design of flood protection facilities for the Santa Clara River shall be based on the following:<br><br>(a) The DPW's capital flood flow rates (50-year rainfall discharge, burned and bulked);<br><br>*(This measure would be achieved through regulatory compliance with the County Department of Public Works' Hydrology Manual. The additional parts of this measure are not applicable to the Project; see Appendix 2B for related explanation.)*<br><br>**MM ES 5.9-3/RMDP/SCP HY-4:** Calculation of bulked flow runoff rates for the capital flood in the Santa Clara River watershed shall utilize the fire factors included in the September 2003 DPW Addendum to the 1991 Hydrology Manual Appendix H: Burn Policy Methodology for the Santa Clara River Watershed. All runoff calculations for watershed subareas with impervious values of 15 percent or less must use the burned soil runoff coefficients developed by the DPW for the Santa Clara River watershed. *(This measure would be achieved through regulatory compliance. Specifically, the Project shall currently meet the requirements of the County Department of Public Works' Hydrology Manual dated January 2006, which has superseded the September 2003 Addendum to the 1991 Hydrology Manual, Appendix H: Burn Policy Methodology for the Santa Clara River Watershed. Should an updated version of these standards be adopted prior to the filing of building permit applications, the standards in effect at* | Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | *that time shall apply.)*<br><br>**MM ES 5.9-4/RMDP/SCP HY-5:** All facilities in developed areas that are not covered under the capital flood protection conditions must be designed for the urban flood. The urban flood is runoff from a 25-year frequency design storm falling on a saturated watershed.<br><br>Where street flow reaches the street capacity at the property line, the flow must be split and conveyed both in the street and in a drain below street level. Underground drains must be designed with the capacity to carry at least the flow from the 10-year frequency design storm (DPW Hydrology Manual, 1991). *(This measure would be achieved through regulatory compliance. Specifically, the Project shall currently meet the requirements of the County Department of Public Works' Hydrology Manual dated January 2006, which has superseded the 1991 Hydrology Manual. Should an updated version of these standards be adopted prior to the filing of building permit applications, the standards in effect at that time shall apply.)*<br><br>**MM ES 5.9-5/RMDP/SCP HY-6:** Sumps in urban areas must be designed to carry the runoff resulting from a capital flood, as defined by the DPW. *(This measure would be achieved through regulatory compliance with the County Department of Public Works' Hydrology Manual.)*<br><br>**MM ES 5.9-6/RMDP/SCP HY-7:** Where a drainage system might have to provide more than a single level of flood protection, the drainage system must be designed with the capacity to carry the bulked capital flood flow from the upgradient natural canyon in addition to the capacity to protect the developed area from an urban flood (DPW Hydrology Manual, 1991). *(This measure would be achieved through regulatory compliance. Specifically, the Project shall currently meet the requirements of the County Department of Public* | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | *Works' Hydrology Manual dated January 2006, which has superseded the 1991 Hydrology Manual. Should an updated version of these standards be adopted prior to the filing of building permit applications, the standards in effect at that time shall apply.)*<br><br>**MM ES 5.9-7/RMDP/SCP GRR-1:** Post-peak stormwater runoff discharges from stormwater drainage systems must be controlled to minimize localized erosion impacts to River geomorphology and riparian habitat. Discharge flows would be regulated using water control features that must capture the runoff from small, frequent flows (i.e., one- and two-year events). Water and hydromodification control features must be designed in accordance with DPW criteria. Where applicable, energy dissipation structures must be incorporated at drainage outlets to the Santa Clara River to minimize discharge velocities and potential localized erosion. *(This measure would be achieved through regulatory compliance with the requirements of the County Department of Public Works' Hydrology Manual.)*<br><br>**MM ES 5.9-8/RMDP/SCP GRR-3:** Structural features such as outlets, bank stabilization, grade stabilization structures, bridge abutments, culverts, and other features that may be subjected to River or tributary flows will be constructed of erosion resistant materials such as concrete, soil cement, or secured riprap to ensure long-term stability and reduce the need for routine maintenance and/or rehabilitation/replacement activities and be subject to approval by DPW. *(This measure would be achieved through regulatory compliance with the requirements of the County Department of Public Works' Hydrology Manual.)*<br><br>**MM ES 5.9-9/RMDP/SCP GRR-4:** Prior to final subdivision map or the issuance of any grading or building permit, instream tributary (open channels, where applicable) channel design | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | features will be incorporated to control potential hydromodification impacts to geomorphology and riparian resources. The design will be based on erosion potential and other hydrologic modeling to determine appropriate equilibrium slope in the post-development condition as described in the Subregional Stormwater Mitigation Plan and be subject to approval by DPW. *(This measure would be achieved through regulatory compliance with the County's MS4 Permit and the requirements of the County Department of Public Works' Hydrology Manual and Low Impact Development Standards Manual).* | |
| *Inundation Hazards* | | |
| The Project vicinity may be subject to inundation by mudflows due to the existing topography. A total of 12 debris basins would intercept flows from undeveloped upland areas prior to discharge into the on-site storm drain system. The proposed debris basins would be designed and sized to capture debris during a capital storm. Debris volume would be reduced and impacts related to inundation by mudflow would be less than significant. Nonetheless, the Project would be required to implement the applicable RMDP/SCP mitigation measures listed here to further reduce impacts related to hydrology. | **MM ES 5.9-10/RMDP/SCP GRR-5:** Sediment/debris control structures must be constructed downstream of natural watersheds to protect developed area drainage systems from debris flows. The design capacity for sediment/debris control structures must take into account the classifications stated in the debris production maps provided in Appendix A of the DPW 1991 Hydrology Manual. Sediment/debris control structure capacity and transport rates must be based on the specification stated in the DPW Sedimentation Manual. *(This measure would be achieved through regulatory compliance. Specifically, the Project's design capacity for sediment/debris control structures shall currently be based on the County Department of Public Works' Hydrology Manual dated 2006, which has superseded the debris production maps provided in Appendix A of the 1991 Hydrology Manual. Should an updated version of these standards be adopted prior to the filing of building permit applications, the standards in effect at that time shall apply.)*<br><br>**MM ES 5.9-11/RMDP/SCP GRR-6:** Sediment from upland sources, such as debris basins and other sediment retention | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | activities, will be redistributed in DPW-designated and permitted upland or riparian locations along the Santa Clara River and/or tributaries to reintroduce sediment for beach replenishment purposes. *(This measure would be achieved through regulatory compliance with the requirements of the County Department of Public Works' Hydrology Manual.)* | |
| **5.10 HYDROLOGY AND WATER QUALITY—WATER QUALITY** | | |
| *Surface and Groundwater Quality* | | |
| *Construction* | | |
| The Project's construction impacts will be minimized through compliance with the Construction General Permit and the general waste discharge requirements in the Dewatering General WDRs. Erosion and sediment transport, as well as the transport of other potential pollutants from the Project Site during construction, will be reduced or prevented through implementation of BMPs meeting Best Available Technology Economically Achievable and Best Conventional Pollutant Control Technology (BAT/BCT). These measures will prevent or minimize environmental impacts and ensure that any discharges during Project construction will not cause or contribute to a violation or an exceedance of water quality standards in the receiving waterbodies, or degrade or contribute pollutants resulting in an adverse significant impact. With implementation of applicable regulatory compliance measures, the impact of Project construction-related runoff is considered less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Operation* | | |
| Mean annual runoff volumes are expected to increase as a result of the Project due to the increase in impervious area associated with development of the Project Site, as well as the decrease in | **PDF ES 5.10-1:** Prior to the issuance of any grading or building permit (whichever comes first) and as part of the design level hydrology study and facilities plan, a final LID Plan | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| the infiltration capacity of existing site soils associated with compaction during construction. Most of the site design BMPs, especially the minimization of impervious area and the conservation of approximately 119 acres of open space areas within the tract map portion of the Project, reduce the impacts of the Project on increases in stormwater runoff volume. The LID BMPs would provide substantial runoff volume reduction via infiltration and evapotranspiration and, therefore, would provide hydromodification source control, as well as stormwater treatment. On this basis, impacts to stormwater runoff volumes associated with Project implementation would be less than significant. However, CDFW previously adopted mitigation measures to ensure implementation of the Project Applicant's design commitments that minimize water quality-related impacts in connection with its adoption of the Newhall Ranch RMDP/SCP EIS/EIR. These measures are included in the Project. | shall be prepared consistent with the terms and content of the Water Quality Report provided in Appendix 5.10A of this Draft EIR that specifically identifies the site design, source control, LID, treatment, and hydromodification control BMPs to be used on the Project Site. The source control BMPs shall include, but not be limited to, those identified in Table 5.10 6, LID Standards Manual Source Control Requirements and Corresponding Best Management Practices, of the Draft EIR (see Table 5-1 on page 93 of the Entrada South Water Quality Technical Report provided in Appendix 5.10A of the Draft EIR). The site design BMPs shall include, but not be limited to, those identified in Table 5.10 7, Entrada South Site Design Best Management Practices (see Table 5-2 on page 98 of the Entrada South Water Quality Technical Report. The LID and treatment control BMPs shall include, but not be limited to, those identified in Table 5.10 8, LID and Treatment Control Best Management Practices for VTTM 53295, and Table 5.10 9, LID and Treatment Control Best Management Practices for External Map Improvements Area (see Table 5-3 and Table 5-4 on page 103 of the Entrada South Water Quality Technical Report).<br><br>**PDF ES 5.10-2:** For the post-construction (operational) phase, the Project shall implement the following LID BMP Performance Standard for runoff volume reduction and water quality treatment:<br><br>Project design features shall be selected and sized to retain the volume of stormwater runoff produced from a 1.1 inch storm event (LID design volume). When it has been demonstrated that 100 percent of the LID design volume cannot be feasibly infiltrated, then biofiltration shall be provided for 1.5 times the portion of the LID design volume that is not retained. Runoff from all impervious area shall be treated with effective treatment control measures that are selected to address the | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | pollutants of concern and are sized to capture and treat 80 percent of the average annual runoff volume.<br><br>**MM ES 5.10-1/RMDP/SCP WQ-1:** Prior to the recordation of any final subdivision map (except those maps for financing or conveyance purposes only) or the issuance of any grading or building permit (whichever comes first), a final SUSMP shall be prepared consistent with the terms and content of both the Newhall Ranch Specific Plan Sub-Regional Stormwater Mitigation Plan and Project Water Quality Technical Report that specifically identifies the BMPs to be used on site. The SUSMP shall be submitted to the DPW for review. The SUSMP shall identify, at a minimum: (1) site design BMPS (as appropriate); (2) the source control BMPs; (3) treatment control BMPs; (4) hydromodification control BMPs; and (5) the mechanism(s) by which long-term operation and maintenance of all structural BMPs would be provided. The BMPs identified in the SUSMP shall include, as applicable, but not be limited to, the PDFs set forth in Table 4.4-12 of this EIS/EIR. *(PDF ES 5.10-1 implements the substantive requirements contained in this mitigation measure. Note: The final SUSMP is now referred to as the LID Plan per the County LID Manual. Reference to "this EIS/EIR" refers to the RMDP/SCP EIS/EIR.)*<br><br>**MM ES 5.10-2/RMDP/SCP WQ-2:** Prior to issuance of a building permit, and as a part of the design level hydrology study and facilities plan, the project applicant shall submit to the Department of Regional Planning a Landscape and Integrated Pest Management Plan, identified in this Section 4.4, which shall be designed to meet the standards set forth below. A Landscape and Integrated Pest Management Plan shall be developed and implemented for common area landscaping within the Specific Plan, Entrada, and VCC Project that addresses integrated pest management (IPM) and pesticide and fertilizer application guidelines. IPM is a strategy | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | that focuses on long-term prevention or suppression of pest problems (i.e., insects, diseases and weeds) through a combination of techniques including: using pest-resistant plants; biological controls; cultural practices; habitat modification (Techniques 1–6 below); and the limited use of pesticides according to treatment thresholds, when monitoring indicates pesticides are needed because pest populations exceed established thresholds (Technique 7). The Landscape and Integrated Pest Management Plan will address the following components:<br>1. Pest identification.<br>2. Practices to prevent pest incidence and reduce pest buildup.<br>3. Monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed.<br>4. Establishment of action thresholds that trigger control actions.<br>5. Pest control methods—cultural, mechanical, environmental, biological, and appropriate pesticides.<br>6. Fertilizer management—soil assessment, fertilizer types, application methods, and storage and handling.<br>7. Pesticide management—safety (e.g., Material Safety Data Sheets, precautionary statements, protective equipment); regulatory requirements; spill mitigation; groundwater and surface water protection measures associated with pesticide use; and pesticide applicator certifications, licenses, and training (i.e., all pesticide applicators must be certified by the California Department of Pesticide Regulation).<br>*(PDF ES 5.10-1 implements the substantive requirements* | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | *contained in this mitigation measure. Reference to Section 4.4 refers to the Water Quality section of the RMDP/SCP EIS/EIR.)* | |
| *Total Suspended Solids* | | |
| Average TSS concentration and loads are predicted to be less in the post-development condition than in the existing condition. Based on the comprehensive site design, source control, LID and treatment control strategy; the predicted decrease in TSS concentration and load; and the comparison with available in-stream data and Basin Plan benchmark objectives, potential impacts associated with TSS are predicted to be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Total Phosphorous* | | |
| The average annual Total Phosphorous concentration is predicted to decrease as a result of the Project. As the average annual Total Phosphorous concentration in Project stormwater discharges is predicted to decrease and to be below the existing in-stream concentration, stormwater discharges from the Project are not expected to increase the in-stream concentration of Total Phosphorous; and, thus, would not promote (i.e., increase) algal growth in the Santa Clara River. | No mitigation is proposed or required. | Less Than Significant |
| *Nitrogen* | | |
| Nitrogen compounds, nitrate plus nitrite, ammonia-N, and total nitrogen concentrations are all predicted to decrease in stormwater runoff as a result of the Project. As the concentrations of all of the nitrogen compounds are predicted to decrease with development, Project runoff is not expected to increase the concentration of these pollutants in the River. Based on the comprehensive site design, source control, LID and treatment control strategy, the predicted reduction or no change in runoff concentration, and the comparison with available in-stream monitoring data and benchmark Basin Plan | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| objectives and TMDL wasteload allocations, potential impacts associated with nitrogen compounds are predicted to be less than significant. | | |
| *Metals* | | |
| Average annual concentrations of dissolved copper are predicted to increase slightly; total copper, total lead, total zinc, total iron, and dissolved zinc concentrations are predicted to decrease with development compared to pre-development conditions. Trace metal concentrations in stormwater runoff in the post-developed condition will be well below the benchmark water quality criteria. Based on the comprehensive site design, source control, LID and treatment control BMP strategy, and the comparison with the in-stream water quality monitoring data and benchmark water quality criteria, the Project will not have significant impacts resulting from trace metals. | No mitigation is proposed or required. | Less Than Significant |
| *Chloride* | | |
| Under the proposed Project, the annual average chloride concentration in stormwater runoff is predicted to decrease relative to existing conditions. In comparison, average annual chloride load is expected to increase as a result of the increase in total annual runoff volume predicted for the Project. Average annual chloride concentrations in Project stormwater runoff are predicted to be below both the average observed condition and applicable regulatory criteria. The predicted average annual chloride concentration in stormwater runoff from the Project area is below the average observed concentration for chloride, and is well below both the Santa Clara River Reach 5 Basin Plan water quality objective and the TMDL wasteload allocation for Santa Clara River Reach 5 (100 mg/L for both). Based on the comprehensive site design, source control, LID and treatment control strategy, and comparison with benchmark receiving water criteria and in-stream monitoring data, the Project is not | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| expected to have significant water quality impacts resulting from chloride in stormwater runoff. The impact of the Project's wastewater discharges on chloride would also be less than significant. | | |
| *Pesticides* | | |
| Pesticides in runoff may or may not increase in the post-development phase as a result of applications in and around buildings and in vegetated areas. However, proposed pesticide management practices, including source control, removal in LID BMPs, and advanced irrigation controls, in compliance with the requirements of the MS4 Permit and the County LID Manual, will minimize the presence of pesticides in runoff. Stormwater discharges from the Project are not expected to increase the in-stream concentration of pesticides. On this basis, the impact related to pesticides would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Pathogens* | | |
| Pet wastes associated with future residents would be the primary source of concern. The Project would incorporate a number of source controls specific to managing pathogen sources, including education of pet owners, education regarding feeding (and therefore attracting) waterfowl near waterbodies, and providing products and disposal containers that encourage and facilitate cleaning up after pets. Furthermore, the Project would comply with all MS4 Permit provisions incorporating the Bacteria TMDL wasteload allocations and implementation plan. On this basis, the Project's impact with respect to pathogens and pathogen indicators would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Petroleum Hydrocarbons* | | |
| Petroleum hydrocarbon concentrations will likely increase with Project implementation because of vehicular emissions and leaks. In stormwater runoff, petroleum hydrocarbons are often | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| associated with soot particles that can combine with other solids in the runoff. Such materials are subject to treatment in the proposed LID BMPs. Source control BMPs incorporated in compliance with the MS4 Permit and LID Manual requirements would also minimize the presence of hydrocarbons in runoff. On this basis, the impact related to petroleum hydrocarbons would be less than significant. | | |
| *Trash and Debris* | | |
| Trash and debris in runoff are likely to increase in post-development if left unchecked. Source controls such as street sweeping, public education, fines for littering, covered trash receptacles, and storm drain stenciling are effective in reducing the amount of trash and debris potentially mobilized during wet weather. Trash and debris would be captured in catch basin inserts in commercial area parking lots and in the LID BMPs. On this basis, the Project's water quality impact due to trash and debris would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Methylene Blue Activated Substances* | | |
| The presence of soap in runoff from the Project Site would be controlled through source control BMPs, including a public education program on residential and charity car washing and the provision of a centralized car wash area directed to the sanitary sewer system in the multi-family residential areas. Other sources of soap, such as cross connections between sanitary and storm sewers, are unlikely given modern sanitary sewer installation methods and inspection and maintenance practices. Therefore, the Project's impact with respect to methylene blue activated substances would be less than significant. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| *Toxicity* | | |
| Acute and chronic aquatic toxicity impacts are largely related to pesticides, and, as discussed above, the Project's water quality impact associated with pesticides would be less than significant. Impacts from other pollutants that may affect acute and chronic toxicity (i.e., metals and petroleum hydrocarbons) would also be less than significant. Based on the incorporation of source control, LID and treatment control BMPs pursuant to MS4 Permit and LID Manual requirements to address pollutants that may cause acute and chronic toxicity, Project impacts associated with toxicity would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Constituents of Emerging Concern* | | |
| Concentrations of constituents of emerging concern in stormwater runoff are expected to be reduced via treatment in the Project's LID BMPs, which would include unit processes to filter, adsorb, and biologically transform such constituents in stormwater runoff. Potential impacts associated with constituents of emerging concern would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Bioaccumulation* | | |
| The potential for bioaccumulation impacts from the proposed parcel-based and regional LID BMPs would be minimal. The vegetation and soil media in the LID BMPs will trap sediments and pollutants in the soils, which contain bacteria that metabolize and transform pollutants, reducing the potential for these pollutants to enter the food chain. The facilities would not provide open water areas and are not likely to attract waterfowl. Bioaccumulation of pollutants in the Santa Clara River is not of concern due to the low concentrations of pollutants, below the benchmark Basin Plan objectives and CTR criteria predicted in the treated runoff. On this basis, the potential for bioaccumulation in the Project BMPs or in the Santa Clara River | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| and associated adverse effects on waterfowl and other species would be less than significant. | | |
| *Dry Weather Runoff* | | |
| MS4 Permit and LID-compliant BMPs would be incorporated into the Project to address dry weather flows. It is expected that no dry weather discharge to the Santa Clara River will occur. On this basis, impacts from dry weather flows would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Groundwater* | | |
| Groundwater quality would be fully protected through implementation of the Project's site design, source control, LID, and treatment control BMPs prior to discharge of runoff to groundwater. Additionally, nitrate plus nitrite concentrations in runoff would be below groundwater quality objectives and Project's recycled water irrigation would not result in significant groundwater quality impacts. Chloride concentrations would also be below groundwater quality objectives.<br><br>Groundwater recharge is predicted to decrease in the developed condition by 70 acre-feet per year (afy) due to the increase in impervious area, the predicted increase in recharge due to infiltration of stormwater runoff in the LID BMPs (122 afy) and the incidental recharge associated with irrigation of landscaped areas (40 afy) would increase groundwater recharge overall by 92 afy or 46 percent over existing recharge. Therefore, the Project's impact on groundwater recharge is less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Low Impact Development* | | |
| Project BMPs include site design, source control, LID and treatment control BMPs in compliance with the County's LID Ordinance requirements. The analysis included in the Project's Water Quality Report demonstrates that the Project BMPs | No mitigation is proposed or required. | No Impact |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| conform to the LID Performance Standard by using a combination of retention and biofiltration BMPs. As such, the Project would not conflict with the County's LID ordinance, and no impact would result. | | |
| *Hydromodification* | | |
| Although Project runoff volumes, flow rates, and durations will increase, potential impacts of hydromodification (i.e., the potential to cause erosion, siltation, or channel instability) will be minimized by the Project BMPs. The Project's site design and LID BMPs will minimize increases in runoff volume from the developed area, the preferred method for controlling hydromodification impacts from new development. Potential in-stream impacts of increased volumes, rates, and flow durations will be managed and mitigated with energy dissipaters at the discharge points to the River. For these reasons, the wet weather hydromodification impacts of the Project on the Santa Clara River are considered less than significant.<br><br>Based on the water balance, it is predicted that all dry weather flows would be infiltrated or removed by evapotranspiration in the Project LID and treatment control BMPs, which also provide hydrologic source control. As noted above, the Project includes numerous source controls that reduce dry weather flow generation at the source, such as education programs, use of native and/or non-invasive, climate appropriate vegetation, and smart irrigation systems in multi-family residential areas. As a result, no appreciable change in seasonality of flows is anticipated to result from Project development. Based on the comprehensive site design, source control, LID and treatment control strategy, and considering that dry weather flows would not be discharged to the River, the Project's hydromodification impact on the River during dry seasons would be less than significant. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| *Standing Water* | | |
| Compliance with Los Angeles County Code and MS4 Permit requirements would preclude standing water conditions that could increase habitat for mosquitoes and other vectors. The Project's water quality BMPs would also be designed to preclude the potential for standing water to occur within the Project Site. Additionally, any water features that may be introduced as part of the Project would comply with all regulatory requirements related to standing water limitations. As a result, the Project would not add water features or create conditions in which standing water can accumulate that would result in conditions necessitating increased pesticide use. On this basis, the Project's impact related to mosquito and other vector habitat would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| **5.11 LAND USE AND PLANNING** | | |
| *Consistency with County Plans, Policies, and Regulations* | | |
| *County of Los Angeles General Plan* | | |
| The Project would be consistent with the general intent of the adopted General Plan, including applicable General Plan policies, and consistent with relevant provisions within the General Plan's General Goals and Policies, Land Use Element, and Conservation and Open Space Element, such as the hillside management requirements. | No mitigation is proposed or required. | Less Than Significant |
| *Los Angeles County General Plan 2035* | | |
| While the policies set forth in the adopted General Plan remain applicable to the Project, for informational purposes and in recognition of the County's current effort to update the General Plan, the Project would be consistent with the Land Use Element and the general intent of the Draft General Plan. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| *Santa Clarita Valley Area Plan: One Valley One Vision 2012* | | |
| The Project would help implement the defined vision for the Valley by providing for development consistent with Area Plan goals, providing adequate infrastructure, retaining and respecting natural resources, promoting economic vitality, and establishing a high quality of life. The Project uses and proposed zoning would be consistent with the Area Plan's land use designations. Further, based on its characteristics and design, the Project would support many of the community and land use planning principles encouraged in the Land Use Element. Therefore, the Project would be consistent with the overall intent of the Area Plan. | No mitigation is proposed or required. | Less Than Significant |
| *Los Angeles County Subdivision Code and Planning and Zoning Code* | | |
| With respect to the County's subdivision code (subdivision ordinance), which applies to vesting tentative tract maps such as the Project, the Project has undergone review by the Subdivision Committee, as required, and VTTM 53295 has been cleared of all holds.<br><br>Pursuant to Zoning Code Section 22.16.070, the Project would involve a zone change to change the existing R-1 zoning within VTTM 53295 to RPD-5000-5.8U, C-2, and C-3. No change of zone is necessary for the External Map Improvements area. With approval of the requested zone change and the associated CUP, the Project would be consistent with the Los Angeles County Planning and Zoning Code. | No mitigation is proposed or required. | Less Than Significant |
| *Consistency with Regional Plans, Policies, and Regulations* | | |
| Project development would be subject to several regional land use plans, including SCAG's 2012–2035 Regional Transportation Plan/Sustainable Communities Strategy, Growth Vision Report, and Regional Comprehensive Plan; SCAQMD's Air Quality Management Plan; and Metro's Congestion Management | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| Program. The Project would be consistent with each of these plans. | | |
| *Land Use Compatibility* | | |
| The types of land uses proposed under the Project are consistent with the Area Plan land use designations for the site and similar to many of the existing and planned uses in the surrounding area. Project uses, therefore, would be compatible with the surrounding uses, and the Project would not interfere with any activities on adjacent sites. The Project would not substantially or adversely change the relationships between the land uses or properties in surrounding neighborhoods or communities, nor would it have the long-term effect of adversely altering a neighborhood or community through ongoing disruption, division, or isolation. Impacts would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| **5.12 MINERAL RESOURCES** | | |
| *Availability of Mineral Resources* | | |
| The Project Site does not include any land designated as containing mineral deposits of statewide significance. Additionally, the Project Site does not include any active mineral extraction operations, and all of the former oil and gas wells on-site have been abandoned. Ongoing oil and natural gas extraction activities within the surrounding area would not be hindered by future development. For these reasons, impacts with respect to mineral resources would be less than significant. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| **5.13 NOISE** | | |
| *Noise Increases and Exposure* | | |
| *Construction* | | |
| Individual pieces of construction equipment that would be used for Project construction produce maximum noise levels of 74 A-weighted decibels (dBA) to 88 dBA at a reference distance of 50 feet from the noise source. The noisiest phase of construction would occur during site grading when the largest number of heavy pieces of construction equipment would be used, with an estimated noise level of 93 dBA at a distance of 50 feet. Construction hours would be restricted to 6:30 A.M. to 8:00 P.M. daily and prohibited on Sundays and holidays.<br><br>Construction noise levels from on-site construction activities would exceed the applicable significance threshold at the nearest existing off-site sensitive receptors represented by receptor location R3 within the Westridge community. In addition, approved residential uses within Mission Village would be located approximately 200 feet west of the Project construction site. These residential uses (if occupied before Project construction occurs) also would be exposed to construction noise levels exceeding the relevant threshold. Therefore, noise impacts associated with Project construction activities affecting off-site sensitive uses would be significant.<br><br>With respect to on-site uses, construction activities within 1,000 feet of single-family residences could exceed the long-term 60 dBA threshold for stationary equipment. Construction activities within 500 feet of multi-family residences would have the potential to exceed the 65 dBA threshold. Therefore, on-site construction activities could cause the County Noise Ordinance standards to be exceeded for an extended period of time at on-site residential uses constructed during the earlier phases of | **MM ES 5.13-1:** The Applicant shall utilize construction equipment equipped with noise shielding and muffling devices. All equipment shall be properly maintained in accordance with manufacturers' specifications to assure that no additional noise due to worn or improperly maintained parts is generated.<br><br>**MM ES 5.13-2:** The Applicant shall locate construction staging areas on-site to maximize the distance between staging areas and occupied residential areas.<br><br>**MM ES 5.13-3:** When construction operations occur within 500 feet of residential uses, the Applicant shall: (1) locate stationary construction equipment as far away as feasible from such uses; (2) prohibit idling of construction equipment; (3) notify adjacent residences in advance of construction work; (4) install signage at the construction site with appropriate contact phone numbers posted for information; and (5) install temporary acoustic barriers around stationary construction noise sources. | Significant and Unavoidable |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| Project construction. These construction noise impacts would be significant.<br><br>If nearby related projects (e.g., Mission Village, Legacy Village, Entrada North, or Tract 18654) are constructed concurrently with the Project, significant and unavoidable cumulative construction noise impacts could occur. | | |
| *Operation—On-Site Noise* | | |
| As the Project builds out, on-site noise levels would increase from commercial, residential, school, and park-related activities on the Project Site itself and due to contributions from Project-generated traffic.<br><br>The Project would include various on-site stationary noise sources typical of residential, commercial, school, and park uses that would generate noise. These noise sources typically include: outdoor mechanical equipment (e.g., HVAC and air conditioning equipment), parking areas, and loading docks/trash collection (for commercial uses). The residential use air conditioning equipment would be designed to meet applicable requirements in the County Noise Ordinance (County Code Section 12.08.530), which limit noise levels to a maximum of 50 dBA at the adjacent on-site property. Similarly, mechanical equipment associated with the proposed commercial development would be designed so as not to exceed 45 dBA at the nearest residential property or 55 dBA at the nearest commercial property per the County Noise Ordinance (Section 12.08.390). Based on compliance with these requirements, impacts from air conditioning and mechanical equipment affecting off-site sensitive receptors, including the existing residential uses within the Westridge community to the south and the future residential uses within the approved Mission Village community to the west would be less than significant. | **PDF ES 5.13-1:** Air conditioning units shall be provided for all residential units that have direct line-of-sight to Westridge Parkway or Magic Mountain Parkway, so that the windows may remained closed without compromising the comfort of the occupants.<br><br>**MM ES 5.13-4:** A five-foot-high solid wall shall be provided along the rear and/or side lot lines of proposed single-family residential Lots 45 to 50, 53, 54, 72, 73, 91, and 92 (within Planning Area 5), which have direct line-of-site to Westridge Parkway. The wall may be constructed of concrete masonry units, or other material of similar acoustic performance and shall be continuous with no breaks or gaps.<br><br>**MM ES 5.13-5:** A six-foot-high solid wall shall be provided along the rear and/or side lot lines of proposed single-family residential Lots 51 and 52 (within Planning Area 5), which have direct line-of-site to Westridge Parkway. The wall may be constructed of concrete masonry units or other material of similar acoustic performance and shall be continuous with no breaks or gaps.<br><br>**MM ES 5.13-6:** A five-foot-high solid wall shall be provided along the rear and/or side lot lines of proposed multi-family residential buildings within Planning Area 4, which have direct line-of-site to Magic Mountain Parkway. The wall may be | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| Other on-site noise sources associated with the proposed commercial uses include parking areas (i.e., vehicle movement, doors closing, human voices, and intermittent car alarms) and loading/trash collection. These activities would take place behind commercial development and at least 1,200 feet from off-site sensitive uses. In addition, loading and unloading activities would comply with the County Noise Ordinance, which limits loading activities during the nighttime hours of 10:00 P.M. to 6:00 A.M. so as not to cause disturbance. Therefore, off-site noise impacts due to stationary noise sources associated with the proposed commercial development would be less than significant.<br><br>On-site traffic noise would also increase. The estimated traffic noise levels along A Street, B Street, and Westridge Parkway would be below the "normally acceptable" land use category for nearby future uses, and impacts along these roadway segments would be less than significant. However, the future on-site multi-family residential uses adjacent to the Magic Mountain Parkway extension could be exposed to traffic noise levels in excess of the "normally acceptable" noise level of 65 dBA Community Noise Equivalent Level (CNEL) for multi-family residences, resulting in a significant impact.<br><br>With respect to noise compatibility with sensitive uses, future CNEL noise levels within the Project Site would be the highest near Planning Area 12, which includes multi-family residential uses. CNEL noise levels at this location would be just within the "normally acceptable" land use category. Implementation of the proposed mitigation measures would ensure that any impacts would be less than significant. Cumulative noise levels at future on-site multi-family residential uses adjacent to the Magic Mountain Parkway extension and the future on-site single-family residential uses adjacent to the Westridge Parkway extension could be exposed to traffic noise levels in excess of the "normally | constructed of concrete masonry units or other material of similar acoustic performance and shall be continuous with no breaks or gaps.<br><br>**MM ES 5.13-7:** A five-foot-high solid wall shall be provided along the rear and/or side lot lines of proposed multi-family residential buildings located within the northern portion of the Planning Area 11, which have direct line-of-site to Magic Mountain Parkway. The wall may be constructed of concrete masonry units or other material of similar acoustic performance and shall be continuous with no breaks or gaps.<br><br>**MM ES 5.13-8:** To ensure that interior noise levels do not exceed 45 dBA CNEL, all residential buildings located within 200 feet of the centerline of Westridge Parkway or Magic Mountain Parkway shall incorporate the following measures:<br><br>a) All windows and patio doors shall be double-paned insulated window assembly with a minimum 25 dBA OITC (Outdoor to Indoor Transmission Class).<br>b) Exterior doors (if facing the roadways) shall be solid core with a full set of acoustic seals.<br>c) If necessitated by the architectural design of a structure, special insulation or design features shall be installed to meet the required interior ambient noise level.<br><br>The specifications in this measure may be refined when the final plans showing locations and orientations of the residences within the Lots along Westridge Parkway and Magic Mountain Parkway are completed, as long as the 45 dBA interior noise level is met. | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| acceptable" limit. While such impacts would be significant, implementation of the proposed mitigation measures would reduce these impacts to a less-than-significant level. | | |
| *Operation—Off-Site Mobile Noise* | | |
| Project-generated traffic would cause noise increases along various roadway segments which could affect off-site land uses. Under future plus Project conditions, the Project would result in a maximum 7.7 dBA CNEL increase in traffic noise along Magic Mountain Parkway, between Media Center Drive and The Old Road. However, the existing and planned off-site land uses along this segment of Magic Mountain Parkway are commercial uses that are not considered sensitive to noise. Further, these uses would be buffered from Project-related traffic noise by an existing landscaped berm and surface parking area adjacent to the roadway. Moreover, the Project-related traffic noise increase along this roadway segment would not change the land use compatibility classification for the commercial uses at this location to a "normally unacceptable" or "clearly unacceptable" category. Therefore, off-site traffic noise impacts associated with the Project along this roadway segment would be less than significant. The estimated Project-related noise increases at all other analyzed roadway segments under future with Project conditions would be less than 1.0 dBA CNEL and would not result in a change to a "normally unacceptable" or "clearly unacceptable" category. Thus, potential impacts at these roadway segments also would be less than significant. Off-site traffic noise impacts under existing plus Project conditions would likewise be less than significant. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| *Cumulative Operational Off-Site Mobile Noise* | | |
| Along the roadway segment of Westridge Parkway north of Valencia Boulevard, related project development (i.e., cumulative without Project conditions) would increase the existing noise level by 4.9 dBA. The Project's incremental increase of 0.4 dBA would cause the cumulative noise level to increase to a total of 5.3 dBA over the existing noise level. Thus, although the Project's incremental noise increase would not be perceptible in the context of the community noise environment, it would cause the cumulative with Project noise level to exceed 5 dBA. Therefore, the Project's incremental contribution at this roadway segment would be cumulatively considerable and significant. Note that, notwithstanding this conclusion, cumulative with Project noise levels at this roadway segment would be "normally acceptable" for purposes of the land use compatibility classification. At all other roadway segments, the Project's incremental contribution to the cumulative noise levels would not be cumulatively considerable. | No feasible mitigation exists. | Significant and Unavoidable |
| *Groundborne Vibration* | | |
| Construction activities can generate varying degrees of ground vibration, depending on the construction procedures and type of construction equipment used. The Project's estimated vibration values would be well below the 0.2- and 0.5-inch-per-second (PPV) significance thresholds. Therefore, vibration impacts associated with the Project's on-site construction activities would be less than significant.<br><br>The primary sources of vibration associated with operation of the Project would include passenger vehicle circulation on the local roadways, within the proposed parking facilities, and on-site delivery truck activity. In addition, the Project would include typical commercial-grade stationary mechanical and electrical equipment such as air handling units, air condenser units, | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| cooling towers, exhaust air fans, and electrical power generators that would produce vibration. Project-related vibration levels at the off-site sensitive receptors would be below the 0.01 inch per second significance threshold. Therefore, operation of the Project would not substantially increase existing vibration levels in the immediate vicinity of the Project Site, and as such vibration impacts associated with Project operation would be less than significant. | | |
| **5.14 POPULATION, HOUSING, AND EMPLOYMENT** | | |
| *Growth* | | |
| *Construction* | | |
| Project construction workers are not expected to relocate their households in response to employment at the Project Site. Thus, there would not be any significant population or housing impacts in the SCAG region or the unincorporated County due to Project construction. As such, construction-related impacts related to population and housing would be less than significant.<br><br>The Project would provide a public benefit by providing new direct and indirect employment opportunities during the construction period. Impacts related to construction employment would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Operation* | | |
| The Project's proposed 1,574 housing units are estimated to generate a residential population of approximately 5,288 persons. This would fall within the forecasts for the various studied geographies, and the Project would not cause growth (i.e., new population) that exceeds projected/planned levels for the Project buildout year. Project housing would also fall within the forecasts for the various studied geographies, and the Project would not cause growth (i.e., new households) that | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| exceeds projected/planned levels for the Project buildout year. Additionally, the Project would help meet the County's RHNA allocation of 30,145 residential units within the unincorporated areas. The Project's commercial retail development and the park components would be unlikely to indirectly cause population growth or create indirect demand for additional housing in the area.<br><br>Project employees would make up 1.85 percent of total employment and 16.34 percent of projected employment growth from 2014 to 2024. As such, Project employment would fall within the forecasts for the various studied geographies, and the Project would not cause growth (i.e., new employment) that exceeds projected/planned levels for the Project buildout year. While the employment growth attributed to the Project would be consistent with regional employment forecasts, it would not, in and of itself, foster new growth in the area by removing impediments to growth. | | |
| *Job/Housing Imbalance & VMT Increase* | | |
| The Project would improve the Valley's jobs/housing ratio by developing a planned mixed-use community that includes residential uses, commercial uses, an elementary school, a Spineflower Preserve, a public neighborhood park, two recreational centers, and open space areas. Upon buildout, the Project would provide a jobs/housing ratio of approximately 1.70, which meets the Area Plan goal of at least 1.5 jobs per household.<br><br>The vehicle miles travelled (VMT) attributable to land use development within the Project Site and the surrounding area would not impede SCAG's achievement of the SB 375 reduction targets adopted by the California Air Resources Board to facilitate a reduction in greenhouse gas emissions attributable to | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| light-duty vehicles. | | |
| **5.15 PUBLIC SERVICES—FIRE PROTECTION** | | |
| *Level of Service and Emergency Access* | | |
| *Construction* | | |
| The demand for fire protection and emergency medical services may be increased during Project construction, as construction activities could potentially expose combustible materials to sources of ignition. Additionally, certain construction activities have the potential to increase the risk of fire, such as the use of mechanical equipment in vegetated areas, cutting and grinding metal, welding, and the storage of flammable materials such as fuel, wood, and other building materials. All construction would be subject to the County Code and inspection by County personnel. In addition, per PDF ES 5.15-1 construction managers and supervisory personnel would be trained in emergency response and fire safety operations and adequate fire hydrants would be available for use throughout construction. With such measures in place and compliance with Code requirements, construction impacts on fire protection and emergency medical services would be less than significant.<br><br>Construction activities also would result in increased traffic on nearby roadways. Slow-moving construction-related traffic could reduce optimal traffic flows and potentially delay emergency vehicles traveling through the area. In addition, temporary lane closures associated with utility line construction or roadway improvements could slow or impede emergency access. The Project would implement a construction traffic management plan per PDF ES 5.20-1 and notify the Fire Department of any lane closures or other road construction per PDF ES 5.15-2. With implementation of these measures, impacts to emergency | **PDF ES 5.15-1:** All Project construction managers and supervisory personnel shall be trained in emergency response and fire safety operations and a log documenting such training shall be made available for inspection upon request by the County of Los Angeles Fire Department and County of Los Angeles Department of Regional Planning.<br><br>**PDF ES 5.15-2:** The Applicant shall notify the County of Los Angeles Fire Department at least five days prior to any Project-related lane closures or other road construction and ensure that emergency access remains clear and unobstructed.<br><br>Also see **PDF ES 5.20-1**, below. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| access would be less than significant during Project construction. | | |
| *Operation* | | |
| The Project's daytime population of 7,988 persons (5,288 residents and 2,679 jobs) would increase the demands placed on the Fire Department's protection and emergency medical services. The Project's proposed uses would be expected to generate fire service calls typical of the area and the Project would not include any unique or especially hazardous uses that could poses an extreme risk of serious accident or fire at the Project Site. The Project's proposed water system would provide sufficient fire flows and meet fire hydrant requirements. The Project also includes a fuel modification plan to reduce fire hazards and PDF ES 5.15-3 to maintain emergency access. Additionally, the Project Applicant would pay the appropriate Fire Facility Fee to help fund future improvements as needed. For these reasons, operational impacts with respect to fire protection and emergency access would be less than significant. MM ES 5.15-1/RMDP/SCP PH-7 would be implemented to further reduce impacts with respect to emergency access. | **PDF ES 5.15-3:** All gated entrances to Planning Areas 4 through 7 shall incorporate a Knox-Box entry system or equivalent according to County of Los Angeles Fire Department requirements.<br>**MM ES 5.15-1/RMDP/SCP PH-7:** All development of the Newhall Ranch Specific Plan site and the VCC and Entrada planning areas shall be in compliance the provisions of Los Angeles County Code, title 21, chapter 21.24, for secondary evacuation access. *(The Entrada planning area refers to the Entrada South Project Site. This measure would be achieved through regulatory compliance with County Code requirements.)* | Less Than Significant |
| *Fire Hazards* | | |
| Based on vegetative fuels, terrain, weather, and other relevant factors, the Project Site has been designated as a Very High Fire Hazard Severity Zone. Compliance with all applicable County Fire Code requirements related to fire protection in a Very High Fire Hazard Severity Zone, as well as other relevant fire safety regulations set forth by the County, would minimize wildfire hazards and associated impacts. Through compliance with applicable County Fire Code and other County requirements, as well as approval and implementation of the fuel modification plan, impacts with respect to development within a Very High Fire Hazard Severity Zone would be less than significant. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| **5.16 PUBLIC SERVICES—SHERIFF PROTECTION** | | |
| *Level of Service and Emergency Access* | | |
| *Construction* | | |
| Site development and construction would not require regular services from the Sheriff's Department, except in the case of trespassing, theft, and vandalism. Such activities typically do not place substantial demands on law enforcement services and the impact would be less than significant. Nevertheless, MM ES 5.16-2 would be implemented to further reduce this impact.<br><br>Construction activities would also result in increased traffic on roadways. Slow-moving construction traffic could potentially delay emergency vehicles and temporary lane closures could slow or impede emergency access. The Project would implement a construction traffic management plan in accordance with PDF ES 5.20-1 which would ensure adequate emergency access. PDF ES 5.16-1 and PDF ES 5.16-2 would also be implemented to reduce impacts to emergency access. With implementation of these PDFs, impacts to emergency access would be less than significant. | **PDF ES 5.16-1:** The Project Applicant, its successors or designees shall notify the Los Angeles County Sheriff's Department and California Highway Patrol prior to any Project-related lane closures or other road construction and ensure emergency access remains clear and unobstructed.<br><br>**PDF ES 5.16-2:** During construction, construction signs shall be posted with a reduced construction zone speed limit per guidance from the California Highway Patrol.<br><br>Also see **PDF ES 5.20-1**, below.<br><br>**MM ES 5.16-2:** Prior to commencement of construction, the Project Applicant shall retain the services of a private security company to patrol the construction site(s), as necessary, to minimize the potential for trespass, theft, and other unlawful activity. | Less Than Significant |
| *Operation* | | |
| Project development and the associated increase in population are anticipated to increase the demand for service by the Sheriff's Department within the Project area. Based upon the generally accepted officer-to-population ratio of one officer per 1,000 residents, the Project would generate a need for 5 additional sworn officers. The Sheriff's Department estimates response times would be within established optimal response times and the Project would incorporate PDFs to further reduce the demand for law enforcement services. The Project would be required to pay the applicable Law Enforcement Facilities Fee | **PDF ES 5.16-3:** The Project Applicant, its successors or designees shall incorporate security features into the design of the Project for crime prevention purposes and for the safety and comfort of Project residents, employees, and visitors. Details regarding these features shall be submitted to the Los Angeles County Sheriff's Department for review and approval prior to the issuance of building occupancy permits. The security features shall include, but are not limited to, the following:<br><br>• Proper lighting in entryways, lobbies, parking areas, and open | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| which is intended to provide sufficient revenues to pay for land acquisition, engineering, construction, installation, purchasing, and other costs for the provision of capital law enforcement facilities and equipment. With payment of this fee and the PDFs included in the Project, operational impacts on Sheriff's Department resources would be less than significant. | areas throughout the Project Site;<br>• Security lighting within the proposed neighborhood park;<br>• Sufficient street lighting for visibility and safety along all roadways internal to the Project Site;<br>• Illuminated building address numbers to ensure visibility from adjacent streets.<br>**PDF ES 5.16-4:** All gated entrances to Planning Areas 4 through 7 shall incorporate a Knox-Box entry system.<br>**PDF ES 5.16-5:** Upon Project completion, the Applicant shall provide the Santa Clarita Valley Station Commander with a diagram of each portion of the Project Site, including building entries and access routes.<br>**MM ES 5.16-1/RMDP/SCP PS-1:** Prior to the issuance of building permits for commercial, office, and industrial development, and for single-family and multi-family residential development where a Capital Improvement/Construction Plan has been adopted, the applicant or designee shall pay the Los Angeles County Law Enforcement Facilities Mitigation Fee for north Los Angeles County. *(The Law Enforcement Facilities Mitigation Fee is also known as the Law Enforcement Facilities Fee; see County Code Section 22.74.)* | |
| **5.17 PUBLIC SERVICES—SCHOOLS** | | |
| *Service Ratios and Performance* | | |
| The Project would generate a total of 445 elementary school students. Of these, 444 would reside in the Saugus School District and one would reside in the Newhall School District. These school districts have adequate capacity to meet this demand, and the Project includes construction of a new elementary school to provide additional capacity within the | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| Saugus School District. Thus, potential elementary school capacity impacts associated with the Project would be less than significant.<br><br>The Project would generate approximately 147 junior high students. Rancho Pico Junior High School has adequate capacity to accommodate these students. The Project would generate 295 senior high students. West Ranch High School currently does not have adequate capacity to accommodate these additional students and would have a seating shortage of 185. However, the William S. Hart Union High School District has approved and currently is constructing the new Castaic High School, which is anticipated to open in late 2017 and would increase the capacity available to serve the Project. Additionally, the Project Applicant has an agreement with the William S. Hart Union High School District to provide an additional junior high school and senior high school when deemed necessary to provide adequate capacity. Thus, potential impacts associated with junior high and high school facilities would be less than significant. | | |
| **5.18 PUBLIC SERVICES—PARKS AND RECREATION** | | |
| *Parks and Recreational Facilities* | | |
| Occupancy of the Project's residential units would increase the demand for parks and recreational facilities in the Project area. In addition, a nominal percentage of Project employees may utilize parks and recreational facilities during the course of their workday, although these employees would be more likely to use facilities near their homes during non-work hours. With satisfaction of Quimby Act/County Parkland Dedication Ordinance requirements and the provision of appropriate recreational space and amenities to serve the Project population, impacts with respect to parks and recreational facilities would be | **PDF ES 5.18-1:** Prior to issuance of the 1,030th residential building permit, the Project Applicant shall dedicate land for the neighborhood park, as identified on Vesting Tentative Tract Map No. 53295, and provide the related park amenities (e.g., basketball court, children's play areas, picnic areas, restrooms, landscaping, etc.). The value of those amenities shall be equal to or greater than the value of the remaining park obligation in-lieu fee owed to the Los Angeles County Department of Parks and Recreation. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| less than significant.<br><br>In addition, as construction activities specifically associated with the proposed park and recreational facilities would represent a small proportion of overall Project construction, none of the Project's construction-related impacts would occur solely as the result of the proposed park and recreational facilities. Impacts related to development of the proposed parks and recreational facilities would be less than significant. | | |
| *Open Space Connectivity* | | |
| The Project would provide 101.7 acres of open space (plus the 27.2-acre Spineflower Preserve), as well as an extensive trail network with connections to the various uses on-site and the adjacent communities of Mission Village and Westridge. Accordingly, the open space areas and trail improvements provided as part of the Project would improve regional open space connectivity in the Project area, including within the Newhall Ranch Specific Plan area. Impacts with respect to regional open space connectivity would be less than significant. | No mitigation is required or proposed. | Less Than Significant |
| **5.19 PUBLIC SERVICES—LIBRARIES** | | |
| *Service Ratios and Performance* | | |
| Based on the County Library's adopted service level guidelines, it is anticipated that the Project's estimated residential population would require a total of 2,644 square feet of library facility space, 14,542 library material items, and 5 public computers. With the opening of the new Stevenson Ranch Library in March 2015, the branch is able to serve<br><br>24,000 people; the Project's residential population of 5,288 persons in combination with the current service area population of 10,970, for a total population of 16,258 persons, would fall within the planned service population size. Additionally, with a | No mitigation is required or proposed. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| collection of approximately 47,000 library materials and 34 public access computers, the new Stevenson Ranch Library would meet the relevant service level guidelines for materials and computers, including for the Project. Additionally, the Project Applicant would be required to pay the applicable Library Facilities Mitigation Fee, the purpose of which is to mitigate any significant adverse impacts of increased residential development upon public library facilities as required by CEQA. Thus, impacts with regard to library services would be less than significant. | | |
| **5.20 TRANSPORTATION** | | |
| *Intersection and Freeway Impacts* | | |
| *Construction* | | |
| Project construction activities would generate traffic related to construction worker trips and truck trips associated primarily with the delivery of construction materials. This traffic would occur throughout the duration of Project construction, which is expected to be phased over a period of approximately nine years (2015 to 2024). Based on standardized trip generation rates, the peak year for construction activity was determined to be in 2020, in which approximately 1,003 average daily trips (ADT) are anticipated. With traffic controls and PDFs in place, any potential impacts resulting from disruptions of traffic and access during the construction period are expected to be less than significant. Additionally, the dispersed nature of Project construction traffic would result in a negligible amount of traffic on any given roadway and, as such, the traffic due to construction activities would result in less than significant impacts on local roadways. Cumulative construction traffic impacts are also anticipated to be less than significant. | **PDF ES 5.20-1:** Prior to any construction activities and/or issuance of required encroachment permits from the County of Los Angeles, the City of Santa Clarita, and/or Caltrans, a detailed Construction Traffic Management Plan shall be submitted to the relevant agency or agencies for review and approval, consistent with each agency's established codes and procedures. The Construction Traffic Management Plan shall include the following, as required by the applicable agency or agencies:<br>• Provisions for traffic control during all phases of construction activities to improve traffic flow on public roadways (e.g., flag persons), as needed;<br>• Scheduling construction activities to reduce the effect on traffic flow on arterial streets, including limiting construction worker arrivals immediately prior to opening hours at Six Flags Magic Mountain;<br>• Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | barriers on streets impacted by Project construction;<br>• Detour signs, as needed;<br>• Provisions to configure construction parking to minimize traffic interference;<br>• Provision of adequate emergency access to all residences and businesses adjacent to the roadways impacted by the roadway construction (mitigation) activities during all phases of construction activities;<br>• Provisions to maintain emergency access at all times in the event temporary lane closures are necessary for the installation of utilities; and<br>• With the exception of off-site infrastructure improvements, prohibition against parking of construction-related vehicles on streets in predominantly residentially zoned areas. | |
| *Operation* | | |
| The Project is estimated to generate approximately 35,547 ADT at Project buildout, with approximately 2,379 tripends occurring in the A.M. peak hour and approximately 3,502 tripends occurring in the P.M. peak hour.<br>Under 2024 Existing plus Ambient Growth plus Project conditions, the following intersections are forecast to be significantly impacted by the Project during the peak hour indicated:<br>25. The Old Road & Rye Canyon Road (P.M.)<br>28. The Old Road & Stevenson Ranch Parkway (P.M.)<br>One intersection (The Old Road & Rye Canyon Road) also is forecast to be significantly impacted during the P.M. peak hour by the Project under the Existing Conditions plus Project scenario.<br>Under 2024 cumulative conditions, the following intersections are | **MM ES 5.20-1/RMDP/SCP TR-5:** The Project applicant shall contribute its fair-share of the costs to add additional capacity to The Old Road north of Magic Mountain Parkway by increasing the planned six-lane roadway to a six-lane augmented roadway. (*As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-12, MM ES 5.20-19, and MM ES 5.20-29.*)<br>**MM ES 5.20-2/RMDP/SCP TR-7:** The Project applicant shall contribute its fair-share of the costs to add additional capacity to Rye Canyon Road east of The Old Road by increasing the existing six-lane roadway to a six-lane augmented roadway. (*As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-12, MM ES 5.20-21, and MM ES 5.20-29.*)<br>**MM ES 5.20-3/RMDP/SCP TR-10:** The Project applicant shall | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| forecast to be significantly impacted by the Project during the peak hour(s) indicated (within the applicable jurisdiction noted in parentheses):<br>10. I-5 Southbound Ramps & Magic Mountain Parkway (A.M.) (Caltrans/County)<br>12. I-5 Southbound Ramps & Valencia Boulevard (A.M./P.M.) (Caltrans/County)<br>14. I-5 Southbound Ramps & McBean Parkway (P.M.) (Caltrans/County)<br>26. The Old Road & Magic Mountain Parkway (A.M./P.M.) (County)<br>28. The Old Road & Stevenson Ranch Parkway (A.M.) (County)<br>30. Avenue Stanford & Rye Canyon Road (P.M.) (City)<br>48. McBean Parkway & Newhall Ranch Road (A.M.) (City)<br>50. McBean Parkway & Copper Hill Drive (P.M.) (City)<br>51. Wiley Canyon Road & Lyons Avenue (P.M.) (City)<br>57. Valencia Boulevard & Magic Mountain Parkway (A.M.) (City)<br>66. Bouquet Canyon Road & Newhall Ranch Road (A.M./P.M.) (City)<br>80. Wolcott Way & SR-126 (A.M.) (Caltrans/County)<br>83. Commerce Center Drive & SR-126 WB Ramps (P.M.) (Caltrans/County)—Note that when evaluated under Caltrans methodology, the impact at the intersection would be less than significant and, therefore, no mitigation is required.<br>107. Westridge Parkway & Magic Mountain Parkway (A.M./P.M.) | contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 south of Parker. (*As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.*)<br>**MM ES 5.20-4/RMDP/SCP TR-11:** The Project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 south of Hasley. (*As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.*)<br>**MM ES 5.20-5/RMDP/SCP TR-12:** The Project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 south of SR-126. (*As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.*)<br>**MM ES 5.20-6/RMDP/SCP TR-13:** The Project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 south of Rye Canyon. (*As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.*)<br>**MM ES 5.20-7/RMDP/SCP TR-14:** The Project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 south of Magic Mountain Parkway. (*As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.*)<br>**MM ES 5.20-8/RMDP/SCP TR-15:** The Project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 south of Valencia Boulevard. (*As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.*)<br>**MM ES 5.20-9/RMDP/SCP TR-16:** The Project applicant shall | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| (County)<br><br>In addition to the intersections listed above, if the mitigation identified for the Existing plus Ambient Growth plus Project impact analysis is not implemented, the Project also would result in a significant cumulative impact at Intersection No. 25 (The Old Road & Rye Canyon Road).<br><br>In addition, under 2034 cumulative conditions (Westside Buildout), the Project's traffic increment would exceed the significance threshold at the following intersections, both with and without the proposed Pico Canyon Road extension:<br><br>25. The Old Road & Rye Canyon Road<br><br>44. McBean Parkway & Valencia Boulevard<br><br>57. Valencia Boulevard & Magic Mountain Parkway<br><br>65. Bouquet Canyon Road & Soledad Canyon Road and<br><br>80. Wolcott Way & SR-126<br><br>With respect to the Project's impacts to the study freeway segments, one segment, southbound I-5 between Calgrove Boulevard and the SR-14 interchange, is shown to be significantly impacted based on existing freeway conditions. However, Caltrans recently completed two dedicated truck lanes for this freeway segment which provide additional capacity, thus eliminating the impact. While some additional freeways segments are shown to exceed capacity, the amount of traffic due to the Project does not exceed the threshold of significance.<br><br>Under 2024 cumulative conditions, while several segments are anticipated to exceed capacity both with and without the Project, the amount of additional traffic due to the Project would not exceed the freeway significance thresholds. Therefore, the Project's impacts under 2024 cumulative conditions would be | contribute its fair-share of the costs of adding one HOV lane in each direction to the segment of I-5 south of McBean Parkway. (*As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.*)<br><br>**MM ES 5.20-10/RMDP/SCP TR-17:** The Project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction, and one truck lane in the southbound direction, to the segment of I-5 south of Lyons Avenue. (*As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.*)<br><br>**MM ES 5.20-11/RMDP/SCP TR-18:** The Project applicant shall contribute its fair-share of the costs of adding one HOV lane in each direction, two truck lanes in the southbound direction, and one truck lane in the northbound direction to the segment of I-5 south of Calgrove Avenue. (*As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.*)<br><br>**MM ES 5.20-12:** Intersection No. 25: The Old Road & Rye Canyon Road (County Jurisdiction)—The Project Applicant shall add a second northbound through lane, add a second southbound left-turn lane, convert the westbound free-flow right-turn lanes to exclusive right-turn lanes, and convert the northbound dual free-flow right turn lanes to a single free-flow right turn lane such that the improvements are in place consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis. (*The improvements required by this mitigation measure are included in the Westside B&T District. Upon completion of construction of the improvements, the Applicant shall be entitled to a Westside B&T credit in the full amount of the improvement costs.*)<br><br>**MM ES 5.20-13:** Intersection No. 28: The Old Road & | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| less than significant.<br><br>Similarly, under 2034 cumulative conditions, while volumes on certain study freeway segments would exceed the capacity under with project conditions, the amount of increased traffic due to the Project would not exceed the applicable threshold of significance. Therefore, the Project's impacts under 2034 cumulative conditions likewise would be less than significant. | Stevenson Ranch Parkway (County Jurisdiction)—The Project Applicant shall add a third southbound through lane such that the improvements are in place consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis. Although not needed to mitigate the Project's impacts, the following also shall be implemented to enhance the efficiency of signal operations at the intersection: modify the traffic signal timing to add a lag eastbound left-turn phase during the A.M. peak-hour period; and modify the traffic signal timing to add a lag westbound left-turn phase during the P.M. peak-hour period. (*The improvements required by this mitigation measure are included in the Westside B&T District. Upon completion of construction of the improvements, the Applicant shall be entitled to a Westside B&T credit in the full amount of the improvement costs.*)<br><br>**MM ES 5.20-14:** The Project shall participate in the Westside B&T District through the payment of District fees (typically at the time of final map recordation) and/or by constructing District-identified improvements prior to map recordation.<br><br>**MM ES 5.20-15:** To ensure adequate transit capacity is available to serve the Project, the Project Applicant shall, at the time of building permit issuance, pay applicable transit mitigation fees (if adopted), with appropriate credits applied for Applicant-provided facilities, unless the payment of such fees is modified by an approved transit mitigation agreement.<br><br>**MM ES 5.20-16:** Intersection No. 10: I-5 Southbound Ramps & Magic Mountain Parkway (Caltrans/County Jurisdiction)—The Project Applicant shall pay the applicable fees to the Westside B&T District and contribute appropriate funding for improvements that may not be included in the Westside B&T District Report to add one left-turn lane and remove one right- | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | turn lane by restriping the southbound off-ramp to consist of two left-turn lanes, one shared left-turn/through lane, and one right-turn lane such that the improvements are in place consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis. In the event the improvements are not completed by the Phasing Analysis threshold milestone, the Project Applicant shall coordinate with the Westside B&T District to implement the recommended improvement, subject to full reimbursement and/or a credit from the Westside B&T District for all costs incurred.<br><br>**MM ES 5.20-17:** Intersection No. 12: I-5 Southbound Ramps & Valencia Boulevard (Caltrans/County Jurisdiction)—The Project Applicant shall pay the applicable fees to the Westside B&T District and contribute appropriate funding for improvements that may not be included in the Westside B&T District Report to: (1) add a third westbound through lane; and (2) re-stripe/convert one free flow right-turn lane to a shared through/free flow right-turn lane for the southbound on-ramp from westbound Valencia Boulevard, such that the improvements are in place consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis. In the event the improvements are not completed by the Phasing Analysis threshold milestone, the Project Applicant shall coordinate with the Westside B&T District to implement the recommended improvement, subject to full reimbursement and/or a credit from the Westside B&T District for all costs incurred.<br><br>**MM ES 5.20-18:** Intersection No. 14: I-5 Southbound Ramps & McBean Parkway (Caltrans/County Jurisdiction)—The improvements recommended to mitigate the Project's identified significant impact at this intersection are to re-stripe/convert the | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | westbound dedicated right-turn lane to a shared through/right-turn lane. These improvements are located within the Valencia B&T District and, therefore, it is expected that the improvements will be constructed through the Valencia B&T District. However, as the Valencia B&T District is administered by the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future after determining that any such modified improvements would mitigate the Project's impacts in a manner comparable to the recommended improvements. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the Applicant shall pay, or utilize existing B&T credits to fund, an amount equivalent to the Applicant's percentage cost of the identified improvements as calculated based on Project traffic volumes (12 percent), and under a timetable consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis.<br><br>**MM ES 5.20-19:** Intersection No. 26: The Old Road & Magic Mountain Parkway (County Jurisdiction)—The Project Applicant shall pay the applicable fees to the Westside B&T District to re-stripe/convert the existing southbound third through lane to a shared through/right-turn lane and add a fifth eastbound through lane such that the improvements are in place consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis. Alternative to the southbound improvement identified above, the County recommends modifying the traffic signal at the intersection to provide an overlap phase for the southbound right-turn movement. (*Based on current traffic forecasts, this improvement would not fully mitigate the identified impacts, although actual future conditions may differ enabling implementation of the alternative* | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | *measure*.)<br><br>**MM ES 5.20-20:** Intersection No. 28: The Old Road & Stevenson Ranch Parkway (County Jurisdiction)—The Project Applicant shall pay the applicable fees to the Westside B&T District and contribute appropriate funding for improvements that may not be included in the Westside B&T District Report to add a westbound dedicated right-turn lane and re-stripe/ convert a westbound shared through/right-turn lane to a through lane such that the improvements are in place consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis. In the event the improvements are not completed by the Phasing Analysis threshold milestone, the Project Applicant shall coordinate with the Westside B&T District to implement the recommended improvement, subject to full reimbursement and/or a credit from the Westside B&T District for all costs incurred.<br><br>**MM ES 5.20-21:** Intersection 30: Avenue Stanford & Rye Canyon Road (City Jurisdiction)—The improvement recommended to mitigate the Project's identified significant impact at this intersection is to modify the traffic signal to add southbound right-turn overlap phasing. The improvement/ traffic signal is located within the Valencia B&T District and, therefore, it is expected that the improvement will be implemented through the Valencia B&T District. However, as the intersection is located within the jurisdiction of the City of Santa Clarita, at the request of the City, the Project Applicant shall construct the identified improvements and, under such scenario, shall be entitled to reimbursement from the Valencia B&T District for the full cost of the improvements, should the improvement not be constructed by the time it is identified as necessary in the most current County Public Works approved Westside Roadway Phasing Analysis. (*It is recommended that* | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | *implementation of the mitigation improvement be coordinated with construction of the County development project planned at the nearby intersection of The Old Road and Rye Canyon Road due to the proximity of the improvement to the intersection.*)<br><br>**MM ES 5.20-22: :** Intersection No. 48: McBean Parkway & Newhall Ranch Road (City Jurisdiction)—The improvements recommended to mitigate the Project's identified significant impact at this intersection are to add a fourth westbound through lane and modify the traffic signal to add eastbound right-turn overlap phasing. The improvements are located within the Valencia B&T District and, therefore, it is expected that the improvements will be implemented through the Valencia B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future after determining that any such modified improvements would mitigate the Project's impacts in a manner comparable to the recommended improvements. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the Applicant shall pay, or utilize existing B&T credits to fund, an amount equivalent to the applicant's percentage cost of the identified improvements as calculated based on Project traffic volumes (7 percent), and under a timetable consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis. (*It is recommended that implementation of the mitigation improvements be coordinated with the future widening of the Newhall Ranch Road bridge over San Francisquito Creek due to the proximity of the improvements to the bridge*.)<br><br>**MM ES 5.20-23:** Intersection No. 50: McBean Parkway & Copper Hill Drive (City Jurisdiction)—The improvements | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | recommended to mitigate the Project's identified significant impact at this intersection are to add a third eastbound through lane and modify the traffic signal to add northbound right-turn overlap phasing for the northbound right-turn lane. The improvements are located within the Valencia B&T District and, therefore, it is expected that the improvements will be implemented through the Valencia B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future after determining that any such modified improvements would mitigate the Project's impacts in a manner comparable to the recommended improvements. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the Applicant shall pay, or utilize existing B&T credits to fund, an amount equivalent to the Applicant's percentage cost of the identified improvements as calculated based on Project traffic volumes (4 percent), and under a timetable consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis. (*It is recommended that implementation of the mitigation improvements be coordinated with the future widening of the Copper Hill Drive bridge over San Francisquito Creek due to the proximity of the improvements to the bridge.*)<br><br>**MM ES 5.20-24:** Intersection No. 51: Wiley Canyon Road & Lyons Avenue (City Jurisdiction)—The improvement recommended to mitigate the Project's identified significant impact at this intersection is to add a second southbound left-turn lane. Alternatively, if the City is not able to acquire the right-of-way necessary to add the turn lane by the time the improvement is deemed necessary, the following alternative improvements are recommended to mitigate the Project's | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
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| | identified significant impact at this intersection: (1) re-stripe/ convert the existing southbound through lane to a shared through left-turn lane; and (2) modify the traffic signal for split phasing for the northbound/southbound approaches. Both sets of recommended improvements are located within the Via Princessa B&T District and, therefore, it is expected that the improvements will be implemented through the Via Princessa B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future after determining that any such modified improvements would mitigate the Project's impacts in a manner comparable to the recommended improvements. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the Applicant shall pay, or utilize existing B&T credits to fund, an amount equivalent to the Applicant's percentage cost of the identified improvements as calculated based on Project traffic volumes (6 percent), and under a timetable consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis.<br><br>**MM ES 5.20-25:** Intersection No. 57: Valencia Boulevard & Magic Mountain Parkway (City Jurisdiction)—The improvement recommended to mitigate the Project's identified significant impact at this intersection is to add a second westbound left-turn lane. The improvement is located within the Valencia B&T District and, therefore, it is expected that the improvement will be implemented through the Valencia B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future after determining that any such modified improvements would mitigate the Project's impacts in a manner comparable to the recommended | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | improvements. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the Applicant shall pay, or utilize existing B&T credits to fund, an amount equivalent to the Applicant's percentage cost of the identified improvements as calculated based on Project traffic volumes (4 percent), and under a timetable consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis.<br><br>**MM ES 5.20-26:** Intersection No. 66: Bouquet Canyon Road & Newhall Ranch Road (City Jurisdiction)—The improvement recommended to mitigate the Project's identified significant impact at this intersection is to re-stripe/convert the existing third eastbound left-turn lane to a fourth eastbound through lane. The mitigation improvement is located within the Valencia B&T District and, therefore, it is expected that the improvement will be implemented through the Valencia B&T District. However, because three eastbound left-turn lanes at the intersection are necessary at this time and will remain necessary until the pending extension of Golden Valley Road to Plum Canyon Road is completed, and because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future once the Golden Valley Road extension is completed and it has been determined that any such modified improvements would mitigate the Project's impacts in a manner comparable to the recommended improvements. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the Applicant shall pay, or utilize existing B&T credits to fund, an amount equivalent to the Applicant's percentage cost of the identified improvements as calculated based on Project traffic volumes (5 percent), and under a | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | timetable consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis.<br><br>**MM ES 5.20-27:** Intersection No. 80: Wolcott Way & SR-126 (Caltrans/County Jurisdiction)—The Project Applicant shall pay the applicable fees to the Westside B&T District and contribute appropriate funding for improvements that may not be included in the Westside B&T District Report to: (1) add one southbound left-turn lane and re-stripe one southbound shared left-turn/through lane to one through lane; (2) provide one northbound left-turn lane, one northbound through lane, and two northbound right-turn lanes; and (3) add one westbound left-turn lane, such that the improvements are in place consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis. In the event the improvements are not completed by the Phasing Analysis threshold milestone, the Project Applicant shall coordinate with the Westside B&T District to implement the recommended improvement, subject to full reimbursement and/or a credit from the Westside B&T District for all costs incurred.<br><br>**MM ES 5.20-28:** Intersection No. 107: Westridge Parkway & Magic Mountain Parkway (County Jurisdiction)—The Project Applicant shall pay the applicable fees to the Westside B&T District and contribute appropriate funding for improvements that may not be included in the Westside B&T District Report to: (1) provide one northbound left-turn lane, one northbound shared left-turn/through/right-turn lane, and one right-turn lane; and (2) modify the traffic signal to add split phasing for northbound and southbound traffic, such that the improvements are in place consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis. In the event the | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | improvements are not completed by the Phasing Analysis threshold milestone, the Project Applicant shall coordinate with the Westside B&T District to implement the recommended improvement, subject to full reimbursement and/or a credit from the Westside B&T District for all costs incurred.<br><br>**MM ES 5.20-29:** Intersection No. 25: The Old Road & Rye Canyon Road (County Jurisdiction)—The Project Applicant shall pay the applicable fees to the Westside B&T District and contribute appropriate funding for improvements that may not be included in the Westside B&T District Report to add a third northbound through lane, convert two exclusive northbound right-turn lanes to one free flow northbound right-turn lane, add a third southbound through lane, and add two westbound left-turn lanes, such that the improvements are in place consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis. In the event the improvements are not completed by the Phasing Analysis threshold milestone, the Project Applicant shall coordinate with the Westside B&T District to implement the recommended improvement, subject to full reimbursement and/or a credit from the Westside B&T District for all costs incurred.<br><br>**MM ES 5.20-30:** Intersection No. 44: McBean Parkway & Valencia Boulevard (City Jurisdiction)—The improvement recommended to mitigate the Project's identified significant impact at this intersection is to add a fourth westbound through lane on Valencia Boulevard between McBean Parkway and the signalized Mall Entrance just east of McBean Parkway. The improvement is located within the Valencia B&T District and, therefore, it is expected that the improvement will be implemented through the Valencia B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | such mitigation improvements in the future after determining that any such modified improvements would mitigate the Project's impacts in a manner comparable to the recommended improvements. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the Applicant shall pay, or utilize existing B&T credits to fund, an amount equivalent to the Applicant's percentage cost of the identified improvements as calculated based on Project traffic volumes (2 percent [without Pico Canyon Road extension] or 1 percent [with Pico Canyon Road extension]), and under a timetable consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis.<br><br>**MM ES 5.20-31:** Intersection No. 57: Valencia Boulevard & Magic Mountain Parkway (City Jurisdiction)—The improvements recommended to mitigate the Project's identified significant impact at this intersection are to add a third eastbound and a third westbound through lane. The improvements are located within the Valencia B&T District and, therefore, it is expected that the improvements will be implemented through the Valencia B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future after determining that any such modified improvements would mitigate the Project's impacts in a manner comparable to the recommended improvements. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the Applicant shall pay, or utilize existing B&T credits to fund, an amount equivalent to the Applicant's percentage cost of the identified improvements as calculated based on Project traffic volumes (3 percent), and under a timetable consistent with the threshold milestones established | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | in the most current County Public Works approved Westside Roadway Phasing Analysis.<br><br>**MM ES 5.20-32:** Intersection No. 65: Bouquet Canyon Road & Soledad Canyon Road (City Jurisdiction)—The improvement recommended to mitigate the Project's identified significant impact at this intersection is to add a fourth northbound through lane. Alternatively, if the City is not able to acquire the right-of-way necessary to add the through lane by the time the improvement is deemed necessary, the following alternative improvement is recommended to mitigate the Project's identified significant impact at this intersection: convert the northbound right-turn lane to a fourth northbound through lane. Both recommended improvements are located within the Valencia B&T District and, therefore, it is expected that the improvements will be implemented through the Valencia B&T District. However, because the intersection is within the jurisdiction of the City of Santa Clarita, the City desires to reserve the right to modify such mitigation improvements in the future after determining that any such modified improvements would mitigate the Project's impacts in a manner comparable to the recommended. Therefore, at the request of the City, to facilitate the potential construction of an alternative improvement, the Applicant shall pay, or utilize existing B&T credits to fund, an amount equivalent to the Applicant's percentage cost of the identified improvements as calculated based on Project traffic volumes (3 percent), and under a timetable consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis.<br><br>**MM ES 5.20-33:** Intersection No. 80: Wolcott Way & SR-126 (Caltrans/County Jurisdiction)—The Project Applicant shall pay the applicable fees to the Westside B&T District and contribute appropriate funding for improvements that may not be included | |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | in the Westside B&T District Report to add a third eastbound through lane, an eastbound right-turn lane, and a third westbound through lane, such that the improvements are in place consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis. In the event the improvements are not completed by the Phasing Analysis threshold milestone, the Project Applicant shall coordinate with the Westside B&T District to implement the recommended improvement, subject to full reimbursement and/or a credit from the Westside B&T District for all costs incurred.<br><br>**MM ES 5.20-34:** State Highway Facilities: The Applicant shall work cooperatively with Caltrans to determine and provide transportation improvements needed on State Highway facilities. In this regard, the Applicant shall make a fair-share payment contribution to Caltrans towards the Interstate 5 high occupancy vehicle/high occupancy toll lane (HOV/HOT) improvement project presently underway based upon a mutually agreed upon fair-share funding formula. To memorialize the fair-share payment, the Applicant shall enter into a traffic mitigation agreement with Caltrans, acting as a responsible agency, within six months of certification of the EIR. | |
| *Congestion Management Plan Intersections and Freeway Segments* | | |
| The Congestion Management Plan (CMP) intersections nearest to the Project Site include: Valencia Boulevard & Magic Mountain Parkway (City); Chiquito Canyon Road & SR-126 (County); and Railroad Avenue (formerly named San Fernando Road) & Lyons Avenue (County). The number of trips to/from the Project Site is forecast to include more than 50 peak-hour trips at the Valencia Boulevard & Magic Mountain Parkway intersection (139 peak-hour trips). Using CMP methodology, this | See **MM ES 5.20-25**, above. | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| intersection would operate at an unacceptable LOS F during the A.M. and P.M. peak hours before the addition of Project traffic, and the Project would result in a significant impact at the intersection.<br><br>With respect to the mainline freeway, the following CMP monitoring locations are nearest to the Project Site: I-5 north of SR-126; I-5 north of SR-14; and I-5 north of Osborne Street. The Project is forecast to add 150 or more peak-hour trips to the segment of I-5 north of SR-14, where the Project would contribute 155 vehicles per hour in the northbound direction during the P.M. peak hour (a maximum of only 105 vehicles per hour in the southbound direction, also during the P.M. peak hour). Although the southbound segment would operate over capacity both with and without the Project based on the existing freeway configuration and the Project's increment would exceed the CMP significance threshold, with construction of the pending truck and HOV/HOT lanes, the segment is forecast to operate under capacity, and the Project's impact would be less than significant. | | |
| *Public Transit/Bicycle and Pedestrian Facilities* | | |
| The Project is estimated to generate 1,742 daily transit trips (117 A.M. and 172 P.M. peak-hour trips). Accordingly, the Project's demand for transit service has the potential to significantly impact transit services. Transit-related impacts would be potentially significant pending the expansion of transit service to the Project area.<br><br>Given its construction and operational characteristics, including PDFs and roadway improvements (both proposed as part of the Project and as mitigation), the Project would support many of the transportation goals and policies contained within the County General Plan and Area Plan. The Project would be consistent with the intent of the County General Plan, including the Transportation Element, as well as the Area Plan, including the | **MM ES 5.20-15:** To ensure adequate transit capacity is available to serve the Project, the Project Applicant shall, at the time of building permit issuance, pay applicable transit mitigation fees (if adopted), with appropriate credits applied for Applicant-provided facilities, unless the payment of such fees is modified by an approved transit mitigation agreement. | Less Than Significant with Mitigation |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| Circulation Element, and impacts with respect to alternative transportation policies would be less than significant. | | |
| *Parking* | | |
| During Project construction, an adequate number of parking spaces for construction workers would be available at all times within the Project Site or adjacent properties owned by the Applicant.<br><br>During Project operation, each Planning Area within the Project Site would provide parking consistent with the parking regulations set forth in the Los Angeles County Code. The Project would provide approximately 2,872 parking spaces for the proposed residential uses and approximately 2,386 parking spaces for the proposed commercial (retail/office) uses. In addition, the proposed public neighborhood park would include a parking lot with 13 spaces. Finally, parking areas would be provided at the school site, as required. Impacts with respect to parking would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| **5.21 UTILITIES AND SERVICE SYSTEMS—WATER SUPPLY AND SERVICE** | | |
| *System Capacity* | | |
| The Project would increase overall water demand within the Project Site. However, the Project includes an on-site water distribution system and would be required to construct the necessary infrastructure improvements to accommodate the Project's water demand, in accordance with the County Code, Department of Public Works' conditions, VWC, and County Fire Department design requirements. Therefore, the Project's operational impacts on VWC's existing water system, infrastructure, and capacity would be less than significant. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| *Water Supply* | | |
| *Construction* | | |
| A short-term demand for water would occur during Project construction, primarily in association with dust control, concrete mixing, cleaning of equipment, and other related construction activities. These activities would occur incrementally through Project build-out and be temporary in nature. The amount of water used during construction would vary depending on the conditions of the soil, weather, size of the area being worked, and site-specific operations, but is not expected to be substantial. An adequate supply of water would be available during Project construction, and potential construction-related water supply impacts would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Operation* | | |
| The Project's total water demand is estimated to be 1,143 acre-feet per year (afy), which includes 703 afy of potable water demand, and 440 afy of recycled water demand. These figures are considered conservative because they do not account for the reductions in per-capita and acreage-based rates of water use achieved by the Project under existing state and local conservation and water use efficiency/reduction requirements and under measures imposed within VWC's service area.<br><br>VWC has accounted for the Project's potable and non-potable water demand in the 2010 Urban Water Management Plan (UWMP) and has sufficient, reliable water supplies available to serve the Project in conjunction with existing and projected water demands within its service area. Further, the Project Site is not located in an area known to have an inadequate public water supply to meet domestic needs or to have an inadequate groundwater supply. As such, impacts would be less than significant. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| *Groundwater Recharge* | | |
| Although precipitation recharge would decrease in the developed condition due to the increase in impervious area on-site, the predicted increase in recharge due to infiltration of stormwater runoff in the LID BMPs and the incidental recharge associated with irrigation of landscaped areas would increase groundwater recharge overall. In the developed condition, groundwater recharge is estimated to increase by 91 af (46 percent). Based on this analysis, the Project's impact on groundwater recharge is considered less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Fire Fighting* | | |
| The Project's on-site potable water system would be designed to provide sufficient capacity, pressure, and other design specifications to meet Project fire flows required by the County Fire Department. In addition, the Project Site is not located in an area known to have an inadequate water supply and/or pressure to meet fire fighting needs. Therefore, impacts associated with water supply and fire flow would be less than significant. Additionally, the Project's off-site water-related infrastructure improvements would provide sufficient capacity, pressure, and other design specifications to meet Project storage and fire flows, in accordance with VWC requirements. Therefore, impacts associated with water supply and fire flow would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| **5.22 UTILITIES AND SERVICE SYSTEMS—WASTEWATER** | | |
| *Wastewater Treatment Requirements* | | |
| Project wastewater flows would be treated at the Valencia WRP, which provides primary, secondary, and tertiary treatment. The Project is not anticipated to generate flows containing constituents that would jeopardize the ability of the Valencia | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| WRP to operate within established wastewater treatment requirements and impacts would be less than significant. | | |
| *System Capacity* | | |
| *Construction* | | |
| Project construction activities would result in a temporary increase in wastewater generation as a result of construction workers on-site. Construction workers would use temporary sanitation facilities that would be services at approved disposal facilities and/or treatment plants. Thus, wastewater generated from Project construction activities would not enter the local conveyance system, and impacts with regard to system capacity would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| Operation | | |
| The Project would generate a peak flow of 2.466 cubic feet per second (cfs) and an average daily wastewater flow of approximately 0.638 million gallons per day (mgd). These wastewater estimates are considered conservative as they do not account for reductions in wastewater generation resulting from implementation of the water conservation measures included in the Project. Sewer lines that would serve the Project have adequate capacity to handle the increased flow, and the Valencia WRP would have a remaining available daily treatment capacity of 6.2 mgd after the addition of the Project's wastewater. Additionally, the Project would comply with all applicable wastewater regulations and requirements, including the payment of fees for wastewater connections and services. Accordingly, impacts would be less than significant. | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| **5.23 UTILITIES AND SERVICE SYSTEMS—ENERGY** | | |
| *Regulatory Compliance* | | |
| The Applicant would implement green building design and construction practices in compliance with County Code Title 31 and CCR Title 24 standards. Accordingly, the Project would incorporate the County's Green Building Standards, including compliance with the California Energy Code. A number of energy-related PDFs also would be implemented as part of the Project's sustainability features, detailed in **Section 5.7**, Greenhouse Gas Emissions, of this Draft EIR. In addition to complying with the County's Drought Tolerant Landscaping ordinance, the Project would use recycled water for landscape irrigation purposes. Moreover, the Project would not conflict with an adopted energy conservation plan. Therefore, impacts related to regulatory compliance would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Energy Efficiency—Electricity, Natural Gas, and Transportation Fuels* | | |
| *Construction* | | |
| The types of construction activities anticipated for the Project are common for the area and would not include unusual circumstances requiring substantially high energy usage. Construction-related energy demand is estimated at 420,070 kWh of electricity per year and a total of 277,216 gallons of gasoline and 394,718 gallons of diesel fuel. Such use would not be wasteful, inefficient, or unnecessary, and, therefore, would not be expected to have an adverse impact on available energy supplies. As such, the Project's construction-related impacts related to energy efficiency would be less than significant. | No mitigation is proposed or required. | Less Than Significant |
| *Operation* | | |
| During Project operation, energy would be consumed for multiple purposes including, but not limited to, vehicle trips, water usage, | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| heating/ventilating/air conditioning (HVAC), refrigeration, lighting, electronics, office equipment, and commercial machinery (including kitchen appliances). The Project's total electrical demand is estimated to be approximately 22,940,428 kWh per year (22.94 GWh per year). SCE's will serve letter further indicates the Project's estimated power needs can be met in terms of electricity supply. Therefore, operation of the Project would not result in the inefficient use of electricity resources, and impacts would be less than significant.<br><br>The Project's total natural gas demand is estimated to be approximately 32,488 million British Thermal Units (BTU) per year (324,958 therms). SoCalGas's will serve letter indicates that the Project's estimated natural gas needs can be met in terms of natural gas supply. Therefore, operation of the Project would not result in the inefficient use of natural gas resources, and impacts would be less than significant.<br><br>Gasoline and diesel fuel usage during Project operations is estimated at approximately 6.008 million gallons per year. While operation of the Project would increase transportation energy use on the Project Site, such usage would be reduced through implementation of regulatory compliance measures and PDFs, including the proposed TDM plan. Therefore, operation of the Project would not result in the inefficient use of transportation energy resources, and impacts would be less than significant. | | |
| *System Capacity—Electricity, Natural Gas, and Transportation Fuels* | | |
| *Construction* | | |
| As discussed above, electricity consumed during Project construction would be temporary and nominal, would cease upon completion of construction, and would vary depending on site-specific operations and the amount of construction occurring at any given time. Overall, the Project's construction activities | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| would not create electrical system capacity problems, create problems with the provision of electrical service, or result in a significant impact associated with the construction of new or expanded electricity facilities. Therefore, the Project's construction impacts with respect to electricity system capacity would be less than significant.<br><br>Similarly, the consumption of transportation fuels would be temporary, would cease upon the completion of construction, and would be subject to mitigation measures designed to reduce the consumption of such resources. Thus, the Project's construction-related transportation energy impacts also would be less than significant.<br><br>The construction of buildings and infrastructure typically does not involve the consumption of natural gas. | | |
| *Operation* | | |
| Based on the Project's estimated electrical consumption compared with the 2024 demand forecasted in SCE's planning area, the use of renewable and non-renewable resources would be on a relatively small scale and would be consistent with regional and local growth expectations for the Project area. Additionally, SCE's will serve letter indicates the Project's estimated power needs can be met in terms of off-site system capacity. Operation of the Project would not create electricity system capacity problems, create problems with the provision of electricity services, or result in a significant impact associated with the construction of new or expanded electricity facilities.<br><br>Similarly, based on the Project's estimated natural gas consumption compared to the 2024 demand forecasted in SoCalGas's planning area, the use of renewable and non-renewable resources would be on a relatively small scale and would be consistent with regional and local growth expectations | No mitigation is proposed or required. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| for the Project area. SoCalGas's will serve letter further indicates the Project's estimated gas needs can be met in terms of off-site system capacity.<br><br>With respect to transportation energy, implementation of regulatory compliance measures combined with PDFs to reduce the consumption of petroleum-based fuels, as well as Project consistency with the adopted Sustainable Communities Strategy for the region, further evidences that the vehicle miles traveled associated with development on the Project Site is consistent the State's long-term policy goal of reducing vehicles miles traveled, reducing GHG emissions, and reducing the consumption of fuel-based resources. Therefore, operation of the Project would not create transportation energy system capacity problems or result in a significant impact associated with the construction of new or expanded transportation energy facilities. As such, impacts would be less than significant. | | |
| **5.24 UTILITIES AND SERVICE SYSTEMS—SOLID WASTE** | | |
| *Landfill Capacity* | | |
| *Construction* | | |
| The Project would generate approximately 8,055 tons of construction waste. Of that, 65 percent would be diverted, resulting in a disposal need for 2,819 tons of construction waste. As the County's unclassified landfill that would accept this waste (Azusa Land Reclamation) does not face capacity shortages, construction impacts with regard to landfill capacity would be less than significant. Impacts with respect to the disposal of hazardous waste during construction also would be less than significant. | **MM ES 5.24-1/RMDP/SCP SWS-1:** Prior to the issuance of grading permits, the project applicant shall prepare a Waste Management Plan pursuant to Los Angeles County Code, title 20, chapter 20.87, Construction and Demolition Debris Recycling. The Waste Management Plan shall include provisions for the recycling of a minimum of 50 percent of the construction and demolition debris, and the submittal of corresponding reports to the Los Angeles County Environmental Programs Division. (*In compliance with the County Code, the Project would establish a Solid Waste Diversion Program requiring waste diversion of 65 percent during Project construction. That compliance measure would* | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| | *exceed the requirements set forth in this mitigation measure*.) | |
| *Operation* | | |
| The Project would result in the disposal of an estimated 7,914 tons of solid waste per year. The Project Applicant would incorporate compliance measures to address applicable solid waste regulations and diversion requirements. Specifically, initially at least 50 percent of the Project's operational waste would be recycled in compliance with the California Integrated Waste Management Act of 1989 (IWMA) (AB 939), and beginning in 2020 a total of 75 percent of waste would be source reduced, recycled, or composted in accordance with AB 341 requirements.<br><br>The Countywide Integrated Waste Management Plan 2012 Annual Report identifies six scenarios with sufficient landfill capacity to meet the County's solid waste disposal needs through the 2027 planning period. Further, with the availability of the Mesquite Regional Landfill along with continuing use of existing operating landfills in accordance with their respective permit conditions, there is sufficient landfill capacity to accommodate the solid waste generated by the Project. Potential increased diversion rates (e.g., implementation of AB 341), market demand, and on-going planning efforts using 15-year planning horizons to manage landfill capacity (e.g., Annual Reports prepared by the County Public Works Department) will further increase available capacity. As such, impacts with regard to landfill capacity during Project operations would be less than significant.<br><br>Given the nature of the proposed uses, substantial amounts of hazardous waste are not anticipated to the generated with any regularity. Plans are underway for the expansion of hazardous waste capacity in order to continue to meet statewide demand. Due to required waste reduction efforts and the fact that typical | **MM ES 5.24-2:** The Project Applicant, or its designee, shall distribute educational materials to the purchaser of each new production home on-site regarding the proper management and disposal of household hazardous waste. | Less Than Significant |

**Table 2-1 (Continued)**
**Summary of Environmental Impacts, Project Design Features, Mitigation Measures, and Resulting Levels of Significance**

| Environmental Impact Summary | Project Design Features and Mitigation Measures | Resulting Level of Significance |
|---|---|---|
| operational hazardous waste would be conveyed to licensed treatment, disposal, and resource recovery facilities, impacts with respect to the disposal of hazardous waste during Project operation would be less than significant. | | |
| *Regulatory Compliance* | | |
| The Project would comply with all applicable federal, state, and local statutes pertaining to solid waste and recycling, including relevant provisions within the IWMA, AB 341, the County Code, General Plan, and Area Plan. Accordingly, impacts with respect to compliance with solid waste regulations would be less than significant. | No mitigation is proposed or required. | Less Than Significant |

*Source: Eyestone Environmental, 2015.*