

Appendix 7



Mitigation Monitoring and Reporting Program

Eyestone Environmental

April 2015

APPENDIX 7

DRAFT MITIGATION MONITORING AND REPORTING PROGRAM

INTRODUCTION

CEQA requires a Mitigation Monitoring and Reporting Program (MMRP) for projects where mitigation measures are a condition of project approval and development. The Draft EIR prepared for the Entrada South Project (Project) identifies mitigation measures, where appropriate, to avoid or minimize the environmental impacts associated with the Project. This MMRP is designed to monitor the implementation and enforcement of those mitigation measures. Accordingly, this MMRP has been prepared in compliance with the requirements of CEQA Section 21081.6 and CEQA Guidelines Section 15097.

The MMRP that follows lists each Project design feature (PDF) and Mitigation Measure (MM) and identifies the corresponding action required for proof of compliance, the timing trigger for implementation, the party responsible for implementation, and the monitoring/enforcement agency(ies) or party(ies) responsible for ensuring each PDF and MM is adequately implemented.

It is noted that while certain agencies outside of the County of Los Angeles (County) are listed as the monitoring/enforcement agencies for individual PDFs and MMs listed in the MMRP, the County, as Lead Agency for the Project, is responsible for overseeing and enforcing implementation of the MMRP as a whole. For example, although the majority of the biological resources mitigation measures fall under the purview of the California Department of Fish and Wildlife (CDFW), United States Fish and Wildlife Service (USFWS), and/or United States Army Corps of Engineers (Corps), the County Department of Regional Planning will monitor overall compliance with the MMRP and support the other agencies, as needed.

Additionally, as discussed in **Section 4.1**, Environmental and Regulatory Setting, of this Draft EIR, many mitigation measures contained in this MMRP were previously adopted by CDFW and the Corps as part of the Environmental Impact Statement/Environmental Impact Report (EIS/EIR) prepared for the Project Applicant's Resource Management and Development Plan and Spineflower Conservation Plan (RMDP/SCP project).¹ Such

¹ *Newhall Ranch Resource Management and Development Plan and Spineflower Conservation Plan, Final Joint Environmental Impact Statement and Environmental Impact Report (SCH No. 2000011025), June 2010.*

measures are denoted by “RMDP/SCP” in the measure number. If the status of the RMDP/SCP EIS/EIR is unresolved or set aside in the pending litigation at the time the County considers the Entrada South Project EIR for certification, this EIR recommends that the County adopt the companion Entrada South (ES) mitigation measures set forth herein, as applicable, to mitigate the Project’s significant impacts. Thus, each applicable RMDP/SCP EIS/EIR mitigation measure includes a corresponding “ES” measure number.

In general, the RMDP/SCP EIS/EIR mitigation measures are provided verbatim as originally adopted. In some instances (e.g., biological resources), however, the corresponding ES measure numbers also are provided for ease of reference. Any italicized text provided in parenthetical notes following the RMDP/SCP EIS/EIR measures provides updated information and/or clarifications, as needed. The RMDP/SCP EIS/EIR mitigation measures that are not applicable to the Project are listed in **Appendix 2B** of this Draft EIR, with an explanation as to why they do not apply.

It is further noted that, in 2013, the California Department of Fish and Game (CDFG) became CDFW. Because the RMDP/SCP EIS/EIR mitigation measures were approved prior to that Department’s name change, the Department is referred to as CDFG within the RMDP/SCP EIS/EIR mitigation measures listed herein. The new Entrada South-specific mitigation measures refer to the Department as CDFW when references are to guidance after January 1, 2013.

As discussed in **Section 3.0**, Project Description, of this Draft EIR, some of the Project’s 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. While many of these External Map Improvements (e.g., infrastructure improvements) are common to both projects, should Mission Village be developed first (which may be likely given its approved status), development and any associated impacts occurring within the External Map Improvements area as part of the Mission Village project would not trigger the need for Entrada South-specific mitigation measures.

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

DRAFT MITIGATION MONITORING AND REPORTING PROGRAM

ENTRADA SOUTH PROJECT—PROJECT NO. 00-210-(5)

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
1. AESTHETICS, VIEWS, AND LIGHT AND GLARE				
<p>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:</p> <ul style="list-style-type: none"> • Major utility systems, including potable water, recycled water, wastewater, electricity, natural gas, and cable/internet, shall be placed underground. • Utility/service areas shall be treated (i.e., through the use of color, landscaping, screening, etc.) to minimize visual impact. • Rooftop equipment shall be screened from view from public streets. • 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. • Only non-reflective or low-reflective building materials, or 	Submit Design Guidelines for review and approval	Prior to issuance of first building permit	Applicant	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
those treated with a standard non-reflective or low-reflective glazing, shall be used on building exteriors.				
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. <i>(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.)</i>	Depict on grading and/or drainage plans and submit plans for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDRP
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. <i>(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.)</i>	Depict on grading and/or drainage plans and submit plans for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACDRP
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.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
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.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
2. AGRICULTURE AND FOREST RESOURCES				
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.	Record permanent agriculture easement	Upon recordation of tract map, unless previously recorded as part of another	Applicant	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p><i>(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.)</i></p>		Newhall Ranch RMDP/SCP-related project		
3. AIR QUALITY				
<p>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. <i>(This measure would be achieved through regulatory compliance; specifically, compliance with SCAQMD Rule 431.2 would achieve the requirements of this measure.)</i></p>	Maintain log demonstrating compliance	During construction	Applicant	<ul style="list-style-type: none"> • LACDRP
<p>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.</p>	Submit Construction Traffic Emission Management Plan for review and approval	Prior to construction	Applicant	<ul style="list-style-type: none"> • LACDRP
<p>MM ES 5.3-3/RMDP/SCP AQ-3: Suspend the use of all construction equipment during first-stage smog alerts.</p>	Maintain log demonstrating compliance	During construction	Applicant	<ul style="list-style-type: none"> • LACDRP
<p>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.</p>	Maintain log demonstrating compliance	During construction	Applicant	<ul style="list-style-type: none"> • LACDRP
<p>MM ES 5.3-5/RMDP/SCP AQ-5: Maintain construction equipment by conducting regular tune-ups according to the manufacturers' recommendations.</p>	Maintain log demonstrating compliance	During construction	Applicant	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
MM ES 5.3-6/RMDP/SCP AQ-6: Use electric welders to avoid emissions from gas or diesel welders, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
MM ES 5.3-7/RMDP/SCP AQ-7: Use on-site electricity or alternative fuels rather than diesel powered or gasoline-powered generators, to the extent feasible.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
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.	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
MM ES 5.3-9/RMDP/SCP AQ-9: Reduce traffic speeds on all unpaved roads to 15 miles per hour or less. <i>(This measure would be achieved through regulatory compliance; specifically, compliance with SCAQMD Rule 403 would achieve the requirements of this measure.)</i>	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
MM ES 5.3-10/RMDP/SCP AQ-10: Water active sites at least three times daily during dry weather. <i>(This measure would be achieved through regulatory compliance; specifically, compliance with SCAQMD Rule 403 would achieve the requirements of this measure.)</i>	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
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.).	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP
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	Maintain log demonstrating compliance	During construction	Applicant	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. <i>(This measure 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).)</i></p>				
<p>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.</p>	<p>Maintain log demonstrating compliance</p>	<p>During construction</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDRP
<p>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.) <i>(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.)</i></p>	<p>Submit building plans for review and approval</p>	<p>Prior to issuance of building permits</p>	<p>Applicant/ Residential Developer</p>	<ul style="list-style-type: none"> • LACDPW
<p>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</p>	<p>Submit building plans for review and approval</p>	<p>Prior to issuance of building permits</p>	<p>Applicant/ Commercial Developer</p>	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. <i>(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 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.)</i></p>				
4. BIOLOGICAL RESOURCES				
<p>MM ES 5.4-1/RMDP/SCP BIO-1: Mitigation Measures SP 4.6-1 through SP 4.6-16 specify requirements for riparian</p>	<p>Submit detailed riparian/wetland</p>	<p>Mitigation plan approval by Corps/</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • Corps • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. Detailed riparian/wetland mitigation plans, in accordance with the CMIP, shall be submitted to, and are subject to the approval of, the Corps and CDFG as part of the subnotification letters for individual projects. Individual project submittals shall include applicable CMIP elements, complying with the requirements outlined below. The detailed wetlands mitigation plan shall specify, at a minimum, the following: (1) the location of mitigation sites; (2) site preparation, including grading, soils preparation, irrigation installation, (2a) the quantity (seed or nursery stock) and species of plants to be planted (all species to be native to region); (3) detailed procedures for creating additional vegetation communities; (4) methods for the removal of non-native plants; (5) a schedule and action plan to maintain and monitor the enhancement/restoration 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</p>	<p>mitigation plans for review and approval</p>	<p>CDFW prior to jurisdictional impacts</p>		<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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 the replacement ratios for the habitats that will be impacted.</p> <p><i>(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.)</i></p>				
<p>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</p>	<p>A. Initiate mitigation site creation and/or restoration</p>	<p>Prior to impacts within Corps jurisdiction</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • Corps

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>a. Permanent impacts to Corps jurisdiction (which is a subset of CDFG jurisdiction) are to be mitigated by initiating mitigation site creation and/or restoration in advance of impacts, to replace the combined loss of acreage, functions, and services at a minimum 1:1 ratio. Initiation of a Corps mitigation site is defined as: (1) completion of site preparation; (2) installation of temporary irrigation; and (3) seeding and/or planting of the mitigation site. For detailed information, please refer to the <i>Mitigation Plan for Impacts to Waters of the United States</i> included in the Draft 404(b)(1) Alternatives Analysis in Appendix F1.0 of the Final EIS/EIR. The Potrero Canyon CAM creation and restoration site and the Mayo Crossing restoration site (<i>i.e.</i>, an existing agricultural field) are considered the initial sites to be implemented prior to Corps jurisdictional impacts by development, thereby establishing upfront mitigation credits. As individual Project components are proposed for construction, consistent with the construction notification, quantities of mitigation acreage required to offset permanent impact acreages shall be calculated and compared to pre-mitigation area credits remaining. A project would not proceed unless adequate mitigation capacity is demonstrated. Temporary impact areas shall be mitigated in place in a manner that restores impacted functions and services as described in the mitigation plan noted above. If upfront compensatory mitigation cannot be achieved, a Corps-approved method would be utilized to determine the additional compensatory</p>	<p>B. Create habitats of similar functions and values/services as those removed in tributaries</p>	<p>Following approval of detailed riparian/ wetland mitigation plans</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>mitigation to offset the temporal loss of functions and services not included in the 1:1 mitigation ratio for permanent impacts.</p> <p>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.</p> <p>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:</p> <ul style="list-style-type: none"> • 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. • If a suitable mitigation site has not met success criteria prior to disturbance of the impact site, habitat shall be replaced in kind (tributary for tributary impacts, river for river impacts) according to the replacement ratios specified in Table 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. • 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 				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>by Table 5.4-9, CDFG Jurisdictional Permanent Impacts Mitigation Ratios, plus 0.5:1. (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.)</p> <ul style="list-style-type: none"> • 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.) • Where temporary impacts to CDFG-jurisdictional areas are proposed, the mitigation acreage required shall be determined based upon the duration of the proposed construction disturbance and the type of vegetation to be impacted. As individual Project components are proposed for construction, consistent with the subnotification process, the quantities of mitigation acreage required for temporary impacts to CDFG jurisdictional areas shall be calculated according to the following criteria: <ul style="list-style-type: none"> – If suitable mitigation sites have met success criteria prior to temporary disturbance at the impact site, the mitigation sites shall replace the temporarily impacted habitats in kind at a 1:1 ratio regardless of the duration of the temporary disturbance. – If the duration of temporary disturbance is less than two years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in 				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <ul style="list-style-type: none"> - If the duration of temporary disturbance is between two and five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 1.5:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. - If the duration of temporary disturbance exceeds five years, and no suitable mitigation sites have met success criteria prior to the disturbance, temporarily impacted habitats shall be replaced in kind at a 2:1 ratio, except for southern cottonwood/willow riparian forest and oak woodland habitats, which shall be replaced in kind at a ratio of 1:1 if low quality, 1.5:1 if medium quality, and 2:1 if high quality. - In lieu of the habitat replacement described above and subject to CDFG approval, removal of invasive, exotic plant species from existing CDFG jurisdictional areas, followed by restoration/revegetation, may also be used to offset impacts. If this method is employed, mitigation shall be credited at an acreage equivalent to the percentage of exotic vegetation present at the restoration site. For example, if a 10-acre jurisdictional area is occupied by 10% exotic species, restoration shall be credited for one acre of impact. If appropriate, as authorized by CDFG, 				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>reduced percentage credits may be applied for invasive removal with passive restoration (weeding and documentation of natural recruitment only).</p> <p><i>(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.)</i></p> <p>[Table 5.4-9, CDFG Jurisdictional Permanent Impacts Mitigation Ratios, is provided in the Appendix to this MMRP.]</p>				
<p>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 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</p>	<p>A. Submit detailed riparian/wetland mitigation plans specifying candidate restoration site locations for review and approval</p>	<p>Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
	<p>B. Document in annual mitigation reports</p>	<p>Until success criteria are met</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p><i>(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.)</i></p>				
<p>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 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.</p>	<p>A. Submit detailed riparian/wetland mitigation plans specifying replacement vegetation communities for review and approval</p>	<p>Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
	<p>B. Document in annual mitigation reports</p>	<p>Until success criteria are met</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p><i>(This measure applies to Entrada South without change.)</i></p> <p>[Table 5.4-10, Potential Plant Species for Vegetation Community Restoration in the River Corridor SMA and Tributaries, is provided in the Appendix to this MMRP.]</p>				
<p>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.</p> <p><i>(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.)</i></p>	<p>A. Submit detailed riparian/wetland mitigation plans specifying plant spacing for review and approval</p>	<p>Mitigation plan approval by Corps/ CDFW prior to jurisdictional impacts</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
	<p>B. Document in annual mitigation reports</p>	<p>Until success criteria are met</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
<p>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 CDFG and the Corps.</p> <p>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</p>	<p>A. Meet mitigation plan success criteria</p>	<p>From plan implementation through Corps/CDFW acceptance as complete</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
	<p>B. Corps/CDFW acceptance of revegetation site as complete</p>	<p>At completion of restoration mitigation maintenance/ monitoring period</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>completion.</p> <p>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.</p> <p>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.</p> <p>4. Non-native species cover will be no more than 5% absolute cover through the term of the restoration.</p> <p>5. Giant reed (<i>Arundo donax</i>), tamarisk (<i>Tamarix ramosissima</i>), perennial pepperweed (<i>Lepidium latifolium</i>), tree of heaven (<i>Ailanthus altissimus</i>), pampas grass (<i>Cortaderia selloana</i>) and any species listed on the California State Agricultural list, or Cal-IPC list of noxious weeds will not be present on the revegetation site as of the date of completion approval.</p> <p>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.</p> <p><i>(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. In addition, the HARC assessment may be replaced by another Corps-approved method.)</i></p>				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. <i>(This measure applies to Entrada South without change.)</i></p>	Implement restoration activities as specified	Until success criteria are met	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
<p>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. <i>(This measure applies to Entrada South without change.)</i></p>	Implement restoration activities as specified	Until success criteria are met	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
<p>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. <i>(This measure applies to Entrada South without change.)</i></p>	Implement restoration activities as specified	Continuing for five years after initial treatment	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
<p>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</p>	A. Implement restoration activities as specified	Until success criteria are met	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
	B. Pay in-lieu fees	As directed by Corps/ CDFW	Applicant	<ul style="list-style-type: none"> • Corps

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. <i>(This mitigation measure applies to Entrada South without change.)</i></p>				<ul style="list-style-type: none"> • CDFW • LACDRP
	C. Document in annual mitigation reports	Until success criteria are met or in-lieu fees are paid	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
<p>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 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. <i>(This measure applies to Entrada South without change. The mitigation accounting form only applies to that</i></p>	Submit annual mitigation accounting form	By April 1st each year beginning with approval of detailed riparian/wetland mitigation plans and continuing for the life of the permit or until all credits have been used up for individual projects and success criteria are met	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p><i>portion of Entrada South that was included in the Corps' and CDFW's RMDP permits.)</i></p>				
<p>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 the HARC assessment methodology, as well as documenting the baseline functional scores of the impact site in jurisdictional waters of the United States.</p> <p><i>(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</i></p>	<p>Submit annual mitigation reports</p>	<p>By April 1st each year beginning with approval of detailed riparian/wetland mitigation plans and continuing for the life of the permit or until all credits have been used up for individual projects and success criteria are met</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • Corps • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>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.)</i>				
<p>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, containerized 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. <i>(This measure applies to Entrada South without change.)</i></p>	A. Implement restoration activities as specified	Until success criteria are met	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
	B. Document in annual mitigation reports	Until success criteria are met	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
<p>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 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</p>	A. Implement restoration activities as specified	Until success criteria are met	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • Corps • CDFW • LACDRP
	B. Evaluate natural recruitment	Within one year of initiation of restoration	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW •
	C. Document in annual mitigation reports	Until success criteria are met	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • Corps • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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). <i>(This measure applies to Entrada South without change.)</i></p>				
<p>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 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</p>	<p>A. Conduct surveys as specified</p>	<p>Prior to construction in specified areas</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • USFWS • CDFW
	<p>B. If present, develop and implement monitoring plan as specified</p>	<p>During construction</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • USFWS • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>implement a monitoring plan that includes the following measures in consultation with the USFWS and CDFG:</p> <ol style="list-style-type: none"> 1. The applicant shall retain a qualified biologist with demonstrated expertise with arroyo toads to monitor all construction activities in potential arroyo toad habitat and assist the applicant in the implementation of the monitoring program. This person will be approved by the USFWS prior to the onset of ground-disturbing activities. This biologist will be referred to as the authorized biologist hereafter. The authorized biologist will be present during all activities immediately adjacent to or within habitat that supports populations of arroyo toad. 2. Prior to the onset of construction activities, the applicant shall provide all personnel who will be present on work areas within or adjacent to the Project area the following information: <ol style="list-style-type: none"> a. A detailed description of the arroyo toad, including color photographs; b. The protection the arroyo toad receives under the Endangered Species Act and possible legal action that may be incurred for violation of the Act; c. The protective measures being implemented to conserve the arroyo toad and other species during construction activities associated with the proposed Project; and d. A point of contact if arroyo toads are observed. 3. All trash that may attract predators of the arroyo toad will be removed from work sites or completely secured at the end of each work day. 4. Prior to the onset of any construction activities, the applicant shall meet on site with staff from the USFWS and the authorized biologist. The applicant shall provide information on the general location of 				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>5. Where construction can occur in habitat where arroyo toads are widely distributed, work areas will be fenced in a manner that prevents equipment and vehicles from straying from the designated work area into adjacent habitat. The authorized biologist will assist in determining the boundaries of the area to be fenced in consultation with the USFWS/CDFG. All workers will be advised that equipment and vehicles must remain within the fenced work areas.</p> <p>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.</p> <p>7. Fencing to exclude arroyo toads will be at least 24</p>				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>inches in height.</p> <p>8. The type of fencing must be approved by the authorized biologist and the USFWS/CDFG.</p> <p>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.</p> <p>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.</p> <p>11. If arroyo toads are found in a construction area where fencing was deemed unnecessary, work will cease until the authorized biologist moves the arroyo toads. The authorized biologist in consultation with USFWS/CDFG will then determine whether additional surveys or fencing are needed. Work may resume while this determination is being made, if deemed appropriate by the authorized biologist and USFWS.</p> <p>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.</p> <p>13. The authorized biologist will have the authority to stop all activities until appropriate corrective measures have been completed.</p> <p>14. Staging areas for all construction activities will be located on previously disturbed upland areas</p>				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>designated for this purpose. All staging areas will be fenced within potential toad habitat.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p><i>(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.)</i></p>				
<p>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</p>	<p>Submit irrevocable offer of dedication for coastal scrub preservation</p>	<p>Upon recordation of tract map, unless previously recorded as part of another Newhall Ranch RMDP/SCP-related project</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p><i>(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 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.)</i></p> <p>[The Biota Report is included as Appendix 5.4A of the Draft EIR.]</p>				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>MM ES 5.4-17/RMDP/SCP BIO-22: a. Newhall Land shall prepare an Oak Resource Management Plan, to be submitted for approval to CDFG and County of Los Angeles, and implemented upon approval. The Plan shall identify areas suitable for oak woodland enhancement and creation. The Plan shall distinguish between oaks to be planted in compliance with CLAOTO (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). 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 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,</p>	A. Submit Oak Resource Management Plan for review and approval	Prior to final map recordation	Applicant	<ul style="list-style-type: none"> • LACDRP • CDFW
	B. Implement oak mitigation as specified	Until success criteria are met	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • LACDRP • LACFD • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>b. To meet the minimum mitigation criteria set forth in CLAOTO, Newhall Land will replace impacted oaks (measuring eight inches in diameter, or greater, or with a combined diameter of 12 inches for multi-stem oaks) at a ratio of 2:1. Additionally, oaks meeting the criteria for classification as a Heritage Tree (defined by CLAOTO as “any oak tree measuring 36 inches or more in diameter”) will be replaced at a ratio of 10:1. Whether they are planted in dedicated open space areas or developed areas, replacement oak trees planted in conformance with CLAOTO shall adhere to the following standards:</p> <ol style="list-style-type: none"> 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 				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>one foot above the base, unless otherwise approved by the County Forester.</p> <p>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.</p> <p>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.</p> <p>4. Following completion of the two-year maintenance period, the County Forester shall provide final authorization that CLAOTO standards have been met.</p> <p>c. In addition to the CLAOTO requirements (MM ES 5.4-17b/RMDP/SCP BIO-22b, above), this EIS/EIR requires replacement of oak trees at the ratios in the table below for trees lost or impacted in uplands. These trees are in addition to the CLAOTO requirement described above. These additional trees may also be incorporated into woodland habitat enhancement or creation, as described above.</p> <p>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.</p> <p>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</p>				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>degraded woodland areas at a minimum 2:1 ratio for lost woodland acreage.</p> <p>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.</p> <p>The woodland creation or enhancement sites shall be monitored for oak tree survival and vigor and other habitat values, including species diversity and wildlife use. The replacement or enhancement sites will be considered "complete" upon meeting all of the following success criteria, or as otherwise approved by CDFG. Any replacement oak trees planted in woodlands for conformance with CLAOTO will also be subject to CLAOTO performance criteria (MM ES 5.4-17b/RMDP/SCP BIO-22b).</p> <p>General performance standards for woodland creation or enhancement sites include the following:</p> <ol style="list-style-type: none"> 1. Regardless of the date of initial woodland creation or enhancement, each site must have been without active manipulation by irrigation, planting, or re-seeding for a minimum of three years prior to evaluation for successful completion. 2. The percent cover and species richness of restored or enhanced native vegetation shall be evaluated based on target vegetation described in the woodland creation or enhancement plan. 3. Densities (numbers/acre) of surviving, healthy oak trees shall be within 5% of the plan target density. Cover and species richness of other native shrubs shall reach 50% of the cover and species richness 				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>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.</p> <p><i>(This mitigation measure applies to Entrada South, with the following exceptions and/or changes: The Oak Resource 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.)</i></p> <p>[Table 5.4-11, Additional MM ES 5.4-17c/RMDP/SCP BIO-22c Oak Tree Replacement Ratios, and Table 5.4-12, Optimal Woodland Densities and Acorn Planting Quantities, by Oak Woodland Type, are provided in the Appendix to this MMRP.]</p>				
<p>MM ES 5.4-18/RMDP/SCP BIO-23: A final Spineflower Conservation Plan (SCP) shall be adopted and</p>	<p>A. Submit SCP for</p>	<p><i>(This action was completed in</i></p>	<p>Applicant</p>	<ul style="list-style-type: none"> • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. <i>(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.)</i></p>	review and approval	<i>December 2010.)</i>		
	B. Dedicate spineflower preserve (conservation easement) and provide funding	<i>(This action was completed in September 2014.)</i>	Applicant	• CDFW
	C. Implement SCP in the Entrada Preserve	Prior to spineflower impact on-site resulting from Entrada South Project activities until management responsibility transferred to NLMO	Applicant/Preserve Manager	• CDFW
	D. Continued implementation of SCP in the Entrada Preserve	In perpetuity	NLMO/Preserve Manager	• CDFW
<p>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 implementation of spineflower preserve management as described in the SCP and all mitigation measures listed in this document. <i>(This mitigation measure applies to Entrada South without change.)</i></p>	A. Submit qualifications for spineflower preserve manager and/or NLMO(s) for review and approval	<i>(This action is currently underway; an application has been submitted to CDFW.)</i>	Applicant	• CDFW
	B. Fund SCP and mitigation measures as detailed in the spineflower Incidental Take Permit (ITP)	In conjunction with the Compliance Verification Notice (CVN) reviewed and approved by CDFW	Applicant	• CDFW • LACDRP
<p>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</p>	A. Submit habitat restoration and enhancement plans for review and	In conjunction with the CVN reviewed and approved by CDFW	Applicant	• CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p><i>(This mitigation measure applies to the spineflower preserve located on the Entrada South site and shall be implemented accordingly.)</i></p>	approval			
	B. Implement habitat restoration and enhancement plans as specified	Prior to spineflower impact on-site resulting from Entrada South Project activities until success criteria are met	Applicant/Preserve Manager	<ul style="list-style-type: none"> • CDFW • LACDRP
<p>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 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</p>	A. Submit emergency fire response plan for review and approval	In conjunction with the CVN reviewed and approved by CDFW	Applicant	<ul style="list-style-type: none"> • CDFW • LACFD • LACDRP
	B. Evaluate damage to spineflower preserve and buffer area as necessary	Following any wildfire or mass movements in spineflower preserve or buffer area	Applicant/Preserve Manager	<ul style="list-style-type: none"> • CDFW • LACFD
	C. Consult with LACFD on emergency fire response plan implementation	Every five years following preserve establishment until management responsibility transferred to NLMO	Applicant/Preserve Manager	<ul style="list-style-type: none"> • CDFW • LACFD
	D. Continued consultation with LACFD on	In perpetuity	NLMO/Preserve Manager	<ul style="list-style-type: none"> • CDFW • LACFD

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>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.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>	<p>emergency fire response plan implementation</p>			
<p>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 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.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>	<p>A. Submit fencing plans for review and approval</p>	<p>Approval of CVN by CDFW</p>	<p>Applicant/Preserve Manager</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
	<p>B. Install fencing as specified and monitor installation</p>	<p>Prior to clearing and grubbing</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
	<p>C. Field verification for compliance</p>	<p>During grading/ construction within 500 feet of spineflower preserve</p>	<p>Preserve Manager/ Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
<p>MM ES 5.4-23/RMDP/SCP BIO-28: Construction documents shall indicate that the grading contractor is</p>	<p>A. Include spineflower protections on</p>	<p>Approval of CVN by CDFW</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
responsible for protecting spineflower preserves during construction work. The construction documents shall indicate that the contractor is responsible for informing all employees and subcontractors of the environmentally sensitive areas and the proper conduct of work when working near (e.g., within 500 feet) of these areas. The construction documents shall require a pre-construction meeting to perform an “environmental education session” with the grading contractor/contractor’s employees, subcontractors, and equipment operators prior to commencing construction work within 500 feet of the spineflower preserves. The environmental education session shall be conducted by the spineflower preserve manager or a qualified biologist and focus on informing workers of the location and sensitivity of the spineflower and the requirements for protecting it. The construction documents shall indicate that the grading contractor shall be responsible for mitigating any impacts to spineflower preserves due to the negligence of the grading contractor/contractor’s employees, subcontractors, or equipment operators. If accidental trespass into a spineflower preserve occurs during construction, the violation shall be documented by the preserve manager and immediately reported to CDFG. Follow-up action will be taken in accordance with the Section 2081 of the Fish and Game Code, Incidental Take Permit issued by CDFG. <i>(This measure applies to Entrada South without change.)</i>	construction documents			
	B. Conduct environmental education session in pre-construction meeting	Prior to commencement of grading within 500 feet of spineflower preserve	Applicant/Preserve Manager/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP
	C. Document and report any accidental trespass into spineflower preserve	During grading/ construction	Applicant/Preserve Manager/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP
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	Submit plans with specified details for review and approval	Approval of CVN by CDFW	Applicant	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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:</p> <ul style="list-style-type: none"> • Avoid planting or seeding invasive species in development areas during construction phases; • Do not use erosion control devices that may contain weeds, such as hay bales, etc., within 200 feet of spineflower preserves or anywhere upstream of spineflower preserves; • Do not windrow or stockpile soil within 200 feet of spineflower preserve boundaries or anywhere upstream of spineflower preserves; • Do not locate staging areas, maintenance, or concrete washout areas within 500 feet (unless otherwise authorized by CDFG, and no closer than 200 feet in any instance), where adjacent to or anywhere upstream of spineflower preserves; • Do not store toxic compounds, including fuel, oil, lubricants, paints, release agents, or any other construction materials that could damage spineflower habitat if spilled near spineflower preserve areas, or anywhere upstream of spineflower preserves, or along spineflower preserve boundaries; • Provide location and details for any fencing for temporary and permanent access control along preserve boundaries (per 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); • Provide location and details for any dust control fencing 				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>along preserve boundaries (per MM ES 5.4-27/RMDP/SCP BIO-32); and</p> <ul style="list-style-type: none"> 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). <p><i>(This measure applies to Entrada South without change.)</i></p>				
<p>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.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>	Review specified plans for consistency with SCP	Approval of CVN by CDFW	Preserve Manager/ Qualified Biologist	<ul style="list-style-type: none"> CDFW LACDRP
<p>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</p>	A. Install and maintain temporary construction fencing as specified	Prior to grading until completion of construction	Applicant/Preserve Manager/Qualified Biologist	<ul style="list-style-type: none"> CDFW LACDRP
	B. Inspect fencing where construction activities occur within 500 feet of a spineflower preserve	Weekly during construction monitoring visits	Applicant/Preserve Manager/Qualified Biologist	<ul style="list-style-type: none"> CDFW LACDRP
	C. Conduct fencing repairs as necessary	Within three working days of notification	Applicant/Preserve Manager/Qualified Biologist	<ul style="list-style-type: none"> CDFW LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>construction activities occur within 500 feet of a spineflower preserve, the spineflower preserve manager or qualified biologist shall review fencing weekly during construction monitoring visits and note any fencing that is in need of repair. Repairs shall be completed within three working days of notification by the spineflower preserve manager or qualified biologist.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>				
<p>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.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>	<p>A. Implement dust control measures as specified</p>	<p>Prior to and during grading</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
	<p>B. Install, maintain, and field verify screening fence as necessary</p>	<p>Prior to and during grading</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
<p>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</p>	<p>A. Conduct monitoring and reporting as specified</p>	<p>During construction within 500 feet of spineflower preserve</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
	<p>B. Implement Argentine ant controls as necessary</p>	<p>During construction within 500 feet of spineflower preserve</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>correctly and that work is not directly or indirectly impacting spineflower plants; and quarterly monitoring shall be initiated for Argentine ants along the construction-open space interface at sentinel locations where invasions could occur (e.g., where moist microhabitats that attract Argentine ants may be created). A qualified biologist shall determine the monitoring locations. Ant pitfall traps will be placed in these sentinel locations and operated on a quarterly basis to detect invasion by Argentine ants. If Argentine ants are detected during monitoring, direct control measures will be implemented immediately to help prevent the invasion from worsening. These direct controls may include but are not limited to nest/mound insecticide treatment, or available natural control methods being developed. A general reconnaissance of the infested area would also be conducted to identify and correct the possible source of the invasion, such as uncontrolled urban runoff, leaking pipes, or collected water. Each site visit shall be followed up with a summary monitoring report sent electronically to Newhall Land indicating the status of the site. Monthly monitoring reports, as needed, shall be submitted to CDFG and the County of Los Angeles. Monitoring reports shall include remedial recommendations and issue resolution discussions when necessary. <i>(This measure applies to Entrada South without change.)</i></p>				
<p>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.</p>	<p>A. Submit plant palettes for specified areas for review and approval by CDFW</p>	<p>In conjunction with the CVN reviewed and approved by CDFW</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
	<p>B. Inspect plants as specified</p>	<p>Prior to planting of container plans</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>Container plants to be installed within public areas within 200 feet of the spineflower preserves shall be inspected by the spineflower preserve manager or qualified biologist for the presence of disease, weeds, and pests, including Argentine ants. Plants with pests, weeds, or diseases shall be rejected. In addition, for public areas within 200 feet of spineflower preserves, landscape plants shall not be on the Cal-IPC California Invasive Plant Inventory (most recent version) or on the list of Invasive Ornamental Plants listed in Appendix B of the SCP. The current Cal-IPC list can be obtained from the Cal-IPC web site (www.Cal-IPC.org/ip/inventory/index.php).</p> <p><i>(This measure applies to Entrada South without change, except that the current Cal-IPC website is www.cal-ipc.org/ip/inventory/.)</i></p>				
<p>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.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>	<p>A. Implement spineflower preserve enclosure and signage as specified</p>	<p>Prior to issuance of first certificate of occupancy</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
	<p>B. Field verification during preserve patrols</p>	<p>During preserve management</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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 need for fencing in these areas shall be subject to the approval of the spineflower preserve manager or qualified biologist. If monitoring determines that slope and/or vegetation is not effective at deterring unauthorized access, additional fencing may be required by the spineflower preserve manager or qualified biologist. Fencing is not required in areas bordered by large parcels of conserved natural open space areas or the Santa Clara River riparian corridor, as installing fencing in these areas would be unnecessary and damaging to existing vegetation and wildlife corridors. Fencing must extend a minimum of four feet above grade and include wood-doweled split rail fencing, exterior grade heavy-duty vinyl three-railed fencing, three-strand non-barbed wire, or similar. Fencing installed adjacent to native vegetation communities and natural open space areas will allow for the passage of animals. <i>(This measure applies to Entrada South without change.)</i></p>	A. Install fencing as specified	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP
	B. Field verification during preserve patrols	During preserve management	Applicant/Preserve Manager/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP
<p>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</p>	A. Install signage as specified	Prior to issuance of first certificate of occupancy	Applicant/Preserve Manager/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP
	B. Field verification during preserve patrols	During preserve management	Applicant/Preserve Manager/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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 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.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>				
<p>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:</p> <ul style="list-style-type: none"> • Storm drains must not impact spineflower either directly or indirectly, and • Under no circumstances shall storm drains daylight onto steeply sloped areas or other areas that would cause erosion. <p><i>(This measure applies to Entrada South without change.)</i></p>	A. Submit drainage plans for review and approval by CDFW with CVN	Approval of CVN by CDFW	Applicant/Preserve Manager	<ul style="list-style-type: none"> • CDFW • LACDRP
	B. Field verification	During construction until management responsibility transferred to NLMO	Applicant/Preserve Manager	<ul style="list-style-type: none"> • CDFW
	C. Field verification	During preserve management in perpetuity	Preserve Manager/NLMO	<ul style="list-style-type: none"> • CDFW
<p>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</p>	Submit SWPPP, drainage analysis and construction plans for review and approval by CDFW with CVN	Approval of CVN by CDFW	Applicant/Preserve Manager	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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/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. <i>(This measure applies to Entrada South without change.)</i></p>				
<p>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</p>	<p>A. Submit revised Slender Mariposa Lily Mitigation and Monitoring Plan for review and approval</p>	<p>Prior to ground disturbance to occupied habitat</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
	<p>B. Implement revised Slender Mariposa Lily Mitigation and Monitoring Plan as specified</p>	<p>Until success criteria are met</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
	<p>C. Submit annual monitoring reports to CDFW and make available to the public</p>	<p>Until success criteria are met</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
	<p>D. Record conservation easement in San Martinez Grande lily conservation area</p>	<p>Prior to final map recordation</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>(Dudek 2007a); (2) a description of “target” vegetation (native shrubland or grassland) to include estimated cover and abundance of native shrubs and grasses in occupied slender mariposa lily habitat on Newhall Ranch land (either at sites to be destroyed by construction or at sites to be preserved); (3) site preparation measures to include topsoil treatment, soil decompaction, erosion control, temporary irrigation systems, or other measures as appropriate; (4) methods for the removal of non-native plants (e.g., mowing, 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.</p> <p>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.</p> <p>The revised plan will specify methods to collect</p>				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>propagules and introduce slender mariposa lily into these mitigation sites. Introductions will use source material (seeds or bulbs) from no more than 1.0 mile distant, similar slope exposures, and no more than 500 feet elevational difference from the mitigation site, unless otherwise approved by CDFG. Bulbs may be salvaged and transplanted from slender mariposa lily occurrences to be lost; alternately, seed may be collected from protected occurrences, following CDFG-approved seed collection 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).</p> <p>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.</p> <p>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</p>				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p><i>(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 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.)</i></p>				
<p>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.</p> <p>If American badgers are present, occupied habitat shall be flagged and ground-disturbing activities avoided within 50 feet of the occupied den. Maternity dens shall be avoided during the pup-rearing season (February 15 through July 1) and a minimum 200 foot buffer established. This buffer may be reduced based on the location of the den upon consultation with CDFG. Maternity dens shall be flagged for avoidance, identified on construction maps, and a qualified biologist shall be present during construction. If avoidance of a non-maternity den is not feasible, badgers shall be relocated either by trapping or by slowly excavating the burrow (either by hand or mechanized equipment under the direct supervision of the biologist, removing no more than four inches at a time) before or after the rearing season (February 15 through July 1). Any relocation of badgers</p>	<p>A. Conduct surveys as specified and submit results with relocation plan for CDFW review and approval</p>	<p>Prior to ground disturbance in suitable habitat as specified</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>B. Implement approved relocation plan as directed</p>	<p>Prior to ground disturbance in suitable habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>C. Submit relocation reports as necessary</p>	<p>Within 30 days of relocation</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. <i>(This measure applies to Entrada South without change.)</i></p>				
<p>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. <i>(This measure applies to Entrada South without change.)</i></p>	A. Install and maintain temporary fencing as specified	Prior to and during clearing and grading	Applicant/Qualified Biologist/Project Arborist	• LACDRP
	B. Maintain field inspection records	During clearing and grading	Applicant/Qualified Biologist/Project Arborist	• LACDRP
	C. Remove fence as specified	After arborist confirms health of trees	Applicant/Qualified Biologist/Project Arborist	• LACDRP
<p>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. <i>(This measure applies to Entrada South without change.)</i></p>	Maintain field inspection records	During clearing and grading	Applicant/Qualified Biologist/Project Arborist	• CDFW • LACDRP
<p>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</p>	A. Submit Project Biologist's qualifications to CDFW for approval	Prior to conducting surveys for southwestern pond turtles	Applicant	• CDFW • LACDRP
	B. Conduct surveys as specified and submit results with	Prior to ground disturbance in suitable habitat as	Applicant/Qualified Biologist	• CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>If southwestern pond turtles are detected in or adjacent to the Project, nesting surveys shall be conducted. Focused surveys for evidence of southwestern pond turtle nesting shall be conducted in, or adjacent to, the Project when suitable nesting habitat exists within 1,300 feet of occupied habitat in an area where Project-related ground disturbance will occur (e.g., development, ground disturbance). If both of those conditions are met, a qualified biologist shall conduct focused, systematic surveys for southwestern pond turtle nesting sites. The survey area shall include all suitable nesting habitat within 1,300 feet of occupied habitat in which Project-related ground disturbance will occur. This area may be adjusted based on the existing topographical features on a case-by-case basis with the approval of CDFG. Surveys will entail searching for evidence of pond turtle nesting, including remnant eggshell fragments, which may be found on the ground following nest depredation.</p>	relocation plan for CDFW review and approval	specified		
	C. Implement approved relocation plan as directed	Prior to ground disturbance in suitable habitat	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW
	D. Field inspection of suitable habitat as specified	During ground disturbance in suitable habitat	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW
	E. Submit relocation reports as necessary	Within 30 days of relocation	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>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.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>				
<p>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.</p> <p>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</p>	A. Conduct WEAP as specified	Prior to grading and construction	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP
	B. Maintain WEAP training log and submit reports as specified	During grading and construction	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP
	C. Provide guidance to contractors on permit compliance as specified	During grading and construction	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>environmental/permit regulations and mitigation measures. The qualified biologist shall perform the following:</p> <ul style="list-style-type: none"> • Provide training materials and briefings to all personnel working on site. The material shall include but not be limited to the identification and status of plant and wildlife species, significant natural plant community habitats (e.g., riparian), fire protection measures, and review of mitigation requirements. • A discussion of the federal and state Endangered Species Acts, Bald and Golden Eagle Protection Act, Migratory Bird Treaty Act, other state or federal permit requirements and the legal consequences of non-compliance with these acts; • Attend the pre-construction meeting to ensure that timing/location of construction activities do not conflict with other mitigation requirements (e.g., seasonal surveys for nesting birds, pre-construction surveys, or relocation efforts); • Conduct meetings with the contractor and other key construction personnel describing the importance of restricting work to designated areas. Maps showing the location of special-status wildlife or populations of rare plants, exclusion areas, or other construction limitations (e.g., limitations on nighttime work) will be provided to the environmental monitors and construction crews prior to ground disturbance. This applies to preconstruction activities, such as site surveying and staking, natural resources surveying or reconnaissance, establishment of water quality BMPs, and geotechnical or hydrological investigations; • Discuss procedures for minimizing harm to or harassment of wildlife encountered during construction and provide a contact person in the event of the discovery of dead or injured wildlife; 				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<ul style="list-style-type: none"> • Review/designate the construction area in the field with the contractor in accordance with the final grading plan; • Ensure that haul roads, access roads, and on-site staging and storage areas are sited within grading areas to minimize degradation of vegetation communities adjacent to these areas (if activities outside these limits are necessary, they shall be evaluated by the biologist to ensure that no special-status species habitats will be affected); • Conduct a field review of the staking (to be set by the surveyor) designating the limits of all construction activity; • Flag or temporarily fence any construction activity areas immediately adjacent to riparian areas; • Ensure and document that required pre-construction surveys and/or relocation efforts have been implemented; • To reduce the potential for the spread of exotic invasive invertebrates (e.g. New Zealand mud snails) and weeds (including weed seeds) during Project clearing and construction, all heavy equipment proposed for use on the Project site shall be verified cleaned (including wheels, tracks, undercarriages, and bumpers, as applicable) before delivery to the Project site. Equipment must be documented as exotic invasive 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 				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>spreading exotic invasive invertebrates (e.g. mud snails) or weeds. Equipment shall be cleaned at existing construction yards or at a wash station. The biological monitor shall document that all construction equipment (as described above) has been cleaned prior to working within the Project work site. Any equipment/vehicles determined to not be free of exotic invasive invertebrates (e.g. mud snails) and weeds shall immediately be sent back to the originating construction yard for washing, or wash station where rinse water is collected and disposed of in either a sanitary sewer or other legal point of disposal. Equipment/vehicles moved from the site must be inspected, and re-washed as necessary, prior to re-engaging in construction activities in the Project work area. A written daily log shall be kept for all vehicle/equipment washing that states the date, time, location, type of equipment washed, methods used, and location of work;</p> <ul style="list-style-type: none"> • Be present during initial vegetation clearing and grading; and • Submit to CDFG an immediate report (within 72 hours) of any conflicts or errors resulting in impacts to special status biological resources. <p><i>(This measure applies to Entrada South without change.)</i></p>				
<p>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 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.</p>	<p>A. Conduct surveys as specified and submit results with relocation plan for CDFW review and approval</p>	<p>Prior to ground disturbance in suitable habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>B. Create new habitat within suitable areas approved by CDFW and implement</p>	<p>Prior to ground disturbance in suitable habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>(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.</p> <p>(2) Based on appropriate rainfall and temperatures, generally between the months of February and April, the biologist shall conduct pre-construction surveys in all appropriate vegetation communities within the development envelope. Surveys will include evaluation of all previously documented occupied areas and a reconnaissance-level survey of the remaining natural areas of the site. All western spadefoot adults, tadpoles, and egg masses encountered shall be collected and released in the identified/created relocation ponds described above.</p> <p>(3) The qualified biologist shall monitor the relocation site</p>	approved relocation plan as directed			
	C. Conduct annual monitoring and report results	For five years during and immediately following peak breeding season	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>				
<p>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.</p> <p>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</p>	<p>A. Conduct surveys as specified and submit results with relocation plan for CDFW review and approval</p>	<p>Prior to ground disturbance within potentially occupied habitat as specified</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>B. Implement approved relocation plan as directed</p>	<p>Prior to ground disturbance within potentially occupied habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>C. Monitor all ground-disturbing activities within or adjacent to occupied habitat</p>	<p>During ground disturbance within potentially occupied habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>D. Submit annual mitigation status reports</p>	<p>Until completion of ground disturbance within potentially occupied habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>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. (This measure applies to Entrada South without change.)</p>				
<p>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</p>	<p>A. Conduct weekly surveys for nesting birds as specified</p>	<p>Within 30 days of ground disturbance in suitable habitat during nesting/ breeding season and ending no more than 7 days prior to initiation of work</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • USFWS • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>If active nests are found, clearing and construction within 300 feet of the nest (500 feet for raptors) shall be postponed or halted, at the discretion of the biologist in consultation with CDFG, until the nest is vacated and juveniles have fledged, as determined by the biologist, and there is no evidence of a second attempt at nesting. In the event that golden eagles establish an active nest in the River Corridor SMA, the buffers will be established in consultation with CDFG. Potential golden eagle nesting will be reported to CDFG within 24 hours. Limits of construction to avoid an active nest shall be established in the field with flagging, fencing, or other appropriate barriers and construction personnel shall be instructed on the sensitivity of nest areas. The biologist shall serve as a construction monitor during those periods when construction activities will occur near active nest areas to ensure that no inadvertent impacts to these nests occur. Results of the surveys shall be provided to CDFG in the annual mitigation status report.</p> <p>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</p>	<p>B. If specified species are detected, notify CDFW and/or USFWS as specified</p>	<p>Within 24 hours of discovery</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • USFWS • CDFW
	<p>C. Monitor construction activities near active nest areas on weekly basis as specified</p>	<p>During ground disturbance in suitable habitat until nest is vacated and juveniles have fledged</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • USFWS • CDFW
	<p>D. Monitor all construction activities in suitable gnatcatcher habitat on full-time basis</p>	<p>During ground disturbance in suitable habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • USFWS • CDFW
	<p>E. Submit annual mitigation status reports</p>	<p>During ground disturbance in suitable habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • USFWS • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>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 documenting the results of the surveys and the ongoing monitoring and for reporting these results to CDFG and USFWS.</p> <p>For coastal California gnatcatcher, the applicant shall conduct USFWS protocol surveys in suitable habitat within</p>				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p><i>(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.)</i></p>				
<p>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. 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</p>	<p>A. Conduct surveys as specified and submit results with burrow closure plan for CDFW review and approval</p>	<p>Prior to ground disturbance in suitable habitat as specified</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>B. Implement approved burrow closure plan as directed</p>	<p>Prior to ground disturbance in suitable habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>C. Field inspection of occupied habitat as</p>	<p>During ground disturbance in</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>that either the birds have not begun egg-laying and incubation or that juveniles from the occupied burrows are foraging independently and are capable of independent survival. If the burrowing owl is detected but nesting is not occurring, construction work can proceed after any owls have been evacuated from the site using CDFG-approved burrow closure procedures and after alternative nest sites have been provided in accordance with the CDFG Staff Report on Burrowing Owl Mitigation (10-17-95). Unless otherwise authorized by CDFG, a 500-foot buffer, within which no activity will be permissible, will be maintained between Project activities and nesting burrowing owls during the nesting season. This protected area will remain in effect until August 31 or at CDFG's discretion and based upon monitoring evidence, until the young owls are foraging independently. Results of the surveys and relocation efforts shall be provided to CDFG in the annual mitigation status report. <i>(This measure applies to Entrada South without change.)</i></p>	specified	suitable habitat		
	D. Submit annual mitigation status reports	During ground disturbance in suitable habitat	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP
<p>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. If San Diego black-tailed jackrabbits are present, non-breeding rabbits shall be flushed from areas to be disturbed. Dens, depressions, nests, or burrows occupied by pups shall be flagged and ground-disturbing activities avoided within a minimum of 200 feet during the pup-rearing season (February 15 through July 1). This buffer may be reduced based on the location of the den upon consultation with CDFG. Occupied maternity dens,</p>	A. Conduct surveys as specified and submit results with relocation plan for CDFW review and approval	Prior to ground disturbance in suitable habitat as specified	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW
	B. Implement approved relocation plan as directed	Prior to ground disturbance in suitable habitat	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW
	C. Field inspection of occupied habitat as specified	During ground disturbance in suitable habitat	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW
	D. Submit annual mitigation status	During ground disturbance in	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>depressions, nests, or burrows shall be flagged for avoidance, and a biological monitor shall be present during construction. If unattended young are discovered, they shall be relocated to suitable habitat by a qualified biologist. The applicant shall document all San Diego black-tailed jackrabbit identified, avoided, or moved and provide a written report to CDFG within 72 hours. Collection and relocation of animals shall only occur with the proper scientific collection and handling permits. If active San Diego desert woodrat nests (stick houses) are identified within the disturbance zone or within 100 feet of the disturbance zone, a fence shall be erected around the nest site adequate to provide the woodrat sufficient foraging habitat at the discretion of the qualified biologist in consultation with CDFG. Clearing and construction within the fenced area will be postponed or halted until young have left the nest. The biologist shall serve as a construction monitor during those periods when disturbance activities will occur near active nest areas to ensure that no inadvertent impacts to these nests will occur. If avoidance is not possible, the applicant will take the following sequential steps: (1) all understory vegetation will be cleared in the area immediately surrounding active nests followed by a period of one night without further disturbance to allow woodrats to vacate the nest, (2) each occupied nest will then be disturbed by a qualified wildlife biologist until all woodrats leave the nest and seek refuge off site, and (3) the nest sticks shall be removed from the Project site and piled at the base of a nearby hardwood tree (preferably a coast live oak or California walnut). Relocated nests shall not be spaced closer than 100 feet apart, unless a qualified wildlife biologist has determined that a specific habitat can support a higher density of nests. The applicant shall document all woodrat nests moved and provide a written</p>	<p>reports</p>	<p>suitable habitat</p>		

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>report to CDFG. All woodrat relocation shall be conducted by a qualified biologist in possession of a scientific collecting permit. <i>(This measure applies to Entrada South without change.)</i></p>				
<p>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. <i>(This measure applies to Entrada South without change.)</i></p>	<p>A. Conduct surveys for mountain lion natal dens</p>	<p>Prior to ground disturbance in suitable habitat as specified</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>B. If detected, implement natal den protection in consultation with CDFW</p>	<p>During ground disturbance in suitable habitat until cubs have been successfully reared or the cats have left the area</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>C. Submit annual mitigation status reports</p>	<p>During ground disturbance in suitable habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
<p>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 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</p>	<p>A. Conduct surveys as specified and submit results with roosting habitat replacement plan for CDFW review and approval</p>	<p>Prior to ground disturbance in suitable habitat as specified</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>B. Implement approved roosting habitat replacement plan as directed</p>	<p>Prior to ground disturbance in suitable habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>C. Field inspection of occupied habitat as specified</p>	<p>During ground disturbance in suitable habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>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.</p> <p>If non-breeding bat hibernacula are found in trees scheduled to be removed or in crevices in rock outcrops within the grading footprint, the individuals shall be safely evicted, under the direction of a qualified bat biologist, by opening the roosting area to allow airflow through the cavity or other means determined appropriate by the bat biologist (e.g., installation of one-way doors). In situations</p>	<p>D. Submit annual mitigation status reports</p>	<p>During ground disturbance in suitable habitat</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>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.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>				
<p>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 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</p>	<p>A. Distribute educational materials to future residents</p>	<p>Prior to occupancy</p>	<p>HOA</p>	<ul style="list-style-type: none"> • LACDRP
	<p>B. Conduct feral animal control as necessary</p>	<p>During operation</p>	<p>HOA/NLMO or JPA, as applicable</p>	<ul style="list-style-type: none"> • LACDAC

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. <i>(This measure applies to Entrada South without change.)</i></p>				
<p>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 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</p>	<p>A. Prepare and implement an IPM plan (including prohibitions specified in CC&Rs)</p>	<p>Prior to issuance of building permit(s)</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
	<p>B. Maintain record of IPM implementation as directed in the IPM</p>	<p>During operation</p>	<p>HOA/Property Management Company</p>	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
rodenticides in the Project site. <i>(This measure applies to Entrada South without change.)</i>				
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. <i>(This measure applies to Entrada South without change.)</i>	A. Flag habitat as specified	Prior to ground disturbance within 200 feet of occupied San Emigdio blue butterfly habitat	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP
	B. Field verification	During construction	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW • LACDRP
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. <i>(This measure applies to Entrada South without change.)</i>	Implement approved roosting habitat replacement plan as directed	As required by approved roosting habitat replacement plan	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • CDFW
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	Submit construction plans (grading, SWPPP, landscape) for review and approval	Prior to issuance of grading permit	Applicant	<ul style="list-style-type: none"> • LACDPW • LACDRP • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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:</p> <ul style="list-style-type: none"> • Avoid planting or seeding invasive species in development areas within 200 feet of native vegetation communities. • Provide location and details for any dust control fencing along Project boundaries (MM ES 5.4-53/RMDP/SCP BIO-71). • Vehicles shall not be driven or equipment operated in areas of ponded or flowing water, or where wetland vegetation, riparian vegetation, or aquatic organisms may be destroyed, except as otherwise provided for in the 404 Permit or 1603 Agreement. • Silt settling basins installed during the construction process shall be located away from areas of ponded or flowing water to prevent discolored, silt-bearing water from reaching areas of ponded or flowing water during normal flow regimes. • If a stream channel has been altered during the construction and/or maintenance operations, its low flow channel shall be returned as nearly as practical to pre-Project topographic conditions without creating a possible future bank erosion problem or a flat, wide channel or sluice-like area. The gradient of the streambed shall be returned to pre-Project grade, to the extent practical, unless it represents a wetland restoration area. • Temporary structures and associated materials not designed to withstand high seasonal flows shall be 				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>removed to areas above the high water mark before such flows occur.</p> <ul style="list-style-type: none"> • Staging/storage areas for construction equipment and materials shall be located outside of the ordinary high water mark. • Any equipment or vehicles driven and/or operated within or adjacent to the stream shall be checked and maintained daily, to prevent leaks of materials that could be deleterious to aquatic life if introduced to water. • Stationary equipment such as motors, pumps, generators, and welders which may be located within the riverbed construction zone shall be positioned over drip pans. No fuel storage tanks shall be allowed in the riverbed. • No debris, bark, slash sawdust, rubbish, cement or concrete or washing thereof, oil, petroleum products, or other organic material from any construction, or associated activity of whatever nature, shall be allowed to enter into, or be placed where it may be washed by rainfall or runoff into, watercourses included in the permit. When construction operations are completed, any excess materials or debris shall be removed from the work area. • No equipment maintenance shall be done within or near any stream where petroleum products or other pollutants from the equipment may enter these areas with stream flow. • The operator shall install and use fully covered trash receptacles to contain all food, food scraps, food wrappers, beverage containers, and other miscellaneous trash. • The operator shall not permit pets on or adjacent to the construction site. • No guns or other weapons are allowed on the 				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>construction site during construction, with the exception of the security personnel and only for security functions. No hunting shall be authorized/permitted during construction.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>				
<p>MM ES 5.4-53/RMDP/SCP BIO-71: Development areas shall have dust control measures implemented and maintained to prevent dust from impacting vegetation communities and special-status plant and aquatic wildlife species. Dust control shall comply with SCAQMD Rule 403d (SCAQMD 2005). Where construction activities occur within 100 feet of known special-status plant species locations, chemical dust suppression shall not be utilized. Where determined necessary by a qualified biologist, a screening fence (i.e., a six-foot-high chain link fence with green fabric up to a height of five feet) shall be installed to protect special-status species locations. See MM ES 5.4-27/RMDP/SCP BIO-32 for dust control requirements related to spineflower preserves.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>	<p>A. Implement dust control measures and maintain log demonstrating compliance (i.e., Rule 403d dust control log)</p>	<p>During construction</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
	<p>B. Field verification of any specific restrictions beyond Rule 403d</p>	<p>During construction</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
<p>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</p>	<p>A. Submit landscape plan for review and approval</p>	<p>Approval of subnotification (CDFW)/construction notification (Corps) letters, or Clean Water Act section 404b permit, or a combination of both</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • LACDRP • CDFW
	<p>B. Inspect plants as specified</p>	<p>Prior to planting of container plans</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • LACDRP • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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 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).</p> <p><i>(This measure applies to Entrada South without change, except that the current Cal-IPC website is www.cal-ipc.org/ip/inventory/.)</i></p>				
<p>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</p>	<p>Prepare and implement cowbird trapping program as specified</p>	<p>At the start of vegetation clearing and throughout monitoring of riparian restoration sites</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>program is necessary. <i>(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.)</i></p>				
<p>MM ES 5.4-56/RMDP/SCP BIO-80: The Project applicant will retain a qualified biologist to develop an Exotic Wildlife Species Control Plan and implement a control program for bullfrog, African clawed frog, and crayfish. The program will require the control of these species during construction within the River corridor and modified tributaries (bridges, diversions, bank stabilization, drop structures). The Plan shall include a description of the species targeted for eradication, the methods of harvest that will be employed, the disposal methods, and the measures that would be employed to avoid impacts to sensitive wildlife (e.g., stickleback, arroyo toad, nesting birds) during removal activities (i.e., timing, avoidance of specific areas). Annual monitoring shall occur for the first five years after construction of Project facilities. After five years, bi-annual monitoring shall occur in perpetuity to determine if additional control is necessary. The Project applicant will fund an endowment, approved by CDFG, for monitoring in perpetuity. Monitoring will be conducted within sentinel locations along the River Corridor SMA and where the Project provides potential habitat for these species (e.g., future ponds and water features). Control shall be conducted within Project facilities where monitoring results indicate that exotic species have colonized an area. <i>(This measure applies to Entrada South without change.)</i></p>	<p>A. Prepare and implement an Exotic Wildlife Species Control Plan as specified</p>	<p>During construction within specified areas</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>B. Conduct annual monitoring as required</p>	<p>For five years following completion</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>C. Conduct bi-annual monitoring as required (funded by an endowment approved by CDFW)</p>	<p>In perpetuity</p>	<p>HOA/Property Management Company/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
<p>MM ES 5.4-57/RMDP/SCP BIO-85: To preclude the invasion of Argentine ants into the spineflower preserves and their associated buffers, controls will be implemented using an integrated pest management (IPM) approach in</p>	<p>A. Implement controls to preclude invasion of Argentine ants into the spineflower</p>	<p>During preserve management</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>accordance with the approved SCP. The controls include the following.</p> <ol style="list-style-type: none"> (1) Providing “dry zones” between urban development and spineflower populations, where typical soil moistures are maintained at levels below about 10% soil saturation, which will deter the establishment of nesting colonies of ants; and providing dry zone buffers of sufficient width to reduce the potential for Argentine ant activity within core habitat areas. (2) Where feasible, and/or appropriate, dry areas such as parking lots and roadways shall be built next to preserve boundaries. These will be designed to slope away from the preserve to avoid runoff entering the preserve. (3) Pedestrian pathways placed next to preserves shall consist of decomposed granite or other gravel to minimize the holding of moisture, thereby preventing establishment of suitable habitat for Argentine ant colonies. (4) Ensuring that landscape container plants installed within 200 feet of spineflower preserves are ant free prior to installation, to reduce the chance of colonies establishing in areas close to the preserves. (5) Maintaining natural hydrological conditions in the spineflower preserves, including the buffers, through project design features for roadways, French drains, irrigation systems, underground utilities, drainage pipes and fencing, storm drains, and any other BMP measures that apply to surface water entering the preserve areas. (6) Using drought-resistant plants in FMZs and minimizing irrigation to the extent feasible. <p><i>(This measure applies to Entrada South without change.)</i></p>	<p>preserve as specified</p> <p>B. Maintain log demonstrating compliance</p>	<p>During preserve management</p>	<p>Applicant/Preserve Manager/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. 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.</p> <p><i>(This measure applies to Entrada South without change.)</i></p>	<p>A. Conduct quarterly monitoring and implement controls, as necessary, for Argentine ants</p>	<p>For 5 years after commencement of landscaping</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW
	<p>B. Conduct quarterly monitoring and implement controls, as necessary, for Argentine ants (funded by an endowment approved by CDFW)</p>	<p>In perpetuity beyond 5 years of commencement of landscaping (funding was completed in September 2014)</p>	<p>NLMO or other designated entity</p>	<ul style="list-style-type: none"> • CDFW
<p>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.</p> <p><i>(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</i></p>	<p>Implement mainland cherry tree replacement planting as specified</p>	<p>Until success criteria are met</p>	<p>Applicant/Qualified Biologist/Project Arborist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>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.)</i>				
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.	Submit lighting designs for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP
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. 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. [The Biota Report is included as Appendix 5.4A of the Draft EIR.]	Dedicate preservation site	Prior to issuance of certificate(s) of occupancy	Applicant	<ul style="list-style-type: none"> • LACDRP
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. [The Biota Report is included as Appendix 5.4A of the	Dedicate preservation site	Prior to issuance of certificate(s) of occupancy	Applicant	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
Draft EIR.]				
<p>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.</p> <p>The plans and specifications for the permanent fencing and signage shall be approved by the County in consultation with CDFW prior to construction adjacent to the Entrada South spineflower preserve.</p>	<p>A. Submit fencing and signage plans for CDFW review and approval</p> <p>B. Install and maintain fencing and signage in accordance with approved plans</p>	<p>Prior to occupancy adjacent to the spineflower preserve</p> <p>Following completion of construction adjacent to the spineflower preserve</p>	<p>Applicant/Preserve Manager</p> <p>Applicant/Preserve Manager</p>	<ul style="list-style-type: none"> • CDFW • LACDRP <ul style="list-style-type: none"> • CDFW • LACDRP
<p>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.</p> <p>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.</p>	<p>Submit Fire Management Plan for review and approval</p>	<p>Prior to final map recordation adjacent to spineflower preserve</p>	<p>Applicant or its designee</p>	<ul style="list-style-type: none"> • LACFD • CDFW • LACDRP
<p>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</p>	<p>Depict on grading, drainage, and/or street improvement plans and submit plans for review and approval</p>	<p>Prior to issuance of grading permit(s)</p>	<p>Applicant or its designee</p>	<ul style="list-style-type: none"> • LACDRP • LACDPW • CDFW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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:</p> <ol style="list-style-type: none"> 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; 2. Final grading and drainage design will be developed that does not change the current surface and subsurface hydrological conditions within the preserve(s); 3. French drains will be installed along the edge of any roadways and fill slopes that drain toward the preserve(s); 4. Roadways will be constructed with slopes that convey water flows within the roadway easements and away from the preserve(s); 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; 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 				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
intrusion of people or domestic animals into the preserve(s) shall incorporate footing designs that minimize moisture collection.				
<p>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 implemented and adhered to.</p> <p>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).</p>	A. Submit biologist/preserve manager qualifications for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP • CDFW
	B. Construction monitoring as specified	During grading and fence/utility installation activities that involve earth movement adjacent to the spineflower preserve(s)	Applicant/Preserve Manager/Qualified Biologist	<ul style="list-style-type: none"> • LACDRP • CDFW
	C. Submit monthly monitoring reports as needed	During grading and fence/utility installation activities that involve earth movement adjacent to the spineflower preserve(s)	Applicant/Preserve Manager/Qualified Biologist	<ul style="list-style-type: none"> • LACDRP • CDFW
<p>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:</p> <ul style="list-style-type: none"> • 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. • The Project biologist shall work with the grading contractor to avoid inadvertent impacts to riparian and wetland resources in the River Corridor. 	Implement grading guidelines as specified and field verify as needed	During grading adjacent to the Santa Clara River SMA/SEA	Applicant/Qualified Biologist	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>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.</p> <p>The storm drain system for subdivision maps adjacent to any spineflower preserves must be approved by the County prior to the initiation of any grading activities.</p>	<p>Submit grading/drainage plans and hydraulic study for review and approval</p>	<p>Prior to issuance of grading permit</p>	<p>Applicant or its designee</p>	<ul style="list-style-type: none"> • LACDPW • CDFW
<p>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.</p>	<p>A. Conduct grading and construction to facilitate animal movement as specified</p>	<p>During grading and construction near natural habitats</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • CDFW • LACDRP
	<p>B. Field verification by Qualified Biologist</p>	<p>During grading and construction near natural habitats</p>	<p>Applicant/Qualified Biologist</p>	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.	Submit wildfire fuel modification plan for review and approval	Prior to issuance of building permits	Applicant	• LACFD
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 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.	Submit a wildfire fuel modification plan for review and approval	Prior to issuance of grading permits	Applicant	• LACFD
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.	Depict on building plans for common areas/park and submit plans for review and approval	Prior to issuance of building permit(s) for common areas/park	Applicant	• LACDRP
5. CULTURAL AND PALEONTOLOGICAL RESOURCES				
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. <i>(Specific to the Project, steep slopes that have no potential for the presence of cultural remains shall not require monitoring.)</i>	A. Archaeological monitoring	During grading within 300 feet of any known archaeological site	Applicant/Qualified Archaeologist	• LACDRP
	Maintain log demonstrating compliance	During grading within 300 feet of any known archaeological site	Applicant/Qualified Archaeologist	• LACDRP
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	Fence known archaeological site(s) as specified	During grading within 300 feet of any known archaeological	Applicant/Qualified Archaeologist	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
temporarily fenced with chain link flagged with color to ensure construction avoidance.		site		
<p>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 funded by the applicant to the extent allowed by law (see, Pub. Resources Code § 21083.2).</p>	A. Maintain log demonstrating compliance	During grading	Applicant/Qualified Archaeologist	<ul style="list-style-type: none"> • LACDRP
	B. Submit California Department of Parks and Recreation Site Forms and Phase III data recovery and associated documentation, as applicable	During grading	Applicant/Qualified Archaeologist	<ul style="list-style-type: none"> • LACDRP • California Office of Historic Preservation
	C. Implement Phase III data recovery program, if resource(s) found to be significant	During grading	Applicant/Qualified Archaeologist	<ul style="list-style-type: none"> • LACDRP • California Office of Historic Preservation
<p>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 Resources Code section 5097.98 and State CEQA Guidelines section 15064.5(e), shall be taken:</p> <p>1. There will be no further excavation or disturbance of the site or any nearby area reasonably susceptible to overlying adjacent human remains until:</p> <p>a. The Los Angeles County Coroner is contacted to determine that no investigation of the cause of death is required; and</p> <p>b. If the Coroner determines the remains to be Native American:</p> <p>(i) The Coroner shall contact the Native American</p>	A. Maintain log demonstrating compliance	During grading	Applicant/Qualified Archaeologist	<ul style="list-style-type: none"> • LACDRP
	B. Native American monitoring, as applicable	During grading	Applicant/Qualified Archaeologist	<ul style="list-style-type: none"> • LACDRP • NAHC

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>Heritage Commission within 24 hours;</p> <p>(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</p> <p>(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,</p> <p>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:</p> <p>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;</p> <p>b. The descendant identified fails to make a recommendation; or</p> <p>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.</p>				
<p>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.</p> <p>(a) The Saugus and Pico Formations have a high potential to yield paleontological resources and will</p>	A. Paleontological monitoring	During grading as specified	Applicant/Qualified Paleontologist	• LACDRP
	B. Maintain log demonstrating compliance	During grading	Applicant/Qualified Paleontologist	• LACDRP
	C. Reassess paleontological	During grading	Applicant/Qualified Paleontologist	• LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>(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).</p> <p>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.</p>	<p>potential in each rock unit at the end of each phase of grading</p>			
<p>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.</p>	<p>A. Paleontological monitoring</p>	<p>During grading</p>	<p>Applicant/Qualified Paleontologist</p>	<ul style="list-style-type: none"> • LACDRP
	<p>B. Maintain log demonstrating compliance</p>	<p>During grading</p>	<p>Applicant/Qualified Paleontologist</p>	<ul style="list-style-type: none"> • LACDRP
<p>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</p>	<p>A. Paleontological sample collection</p>	<p>During grading</p>	<p>Applicant/Qualified Paleontologist</p>	<ul style="list-style-type: none"> • LACDRP
	<p>B. Maintain log demonstrating compliance</p>	<p>During grading</p>	<p>Applicant/Qualified Paleontologist</p>	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p>				
<p>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.</p>	<p>Submit curation agreement</p>	<p>Prior to grading</p>	<p>Applicant/Qualified Paleontologist</p>	<ul style="list-style-type: none"> • LACDRP
<p>MM ES 5.5-9/RMDP/SCP PR-6: Locations of recorded fossil deposits shall remain confidential and shall be disclosed to qualified paleontologists or other qualified individuals on a “need to know” basis.</p>	<p>Qualified Paleontologist to maintain locations of recorded fossil deposits</p>	<p>During grading/ following completion of grading</p>	<p>Applicant/Qualified Paleontologist</p>	<ul style="list-style-type: none"> • LACDRP
<p>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</p>	<p>Submit final report regarding paleontological monitoring</p>	<p>Following completion of grading</p>	<p>Applicant/Qualified Paleontologist</p>	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p>				
<p>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:</p> <ul style="list-style-type: none"> • 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 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. • Excess matrix shall be removed from recovered 	<p>A. Develop PRMMIP and implement as specified</p>	<p>During grading</p>	<p>Applicant/Qualified Paleontologist</p>	<ul style="list-style-type: none"> • LACDRP
	<p>B. Maintain log demonstrating compliance</p>	<p>During grading</p>	<p>Applicant/Qualified Paleontologist</p>	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>specimens and they shall be prepared to a point of identification. Significant and scientifically valuable specimens shall be permanently preserved.</p> <ul style="list-style-type: none"> • 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. • 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. 				
6. GEOLOGY AND SOILS				
<p>PDF ES 5.6-1: Project grading shall incorporate the following measures:</p> <ul style="list-style-type: none"> • Partial or complete removal of landslides; and • Construction of stability fill slopes in areas of adverse geologic structure. 	Submit grading plan for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
<p>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.</p>	Submit grading plan for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
<p>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</p>	A. Submit documentation verifying proper abandonment of oil	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • DOGGR •

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
handled properly.	wells			
	B. Re-abandon oil wells, if required	During grading	Applicant	<ul style="list-style-type: none"> • DOGGR •
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.	Submit grading plan for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
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, or as superseded by CGS guidance in effect at the time of implementation of this measure). 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.	Submit grading plan for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
<p>MM ES 5.6-3: In order to minimize, capture, and manage debris flows, the Project shall incorporate a combination of the following measures:</p> <ul style="list-style-type: none"> • Remove loose surficial material; • Construct diverter slough walls; • Construct impact walls; • 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); • Construct stabilization fill slopes; • Control run-off water; and/or 	Submit grading and drainage plans for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<ul style="list-style-type: none"> Plant selective deep-rooting vegetation. 				
7. GREENHOUSE GAS EMISSIONS				
<p>PDF ES 5.7-1: No more than 80 percent of all residential units shall contain natural gas-fired fireplaces.</p>	Submit building plans for review and approval	Prior to issuance of building permits	Applicant	<ul style="list-style-type: none"> LACDPW
<p>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.)</p>	Production of or payment for renewable electricity	Prior to issuance of building permits	Applicant	<ul style="list-style-type: none"> LACDPW LACDRP
<p>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.)</p>	Submit building plan for review and approval	Prior to issuance of building permit for community recreational center	Applicant	<ul style="list-style-type: none"> LACDPW
<p>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:</p> <ul style="list-style-type: none"> Carpooling encouragement Ride-matching assistance Preferential carpool parking Flexible work schedules for carpools 	Submit CTR program for review and approval	Prior to issuance of certificate(s) of occupancy	Applicant	<ul style="list-style-type: none"> LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<ul style="list-style-type: none"> • Half time transportation coordinator • Vanpool assistance • Bicycle end-trip facilities (parking, showers and lockers) 				
<p>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:</p> <ul style="list-style-type: none"> • 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)); • 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 • Providing a web site or message board for coordinating rides (implemented during operational phase by property owners). 	Submit building plan (with parking/circulation plan) for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP
<p>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 messaging).</p>	Submit telecommuting program for review and approval	Prior to issuance of certificate(s) of occupancy	Applicant/Property Management Company	<ul style="list-style-type: none"> • LACDRP
<p>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</p>	A. Submit traffic signal plan(s) for review and approval and/or	Prior to traffic signal permit issuance	Applicant	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
coordination along Magic Mountain Parkway from Commerce Center 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.	pay applicable fees to implement as needed for signal operations and timing adjustments to affected traffic signals			
	B. Install traffic signals in accordance with approved plan(s)	Prior to acceptance of traffic signal for maintenance by County	Applicant	<ul style="list-style-type: none"> • LACDPW
<p>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.)</p>	Submit appropriate documentation	Prior to issuance of building permits	Applicant/ Residential Developer (Seller)	<ul style="list-style-type: none"> • LACDRP
<p>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</p>	Submit building plans for review and approval	Prior to issuance of building permits	Applicant/ Residential Developer	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>24 standards applicable at the time building permit applications are filed. For example, if new standards are adopted that supersede the 2008 Title 24 standards, the residential buildings shall be designed to comply with those newer standards and, if necessary, exceed those standards by an increment that is equivalent to a 15 percent exceedance of the 2008 Title 24 standards. <i>(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.)</i></p>				
<p>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</p>	<p>Submit building plans for review and approval</p>	<p>Prior to issuance of building permits</p>	<p>Applicant/ Commercial Developer</p>	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. <i>(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.)</i></p>				
<p>8. HAZARDS AND HAZARDOUS MATERIALS</p>				
<p>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:</p> <ul style="list-style-type: none"> • File Notice of Intent to re-abandon well; • Excavate and expose several feet of well casing; • Perform hot tap—a method of drilling a hole into the casing under control in order to deal with possible pressure; 	<p>A. Allow inspection of known well heads</p>	<p>During grading</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • DOGGR
	<p>B. Abandon/reabandon wells as necessary</p>	<p>During grading</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • DOGGR
	<p>C. Submit the re-abandonment record(s) to DOGGR as necessary</p>	<p>Within 60 days of completion of work</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • DOGGR

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<ul style="list-style-type: none"> • Install a wellhead and blow out prevention equipment; • Move drill rig into place and drill out any surface cement plug or any other cement plug to reach a minimum clean-out as required by DOGGR; • Place cement plugs of varying lengths as required by DOGGR; • All portions of well not plugged with cement are to be filled with inert mud fluid having a density of 70 pounds per cubic foot and a gel strength of 25 pounds per 100 square feet; • Move out drill rig; • Cut off casing at least five feet below final finished grade; • Weld a steel plate on top of the wellhead; • Backfill and compact excavation and clean up location; • Survey the center point of the buried well using GPS instrumentation; • Place a permanent survey mark at the surface, demarcating a buried, abandoned oil well; and • Submit the re-abandonment record to DOGGR within 60 days upon completion of work. <p>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.</p>				
<p>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 would be constructed within the Newhall Ranch Specific Plan, located within 25 feet of oil or gas</p>	<p>Submit building plans for review and approval</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW • DOGGR

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. <i>(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.)</i>				
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. <i>(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.)</i>	Submit school building plan for review and approval	Prior to issuance of school building permit	Applicant	<ul style="list-style-type: none"> • California State Board of Education
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. <i>(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</i>	Submit building plans for review and approval	Prior to issuance of building permits	Applicant	<ul style="list-style-type: none"> • • DOGGR

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>applies to any ongoing oil and natural gas operational sites located off-site in proximity to the proposed uses on-site.)</i>				
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 implementation of the Newhall Ranch Specific Plan. (<i>SCGC refers to the Southern California Gas Company, or SoCalGas. No structures are proposed within the SoCalGas easements along the southern boundary of the Project Site. Nonetheless, this measure would apply to any pipeline relocation and nearby grading.</i>)	Submit grading plans for review and approval	Prior to issuance of grading permit(s) within SCGC easements	Applicant	<ul style="list-style-type: none"> • SCGC
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 evacuation access. (<i>The Entrada planning area refers to the Entrada South Project Site.</i>)	Submit building plans for review and approval	Prior to issuance of building permits	Applicant	<ul style="list-style-type: none"> • LACFD
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: <ul style="list-style-type: none"> • The Contractor(s) shall enforce strict on-site handling rules to keep construction and maintenance materials out of receiving waters and storm drains per the County's NPDES guidelines and as outlined in the Stormwater Pollution and Prevention Plan; and • The Contractor(s) shall prepare a Health and Safety Plan. The plan shall include measures to be taken in the event of an accidental spill. 	A. Submit construction contract specifications for review and approval	Prior to issuance of grading permit(s)	Applicant	<ul style="list-style-type: none"> • LACFD
	B. Submit Health and Safety Plan for review and approval	Prior to start of work by each contractor	Applicant	<ul style="list-style-type: none"> • LACFD
	C. Implement Health and Safety Plan and keep on file on-site	During grading/construction	Applicant	<ul style="list-style-type: none"> • LACFD

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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.	A. Submit Spill Prevention Plan for review and approval	Prior to issuance of grading permit(s)	Applicant	• LACFD
	B. Implement Spill Prevention Plan and keep on file on-site	During grading/construction	Applicant	• LACFD
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 hazardous material; and (4) safety procedure training for all employees in the event of a release or threatened release of a hazardous material.	A. Submit Chemical Inventory for review and approval	Prior to start of work by each contractor necessitating chemical use	Applicant	• LACFD
	B. Prepare a Hazardous Materials Business Plan if required by LACFD	Prior to start of work by each contractor necessitating chemical use	Applicant	• LACFD
	C. Implement Hazardous Materials Business Plan, if required, and keep on file on-site with Chemical Inventory	During grading /construction	Applicant	• LACFD

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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:</p> <ul style="list-style-type: none"> • Remediation goals and cleanup criteria that could include, but are not necessarily limited to, excavation and on-site treatment, excavation and off-site treatment, and/or removal of contaminated soil and/or groundwater; • A detailed description of the access points and haul-out routes for remedial activities; remediation methods and procedures; mitigation of dust; minimization or avoidance of disturbance to sensitive ecosystems; and verification soil sampling and analysis. Included in the discussion shall be information on disposal sites, transport and disposal methods, as well as recordkeeping methods for documenting remediation, regulatory compliance, and health and safety programs for on-site workers; and • Removal of oil development equipment and debris. <p><i>(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 incorporated into the analysis.)</i></p>	<p>A. Submit Remedial Action Plan for review and approval <i>(completed; see the Remedial Action Plan for Entrada South Development Area included as Appendix 5.8B of the Draft EIR)</i></p>	<p>Prior to issuance of grading permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACFD
	<p>B. Implement Remedial Action Plan and keep on file on-site</p>	<p>During grading</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACFD
	<p>C. Obtain "No Further Action" letter</p>	<p>Prior to issuance of building permits</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACFD
<p>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</p>	<p>A. Submit Soil Management Plan for review and</p>	<p>Prior to issuance of grading permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACFD

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p> <p>The Soil Management Plan will outline guidelines for the following:</p> <ul style="list-style-type: none"> • Identifying impacted soil; • Assessing impacted soil; • Soil excavation; • Impacted soil storage; • Verification sampling; and • Impacted soil characterization and disposal. <p>In the event that potentially contaminated soils are encountered within the footprint of construction, soils will be tested and stockpiled. The Certified Unified Program Agency will determine whether further assessment is warranted. The Certified Unified Program Agency shall determine and oversee the handling and disposal of impacted soils. <i>(This mitigation measure has been partially implemented. The Soil Management Plan is an</i></p>	<p>approval (<i>completed; see Appendix A of the Remedial Action Plan for Entrada South Development Area included as Appendix 5.8B of the Draft EIR</i>)</p> <p>B. Implement Soil Management Plan and keep on file on-site</p>	<p>During grading</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACFD

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>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.)</i>				
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.	Provide disclosure regarding SCGC transmission lines to potential buyers and tenants	Prior to occupancy	Applicant/ Residential Developer (Seller)	LACDRP
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 of the Draft EIR.	Implement Remedial Action Plan as approved	During grading	Applicant	• LACFD
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.	A. Remove and dispose of visibly impacted soil	During grading	Applicant	• LACFD
	B. Assess for environmental hazards and treat, as necessary, those areas not planned for excavation or areas to be raised in grade	During grading	Applicant	• LACFD
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	A. Perform soil testing, as needed, and submit documentation summarizing testing results and verifying	During grading	Applicant	• DOGGR • LACFD • LARWQCB

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
accordance with the Remedial Action Plan to the satisfaction of DOGGR, the SCAQMD, the LA Regional Water Board, and/or the County Fire Department, as applicable. (<i>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.</i>)	whether applicable regulatory contaminant thresholds are met			
	B. Perform treatment, management, and disposal, as applicable	Before grading and excavation can resume in the contaminated area	Applicant	<ul style="list-style-type: none"> • DOGGR • LACFD • LARWQCB
MM ES 5.8-16: Soils excavated for construction of any unlined 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.	A. Restrict reuse of soils excavated for any unlined water quality control basin	During grading	Applicant	<ul style="list-style-type: none"> • LACFD
	B. Assess and remediate any potentially contaminated soils	During grading	Applicant	<ul style="list-style-type: none"> • LACFD
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 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	A. Assess and remediate any potentially contaminated soils	During grading in affected areas	Applicant	<ul style="list-style-type: none"> • DOGGR • LARWQCB • LACFD
	B. Properly abandon and remove any ASTs located within the grading footprint	During grading in affected areas	Applicant	<ul style="list-style-type: none"> • LACFD

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.				
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.	Remove any septic tank(s)	During grading	Applicant	<ul style="list-style-type: none"> • LACDPH
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.	A. Assess on-site oil pipelines remaining in service for leakage	During grading	Applicant	<ul style="list-style-type: none"> • DOGGR
	B. Abandon/reabandon any unused pipelines	During grading	Applicant	<ul style="list-style-type: none"> • DOGGR
	C. Perform treatment, management, and disposal, as applicable	After abandonment/ reabandonment of pipelines	Applicant	<ul style="list-style-type: none"> • DOGGR • LARWQCB
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 to the County Fire Department for review and approval. <i>(Any abatement required as part of this measure would be achieved</i>	Submit documentation as specified	Prior to issuance of demolition permit	Applicant/Qualified Professional	<ul style="list-style-type: none"> • LACFD

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<i>through regulatory compliance; specifically compliance with CCR Title 8, Article 4, Section 1532.1.)</i>				
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. <i>(Any abatement required as part of this measure would be achieved through regulatory compliance; specifically compliance with CCR Title 8, Article 4, Section 1529.)</i>	Submit documentation as specified	Prior to issuance of demolition permit	Applicant/Qualified Professional	<ul style="list-style-type: none"> • LACFD • SCAQMD
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. <i>(Any abatement required as part of this measure would be achieved through regulatory compliance; specifically compliance with CFR Title 40, Section 761.)</i>	Submit documentation as specified	Prior to demolition or rehabilitation of any electrical poles or facilities	Applicant/Qualified Professional	<ul style="list-style-type: none"> • DTSC
9. HYDROLOGY AND WATER QUALITY—HYDROLOGY				
MM ES 5.9-1/RMDP/SCP HY-1: All on-site and off-site flood control improvements necessary to implement the RMDP must be constructed to the satisfaction of the DPW. <i>(This measure would be achieved through regulatory compliance with the County Department of Public Works' requirements.)</i>	Submit grading/drainage plan(s) for review and approval	Prior to issuance of drainage permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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:</p> <p>(a) The DPW's capital flood flow rates (50-year rainfall discharge, burned and bulked);</p> <p><i>(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 of the Draft EIR for related explanation.)</i></p>	<p>Submit grading/drainage plan(s) for review and approval</p>	<p>Prior to issuance of drainage permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
<p>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. <i>(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 that time shall apply.)</i></p>	<p>Submit grading/drainage plan(s) for review and approval</p>	<p>Prior to issuance of drainage permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
<p>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.</p>	<p>Submit grading/drainage plan(s) for review and approval</p>	<p>Prior to issuance of drainage permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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). <i>(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.)</i></p>				
<p>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. <i>(This measure would be achieved through regulatory compliance with the County Department of Public Works' Hydrology Manual.)</i></p>	<p>Submit grading/drainage plan(s) for review and approval</p>	<p>Prior to issuance of drainage permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
<p>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). <i>(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.)</i></p>	<p>Submit grading/drainage plan(s) for review and approval</p>	<p>Prior to issuance of drainage permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. <i>(This measure would be achieved through regulatory compliance with the requirements of the County Department of Public Works' Hydrology Manual.)</i></p>	<p>Submit grading/drainage plan(s) for review and approval</p>	<p>Prior to issuance of drainage permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
<p>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. <i>(This measure would be achieved through regulatory compliance with the requirements of the County Department of Public Works' Hydrology Manual.)</i></p>	<p>Submit grading/drainage plan(s) for review and approval</p>	<p>Prior to issuance of drainage permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
<p>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 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-</p>	<p>Submit grading/drainage plan(s) for review and approval</p>	<p>Prior to issuance of drainage permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
development condition as described in the Subregional Stormwater Mitigation Plan and be subject to approval by DPW. <i>(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.)</i>				
<p>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. <i>(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.)</i></p>	Submit grading/drainage plan(s) for review and approval	Prior to issuance of drainage permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
<p>MM ES 5.9-11/RMDP/SCP GRR-6: Sediment from upland sources, such as debris basins and other sediment retention 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. <i>(This measure would be achieved through regulatory compliance with the requirements of the County Department of Public Works’ Hydrology Manual.)</i></p>	A. Contact LACDPW to identify appropriate sediment relocation site	Prior to sediment clearing	Applicant/Property Management Company	<ul style="list-style-type: none"> • LACDPW
	B. Maintain log demonstrating compliance	During operation	Applicant/Property Management Company	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
10. HYDROLOGY AND WATER QUALITY—WATER QUALITY				
<p>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 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).</p> <p>[Table 5.10-6, LID Standards Manual Source Control Requirements and Corresponding Best Management Practices; Table 5.10-7, Entrada South Site Design Best Management Practices; 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</p>	<p>Submit LID plan for review and approval</p>	<p>Prior to issuance of any grading or building permit (whichever comes first)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
Area, are provided in the Appendix to this MMRP.]				
<p>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:</p> <p>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 pollutants of concern and are sized to capture and treat 80 percent of the average annual runoff volume.</p>	A. Submit drainage plan(s) for review and approval	Prior to issuance of building permit(s)	Applicant	• LACDPW
	B. Implement LID BMPs in accordance with approved plan(s)	During operation	Applicant/Property Management Company	• LACDPW
<p>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. <i>(PDF ES 5.10-1 implements the substantive requirements contained in this mitigation</i></p>	A. Submit grading plan for review and approval	Prior to final tract map or issuance of any grading or building permit (whichever comes first)	Applicant	• LACDPW
	B. Implement grading BMPs in accordance with approved plan(s)	During operation	Applicant/Property Management Company	• LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p><i>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.)</i></p> <p>[Table 4.4-12 of the RMDP/SCP EIS/EIR is provided in the Appendix to this MMRP.]</p>				
<p>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 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:</p> <ol style="list-style-type: none"> 1. Pest identification. 2. Practices to prevent pest incidence and reduce pest buildup. 3. Monitoring to examine vegetation and surrounding areas for pests to evaluate trends and to identify when controls are needed. 4. Establishment of action thresholds that trigger control 	<p>A. Submit Landscape and Integrated Pest Management Plan for review and approval</p>	<p>Prior to issuance of building permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDRP
	<p>B. Implement Landscape and Integrated Pest Management Plan in accordance with approved plan</p>	<p>During operation</p>	<p>Applicant/Property Management Company</p>	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>actions.</p> <p>5. Pest control methods—cultural, mechanical, environmental, biological, and appropriate pesticides.</p> <p>6. Fertilizer management—soil assessment, fertilizer types, application methods, and storage and handling.</p> <p>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).</p> <p><i>(PDF ES 5.10-1 implements the substantive requirements contained in this mitigation measure. Reference to Section 4.4 refers to the Water Quality section of the RMDP/SCP EIS/EIR.)</i></p>				
11. NOISE				
<p>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.</p>	<p>Submit building plans depicting air conditioning units as required</p>	<p>Prior to issuance of certificate(s) of occupancy for relevant residential units</p>	<p>Applicant/ Residential Developer</p>	<ul style="list-style-type: none"> • LACDRP
<p>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.</p>	<p>Maintain log demonstrating compliance</p>	<p>During construction</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDRP • LACDPH (for support and consultation)
<p>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.</p>	<p>A. Submit building plans for review and approval</p>	<p>Prior to issuance of building permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
	B. Maintain log demonstrating compliance	During construction	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPH (for support and consultation)
<p>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; and (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.</p>	Maintain log demonstrating compliance	During construction	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPH (for support and consultation)
<p>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.</p>	Submit building plan for review and approval	Prior to issuance of certificate(s) of occupancy for relevant residential units	Applicant/ Residential Developer	<ul style="list-style-type: none"> • LACDRP
<p>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.</p>	Submit building plan for review and approval	Prior to issuance of certificate(s) of occupancy for relevant residential units	Applicant/ Developer	<ul style="list-style-type: none"> • LACDRP
<p>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 constructed of concrete masonry units or</p>	Submit building plan for review and approval	Prior to issuance of certificate(s) of occupancy for relevant residential units	Applicant/ Residential Developer	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
other material of similar acoustic performance and shall be continuous with no breaks or gaps.				
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.	Submit building plan for review and approval	Prior to issuance of certificate(s) of occupancy for relevant residential units	Applicant/ Residential Developer	<ul style="list-style-type: none"> • LACDRP
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: a) All windows and patio doors shall be double-paned insulated window assembly with a minimum 25 dBA OITC (Outdoor to Indoor Transmission Class). b) Exterior doors (if facing the roadways) shall be solid core with a full set of acoustic seals. c) If necessitated by the architectural design of a structure, special insulation or design features shall be installed to meet the required interior ambient noise level. The specifications in this measure 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.	A. Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant/ Residential Developer	<ul style="list-style-type: none"> • LACDRP
	B. Submit post-construction noise measurements verifying compliance upon request	Prior to issuance of certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACDRP • LACDPH (for support and consultation)
12. PUBLIC SERVICES—FIRE PROTECTION				
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	A. Provide emergency response training	At commencement of construction	Applicant	<ul style="list-style-type: none"> • LACDRP • LACFD
	B. Maintain log	During construction	Applicant	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
inspection upon request by the County of Los Angeles Fire Department and County of Los Angeles Department of Regional Planning.	demonstrating compliance			<ul style="list-style-type: none"> • LACFD
<p>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.</p>	A. Provide notice of lane closures	Five days prior to any Project-related lane closures or other road construction	Applicant	<ul style="list-style-type: none"> • LACFD
	B. Maintain log demonstrating compliance	During construction	Applicant	<ul style="list-style-type: none"> • LACDRP
<p>PDF ES 5.15-3: All potentially 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.</p>	Submit building plan(s) for review and approval	Prior to issuance of building permit(s)	Applicant/ Residential Developer	<ul style="list-style-type: none"> • LACDRP • LACFD
<p>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. (<i>The Entrada planning area refers to the Entrada South Project Site. This measure would be achieved through regulatory compliance with County Code requirements.</i>)</p>	Submit building plans for review and approval	Prior to issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDRP • LACFD
<p>13. PUBLIC SERVICES—SHERIFF PROTECTION</p>				
<p>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.</p>	A. Provide notice of lane closures	Prior to lane closures	Applicant	<ul style="list-style-type: none"> • LACSD • CHP
	B. Maintain log demonstrating compliance	During construction	Applicant	<ul style="list-style-type: none"> • LACDRP
<p>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.</p>	Maintain log demonstrating compliance	During construction	Applicant	<ul style="list-style-type: none"> • CHP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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:</p> <ul style="list-style-type: none"> • Proper lighting in entryways, lobbies, parking areas, and open areas throughout the Project Site; • Security lighting within the proposed neighborhood park; • Sufficient street lighting for visibility and safety along all roadways internal to the Project Site; • Illuminated building address numbers to ensure visibility from adjacent streets. 	<p>Submit building plans depicting security features for review and approval</p>	<p>Prior to issuance of building occupancy permits</p>	<p>Applicant/ Residential and/or Commercial Developer(s)</p>	<ul style="list-style-type: none"> • LACSD
<p>PDF ES 5.16-4: All potentially gated entrances to Planning Areas 4 through 7 shall incorporate a Knox-Box entry system.</p>	<p>Submit building plan(s) for review and approval</p>	<p>Prior to issuance of building permit(s)</p>	<p>Applicant/ Residential Developer</p>	<ul style="list-style-type: none"> • LACDRP • LACSD
<p>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.</p>	<p>Submit as-built site plans with access routes</p>	<p>Upon completion of development within each Planning Area of the site</p>	<p>Applicant/ Residential and/or Commercial Developer(s)</p>	<ul style="list-style-type: none"> • LACSD
<p>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. (<i>The Law Enforcement Facilities Mitigation Fee is also known as the Law Enforcement Facilities Fee; see County Code Section 22.74.</i>)</p>	<p>Pay appropriate Law Enforcement Facilities Fee</p>	<p>Prior to issuance of building permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACSD

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p>	<p>A. Provide verification of retaining private security company for patrols</p>	<p>Prior to construction</p>	<p>Applicant</p>	<p>• LACDRP</p>
	<p>B. Maintain log demonstrating compliance</p>	<p>During construction</p>	<p>Applicant</p>	<p>• LACSD</p>
<p>14. PUBLIC SERVICES—PARKS AND RECREATION</p>				
<p>PDF ES 5.18-1: The Project Applicant shall enter into a Park Development Agreement (PDA), post bonds, and submit a Park Delivery Schedule prior to the County Parks Department clearing the first unit (final) map containing housing. The Project Applicant shall commence construction of the public neighborhood park prior to the County issuing the 668th residential building permit and complete park construction within 14 months after commencement of construction. (Construction commencement is defined as when the Project Applicant starts precise grading and/or installing utilities for the public neighborhood park.)</p> <p>Beginning when the first residential building permit is issued, the Project Applicant shall submit monthly reports to the County Parks Department that identify, for each unit map, the number of residential units for which building permits were issued (permitted units) for the month and cumulative to date, and which specify for the permitted units the owner, building number, building type (e.g., single-family home, condominium, apartment), and lot number. The monthly reports are due on the first County business day of each month until the public neighborhood park is conveyed to the County.</p> <p>Failure to provide the County Parks Department with a report, or to commence construction prior to the 668th residential building permit, or to convey the park to the</p>	<p>A. Enter into Park Development Agreement, post appropriate bonds, and submit Park Delivery Schedule</p>	<p>Prior to first unit (final) map containing housing</p>	<p>Applicant</p>	<p>• LACDPR</p>
	<p>B. Submit monthly reports for each unit map</p>	<p>Beginning at issuance of first residential building permit until park is conveyed to County</p>	<p>Applicant</p>	<p>• LACDPR</p>
	<p>C. Commence park construction</p>	<p>Prior to issuance of 668th residential building permit</p>	<p>Applicant</p>	<p>• LACDPR</p>
	<p>D. Complete park construction</p>	<p>Within 14 months following commencement of park construction</p>	<p>Applicant</p>	<p>• LACDPR</p>
	<p>E. Convey park to County</p>	<p>Prior to issuance of the 1,030th residential building permit</p>	<p>Applicant</p>	<p>• LACDPR</p>

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>County prior to the 1,030th residential building permit will result in the County Parks Department requesting the Department of Public Works to withhold further issuance of residential building permits until the respective report is received, or park construction is commenced, or the park is conveyed to the County.</p>				
15. TRANSPORTATION/TRAFFIC				
<p>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:</p> <ul style="list-style-type: none"> • Provisions for traffic control during all phases of construction activities to improve traffic flow on public roadways (e.g., flag persons), as needed; • 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; • Provision of safety precautions for pedestrians and bicyclists through such measures as alternate routing and protection barriers on streets impacted by Project construction; • Detour signs, as needed; • Provisions to configure construction parking to minimize traffic interference; • Provision of adequate emergency access to all residences and businesses adjacent to the roadways impacted by the roadway construction (mitigation) 	<p>Submit Construction Traffic Control Plan for review and approval</p>	<p>Prior to construction and/or issuance of encroachment permit(s)</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW • Caltrans • LACFD • LACSD • CHP • SCPWD

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
activities during all phases of construction activities; • Provisions to maintain emergency access at all times in the event temporary lane closures are necessary for the installation of utilities; and • With the exception of off-site infrastructure improvements, prohibition against parking of construction-related vehicles on streets in predominantly residentially zoned areas.				
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. <i>(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.)</i>	Pay fair-share fee	Prior to issuance of first certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACDPW
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. <i>(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.)</i>	Pay fair-share fee	Prior to issuance of first certificate of occupancy	Applicant	<ul style="list-style-type: none"> • LACDPW • SCDPW
MM ES 5.20-3/RMDP/SCP TR-10: 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 Parker. <i>(As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.)</i>	Pay fair-share fee	Prior to issuance of first certificate of occupancy	Applicant	<ul style="list-style-type: none"> • Caltrans
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. <i>(As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.)</i>	Pay fair-share fee	Prior to issuance of first certificate of occupancy	Applicant	<ul style="list-style-type: none"> • Caltrans

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
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. <i>(As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.)</i>	Pay fair-share fee	Prior to issuance of first certificate of occupancy	Applicant	• Caltrans
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. <i>(As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.)</i>	Pay fair-share fee	Prior to issuance of first certificate of occupancy	Applicant	• Caltrans
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. <i>(As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.)</i>	Pay fair-share fee	Prior to issuance of first certificate of occupancy	Applicant	• Caltrans
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. <i>(As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.)</i>	Pay fair-share fee	Prior to issuance of first certificate of occupancy	Applicant	• Caltrans
MM ES 5.20-9/RMDP/SCP TR-16: 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 McBean Parkway. <i>(As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.)</i>	Pay fair-share fee	Prior to issuance of first certificate of occupancy	Applicant	• Caltrans
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. <i>(As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.)</i>	Pay fair-share fee	Prior to issuance of first certificate of occupancy	Applicant	• Caltrans

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. <i>(As applied to Entrada South, this mitigation measure will be implemented through MM ES 5.20-34.)</i></p>	<p>Pay fair-share fee</p>	<p>Prior to issuance of first certificate of occupancy</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • Caltrans
<p>MM ES 5.20-12: <u>Intersection No. 25: The Old Road & Rye Canyon Road (County Jurisdiction)</u>—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. <i>(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.)</i></p>	<p>A. Submit applicable improvement plans, such as street improvement, striping/signing, and traffic signal plans for review and approval</p>	<p>Prior to implementation of street improvements</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
	<p>B. Construct improvements in accordance with approved plans</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
<p>MM ES 5.20-13: <u>Intersection No. 28: The Old Road & Stevenson Ranch Parkway (County Jurisdiction)</u>—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</p>	<p>A. Submit applicable improvement plans, such as street improvement, striping/signing, and traffic signal plans for review and approval</p>	<p>Prior to implementation of street improvements</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
	<p>B. Construct improvements in accordance with approved plans</p>	<p>Consistent with threshold milestones in the most current approved Westside</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
westbound left-turn phase during the P.M. peak-hour period. <i>(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.)</i>		Roadway Phasing Analysis		
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.	A. Pay appropriate Westside B&T District fees, OR	Prior to final map recordation or issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
	B. Construct improvements if necessary	Prior to final map recordation or issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • LACDPW
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.	Pay appropriate transit mitigation fees (if adopted) unless modified by an approved transit mitigation agreement	Upon issuance of building permit(s)	Applicant	<ul style="list-style-type: none"> • Santa Clarita Transit • Metrolink
MM ES 5.20-16: <u>Intersection No. 10: I-5 Southbound Ramps & Magic Mountain Parkway (Caltrans/County Jurisdiction)</u> —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-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	A. Pay appropriate Westside B&T District fees, and contribute appropriate funding for improvements that may not be included in the Westside B&T District Report, OR	Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis	Applicant	<ul style="list-style-type: none"> • LACDPW • Caltrans
	B. Construct improvements if necessary	Consistent with threshold milestones in the most current	Applicant	<ul style="list-style-type: none"> • LACDPW • Caltrans

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.		approved Westside Roadway Phasing Analysis		
<p>MM ES 5.20-17: <u>Intersection No. 12: I-5 Southbound Ramps & Valencia Boulevard (Caltrans/County Jurisdiction)</u>—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.</p>	A. Pay appropriate Westside B&T District fees, and contribute appropriate funding for improvements that may not be included in the Westside B&T District Report, OR	Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis	Applicant	<ul style="list-style-type: none"> • LACDPW • Caltrans
	B. Construct improvements if necessary	Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis	Applicant	<ul style="list-style-type: none"> • LACDPW • Caltrans
<p>MM ES 5.20-18: <u>Intersection No. 14: I-5 Southbound Ramps & McBean Parkway (Caltrans/County Jurisdiction)</u>—The improvements recommended to mitigate the Project’s identified significant impact at this intersection are to re-stripe/convert the 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</p>	Contribute appropriate funding towards improvements or utilize existing B&T credits to offset funding contributions	Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis	Applicant	<ul style="list-style-type: none"> • SCDPW • LACDPW • Caltrans

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p>				
<p>MM ES 5.20-19: <u>Intersection No. 26: The Old Road & Magic Mountain Parkway (County Jurisdiction)</u>—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.</p>	<p>Pay appropriate Westside B&T District fees</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
<p>MM ES 5.20-20: <u>Intersection No. 28: The Old Road & Stevenson Ranch Parkway (County Jurisdiction)</u>—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</p>	<p>A. Pay appropriate Westside B&T District fees, and contribute appropriate funding for improvements that may not be</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW •

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p>	<p>included in the Westside B&T District Report, OR</p>			
	<p>B. Construct improvements if necessary</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
<p>MM ES 5.20-21: <u>Intersection 30: Avenue Stanford & Rye Canyon Road (City Jurisdiction)</u>—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. <i>(It is recommended that 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.)</i></p>	<p>A. Contribute appropriate funding towards improvements or utilize existing B&T credits to offset funding contributions</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • SCDPW
	<p>B. Construct improvements if necessary</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • SCDPW
<p>MM ES 5.20-22: <u>Intersection No. 48: McBean Parkway & Newhall Ranch Road (City Jurisdiction)</u>—The improvements recommended to mitigate the Project’s</p>	<p>Contribute appropriate funding towards improvements or utilize</p>	<p>Consistent with threshold milestones in the most current</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • SCDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. <i>(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.)</i></p>	<p>existing B&T credits to offset funding contributions</p>	<p>approved Westside Roadway Phasing Analysis</p>		
<p>MM ES 5.20-23: <u>Intersection No. 50: McBean Parkway & Copper Hill Drive (City Jurisdiction)</u>—The improvements 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</p>	<p>Contribute appropriate funding towards improvements or utilize existing B&T credits to offset funding contributions</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • SCDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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. <i>(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.)</i></p>				
<p>MM ES 5.20-24: <u>Intersection No. 51: Wiley Canyon Road & Lyons Avenue (City Jurisdiction)</u>—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 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</p>	<p>Contribute appropriate funding towards improvements or utilize existing B&T credits to offset funding contributions</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • SCDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p>				
<p>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 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</p>	<p>Contribute appropriate funding towards improvements or utilize existing B&T credits to offset funding contributions</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • SCDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
Works approved Westside Roadway Phasing Analysis.				
<p>MM ES 5.20-26: <u>Intersection No. 66: Bouquet Canyon Road & Newhall Ranch Road (City Jurisdiction)</u>—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 timetable consistent with the threshold milestones established in the most current County Public Works approved Westside Roadway Phasing Analysis.</p>	<p>Contribute appropriate funding towards improvements or utilize existing B&T credits to offset funding contributions</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • SCDPW
<p>MM ES 5.20-27: <u>Intersection No. 80: Wolcott Way & SR-126 (Caltrans/County Jurisdiction)</u>—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</p>	<p>A. Pay appropriate Westside B&T District fees and contribute appropriate funding for improvements</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW • Caltrans

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p>	<p>that may not be included in the Westside B&T District Report, OR</p>			
	<p>B. Construct improvements if necessary</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW • Caltrans
<p>MM ES 5.20-28: <u>Intersection No. 107: Westridge Parkway & Magic Mountain Parkway (County Jurisdiction)</u>—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 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.</p>	<p>A. Pay appropriate Westside B&T District fees and contribute appropriate funding for improvements that may not be included in the Westside B&T District Report, OR</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
	<p>B. Construct improvements if necessary</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
<p>MM ES 5.20-29: <u>Intersection No. 25: The Old Road & Rye Canyon Road (County Jurisdiction)</u>—The Project</p>	<p>A. Pay appropriate Westside B&T</p>	<p>Consistent with threshold milestones</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p>	<p>District fees and contribute appropriate funding for improvements that may not be included in the Westside B&T District Report, OR</p>	<p>in the most current approved Westside Roadway Phasing Analysis</p>		
	<p>B. Construct improvements if necessary</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW
<p>MM ES 5.20-30: <u>Intersection No. 44: McBean Parkway & Valencia Boulevard (City Jurisdiction)</u>—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 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</p>	<p>Contribute appropriate funding towards improvements or utilize existing B&T credits to offset funding contributions</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • SCDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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.</p>				
<p>MM ES 5.20-31: <u>Intersection No. 57: Valencia Boulevard & Magic Mountain Parkway (City Jurisdiction)</u>—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 in the most current County Public Works approved Westside Roadway Phasing Analysis.</p>	<p>Contribute appropriate funding towards improvements or utilize existing B&T credits to offset funding contributions</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • SCDPW
<p>MM ES 5.20-32: <u>Intersection No. 65: Bouquet Canyon Road & Soledad Canyon Road (City Jurisdiction)</u>—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</p>	<p>Contribute appropriate funding towards improvements or utilize existing B&T credits to offset funding</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • SCDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>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 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 in the most current County Public Works approved Westside Roadway Phasing Analysis.</p>	<p>contributions</p>	<p>Analysis</p>		
<p>MM ES 5.20-33: <u>Intersection No. 80: Wolcott Way & SR-126 (Caltrans/County Jurisdiction)</u>—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 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</p>	<p>A. Pay appropriate Westside B&T District fees and contribute appropriate funding for improvements that may not be included in the Westside B&T District Report, OR</p>	<p>Consistent with threshold milestones in the most current approved Westside Roadway Phasing Analysis</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW • Caltrans
	<p>B. Construct improvements if necessary</p>	<p>Consistent with threshold milestones in the most current</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDPW • Caltrans

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
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.		approved Westside Roadway Phasing Analysis		
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.	A. Execute traffic mitigation agreement	Within six months of EIR certification	Applicant	<ul style="list-style-type: none"> • Caltrans
	B. Construct mitigation improvements or pay equitable share for mitigation projects	In accordance with terms of traffic mitigation agreement	Applicant	<ul style="list-style-type: none"> • Caltrans
16. UTILITIES AND SERVICE SYSTEMS—SOLID WASTE				
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. <i>(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 exceed the requirements set forth in this mitigation measure.)</i>	A. Prepare Waste Management Plan	Prior to issuance of grading permits	Applicant	<ul style="list-style-type: none"> • LACDPW
	B. Submit required reports demonstrating compliance with Waste Management Plan	During construction	Applicant	<ul style="list-style-type: none"> • LACDPW

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
<p>MM ES 5.24-2: Educational materials shall be distributed to new Project homeowners regarding the proper management and disposal of household hazardous waste.</p>	<p>Distribute educational materials to new homeowners</p>	<p>Following close of escrow for each residence sold</p>	<p>Applicant/ Residential Developer (Seller)/ Property Management Company</p>	<ul style="list-style-type: none"> • LACDRP
<p>MITIGATION COMPLIANCE</p>				
<p>The Applicant shall be responsible for complying with all Project PDFs and MMs throughout the lifetime of the Project. As a means of ensuring compliance with the above mitigation measures and California Public Resources Code, Section 21081.6, the Applicant is responsible for submitting an annual mitigation compliance report to the County of Los Angeles Department of Regional Planning for review. The annual mitigation compliance report shall include, but not be limited to, a list of all approvals and/or permits obtained from the County for the Project. Such list shall include any approvals and/or permits obtained during the current compliance period as well as all approvals and/or permits obtained during the previous compliance periods.</p>	<p>Submit annual mitigation compliance report</p>	<p>Annually until all mitigation measures have been implemented and completed</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDRP
<p>In connection with the application for any approvals and/or permits that the Applicant requests from the County, the Applicant shall provide a copy of all PDFs and/or MMs applicable to the subject matter of the application to the County staff who is reviewing such application at the time the request is made. The Applicant shall also provide all applicable agency clearances, LACDRP clearances, and/or other County department clearances associated with such PDFs and/or MMs.</p>	<p>Provide a copy of applicable PDFs and/or MMs and applicable clearances</p>	<p>At the time of request of any future approvals and/or permits</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDRP • Other County Departments, as applicable
<p>The Applicant shall replenish the mitigation monitoring account, as necessary, until such time as all mitigation</p>	<p>Replenish mitigation monitoring account as</p>	<p>During mitigation monitoring</p>	<p>Applicant</p>	<ul style="list-style-type: none"> • LACDRP

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
measures have been implemented and completed.	necessary			
<p><u>Acronyms:</u></p> <p>ASTs Aboveground Storage Tanks</p> <p>B&T Bridge and Thoroughfare</p> <p>BMP Best Management Practices</p> <p>Cal-IPC California Invasive Plant Council</p> <p>Caltrans California Department of Transportation</p> <p>CAPCOA California Air Pollution Control Officers Association</p> <p>CARB California Air Resources Board</p> <p>CC&R Covenants, Conditions, and Restrictions</p> <p>CCR California Code of Regulations</p> <p>CDFG California Department of Fish and Game (now referred to as CDFW)</p> <p>CDFW California Department of Fish and Wildlife (formerly CDFG)</p> <p>CEC California Energy Commission</p> <p>CFR Code of Federal Regulations</p> <p>CGS California Geological Survey</p> <p>CHP California Highway Patrol</p> <p>CLAOTO County of Los Angeles Oak Tree Ordinance</p> <p>CMIP Comprehensive Mitigation Implementation Plan</p> <p>Corps United States Army Corps of Engineers</p> <p>CRHR California Register of Historic Resources</p> <p>CTMP Construction Traffic Management Plans</p> <p>CTR Commute Trip Reduction</p> <p>CVN Compliance Verification Notice</p> <p>DAPTF Declining Amphibian Populations Task Force</p> <p>dBA A-Weighted Decibel</p> <p>dbh Diameter at Breast Height</p>				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
DOGGR	California Department of Conservation Division of Oil, Gas and Geothermal Resources			
DTSC	California Department of Toxic Substances Control			
ES	Entrada South			
FMZ	Fire Management Zone			
HARC	Hybrid Assessment of Riparian Communities			
HOA	Home Owners' Association			
ITP	Incidental Take Permit			
IPM	Integrated Pest Management			
JPA	Joint Powers Authority			
kW	Kilowatt			
LACDAC	Los Angeles County Department of Animal Control			
LACDPH	Los Angeles County Department of Public Health			
LACDPR	Los Angeles County Department of Parks and Recreation			
LACDPW	Los Angeles County Department of Public Works			
LACDRP	Los Angeles County Department of Regional Planning			
LACFD	Los Angeles County Fire Department			
LACSD	Los Angeles County Sheriff's Department			
LARWQCB	Los Angeles Regional Water Quality Control Board			
Leq	Equivalent Sound Level			
LID	Low Impact Development			
MM	Mitigation Measure			
MS4	Municipal Separate Storm Sewer System			
NAHC	Native American Heritage Commission			
NLMO	Natural Lands Management Organization			
NPDES	National Pollutant Discharge Elimination System			
NRHP	National Register of Historic Places			
PA	Public Address			
PCB	Polychlorinated Biphenyls			

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
PDA	Park Development Agreement			
PDF	Project Design Feature			
PRMMIP	Paleontological Resource Mitigation Monitoring Implementation Plan			
RMDP	Resource Management and Development Plan			
SCAQMD	South Coast Air Quality Management District			
SCGC	Southern California Gas Company			
SCP	Spineflower Conservation Plan			
SCPWD	City of Santa Clarita Public Works Department			
SEA	Significant Ecological Area			
SMA	Special Management Area			
SoCalGas	Southern California Gas Company			
SP	Specific Plan			
SUSMP	Standard Urban Stormwater Mitigation Plan			
SWPPP	Stormwater Pollution Prevention Plan			
SWRCB	State Water Resources Control Board			
TDM	Transportation Demand Management			
USEPA	United States Environmental Protection Agency			
USFWS	United States Fish and Wildlife Service			
VCC	Valencia Commerce Center			
<p><u>Cited References:</u></p> <p>Cal-IPC 2006, 2007 California Invasive Plant Council, <i>California Invasive Plant Inventory</i>, February 2006, http://www.cal-ipc.org/ip/inventory/pdf/Inventory2006.pdf.</p> <p>CDFA 2009 California Department of Food and Agriculture, <i>California State Agricultural List</i>, 2009.</p> <p>DAPTF 2009 Declining Amphibian Populations Task Force, 2009.</p> <p>Dudek 2007a Dudek, <i>2007 Sensitive Plant Survey Results for the Newhall Ranch Specific Plan Area, Los Angeles County, California</i>, prepared for The Newhall Land and Farming Company, Valencia, California, December 2007.</p> <p>Dudek 2007c Dudek, <i>Draft RMDP Slender Mariposa Lily Mitigation and Monitoring Plan</i>, prepared for Newhall Land and Farming, Valencia, California, August 2007.</p>				

Project Design Feature/Mitigation Measure	Action Required	Timing	Responsible Party	Monitoring/ Enforcement Agency
SCAQMD 2005	South Coast Air Quality Management District, <i>Rule 403d, Fugitive Dust Requirements</i> , http://www.aqmd.gov/docs/default-source/rule-book/rule-iv/rule-403.pdf?sfvrsn=4 .			
USFWS 1997a	Coastal California Gnatcatcher Presence/Absence Survey Guidelines, 1997.			

APPENDIX TO THE
DRAFT MITIGATION MONITORING AND REPORTING PROGRAM

MM ES 5.4-2/RMDP/SCP BIO-2

**Table 5.4-9
CDFG Jurisdictional Permanent Impacts Mitigation Ratios**

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

Table 5.4-9 (Continued)
CDFG Jurisdictional Permanent Impacts Mitigation Ratios

Vegetation Community	Veg Code/ID	HIGH Reach Value ^a (Mit. Ratio)	MEDIUM Reach Value ^b (Mit. Ratio)	LOW Reach Value ^c (Mit. Ratio)
<p><i>Ratios listed by vegetation types and quality.</i></p> <p>^a <i>HIGH reach value indicates a portion of the Santa Clara River or main tributary that scored above 0.79 Total Score using the HARC methods described in Section 4.2, Geomorphology and Riparian Resources, of this EIS/EIR.</i></p> <p>^b <i>MEDIUM reach value indicates a portion of the Santa Clara River or main tributary that scored between 0.4 and 0.79 Total Score using the HARC methods described in Section 4.2.</i></p> <p>^c <i>LOW reach value indicates a portion of the Santa Clara River or main tributary that scored below 0.4 Total Score using the HARC methods described in Section 4.2.</i></p>				

MM ES 5.4-4/RMDP/SCP BIO-4

**Table 5.4-10
Potential Plant Species for Vegetation Community Restoration
in the River Corridor SMA and Tributaries**

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

MM ES 5.4-17/RMDP/SCP BIO-22

**Table 5.4-11
Additional MM ES 5.4-17c/RMDP/SCP BIO-22c Oak Tree
Replacement Ratios**

Trunk Diameter*	Mitigation Ratio
8–35	0.5:1
36 +	2.5:1
<p><i>*Trunk diameter measured at 4.5 feet above mean natural grade. Mitigation required for single-stem oaks with a minimum 8-inch diameter and multi-stem oaks with a combined diameter of 12 inches.</i></p>	

**Table 5.4-12
Optimal Woodland Densities and Acorn Planting Quantities, by Oak
Woodland Type**

Woodland Type	Average Existing Woodland Density (trees per acre)	Target Density for Newhall Land (trees per acre)
Coast live oak woodland	22	50
Mixed oak woodland	19	40
Valley oak woodland	16	25

PDF ES 5.10-1

**Table 5.10-6
LID Standards Manual Source Control Requirements and Corresponding Best Management Practices**

Source Control Requirement	Criteria/ Description	Corresponding Entrada South BMPs
S-1: Storm Drain Message and Signage	<ul style="list-style-type: none"> All storm drain inlets and catch basins within the Project area must be marked with prohibitive language and/or graphical icons to discourage illegal dumping. Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the Project area. Legibility of stencils and signs must be maintained. 	<ul style="list-style-type: none"> All storm drain inlets and water quality inlets will be stenciled or labeled. Signs will be posted in areas where dumping could occur. The Los Angeles County Department of Public Works and/or Home Owners Associations will maintain stencils and signs.
S-2: Outdoor Material Storage Areas	<ul style="list-style-type: none"> Where proposed Project plans include outdoor areas for storage of materials that may contribute pollutants to the storm water conveyance system measures to mitigate impacts must be included. 	<ul style="list-style-type: none"> Pesticides, fertilizers, paints, and other high risk materials used for maintenance of common areas, parks, commercial areas, and multifamily residential common areas will be kept in enclosed storage areas.
S-3: Outdoor Trash Storage and Waste Handling Areas	<p>All trash containers must meet the following structural or treatment control BMP requirements:</p> <ul style="list-style-type: none"> Trash container areas must have drainage from adjoining roofs and pavement diverter around the areas. Trash container areas must be screened or walled to prevent off-site transport of trash. 	<ul style="list-style-type: none"> All outdoor trash storage areas will be covered and isolated from stormwater runoff.
S-4: Outdoor Loading/ Unloading Dock Areas	<ul style="list-style-type: none"> Cover loading dock areas or design drainage to minimize run-on and runoff of stormwater Direct connections to storm drains from depressed loading docks (truck wells) are prohibited 	<ul style="list-style-type: none"> Loading dock areas will be covered or designed to preclude run-on and runoff. Direct connections to storm drains from depressed loading docks (truck wells) will be prohibited. Drains or direct drainage from hydraulically-isolated loading dock areas will be connected to an approved sediment/oil/water separator system connected a discharge location as determined by LACDPW. A manual emergency spill diversion valve upstream of will be provided upstream of the separator.

Table 5.10-6 (Continued)
LID Standards Manual Source Control Requirements and Corresponding Best Management Practices

Source Control Requirement	Criteria/ Description	Corresponding Entrada South BMPs
S-5: Outdoor Vehicle/ Equipment Repair/ Maintenance Areas	<ul style="list-style-type: none"> • Repair/maintenance bays must be indoors or designed in such a way that does not allow stormwater run-on or contact with stormwater runoff. • Design a repair/maintenance bay drainage system to capture all wash water, leaks, and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/ maintenance bays to the storm drain system is prohibited. If required by local jurisdiction, obtain an Industrial Waste Discharge Permit. 	<ul style="list-style-type: none"> • Repair/maintenance bays will comply with the design requirements.
S-6: Outdoor Vehicle/ Equipment/ Accessory Wash Areas	<ul style="list-style-type: none"> • Self-contained and /or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to a sanitary sewer. 	<ul style="list-style-type: none"> • Areas for washing/steam cleaning of vehicles will be self-contained or covered with a roof or overhang; will be equipped with a wash racks and with the prior approval of the sewer agency; will be equipped with a clarifier or other pretreatment facility; and will be properly connected to a sanitary sewer.
S-7: Fuel and Maintenance Area	<ul style="list-style-type: none"> • The fuel dispensing area must be covered with an overhanging roof structure or canopy. The cover's minimum dimensions must be greater than the area within the grade break. The cover must not drain onto the fuel dispensing area and the downspouts must be routed to prevent drainage across the fueling area. • The fuel dispensing area must be paved with Portland cement concrete (or equivalent smooth impervious surface). The use of asphalt concrete shall be prohibited. • The fuel dispensing areas must have a 2 percent to 4 percent slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of urban runoff. • At a minimum, the concrete fuel dispensing area must extend 6.5 feet from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus 1 foot (0.3 meter), whichever is less. 	<ul style="list-style-type: none"> • Fueling areas will comply with design requirements.

Table 5.10-6 (Continued)
LID Standards Manual Source Control Requirements and Corresponding Best Management Practices

Source Control Requirement	Criteria/ Description	Corresponding Entrada South BMPs
S-8: Landscape Irrigation Practices	<ul style="list-style-type: none"> • Do not allow irrigation runoff from the landscaped area to drain directly to storm drain system. • Minimize use of fertilizer, pesticides, and herbicides on landscaped areas. • Plan sites with sufficient landscaped area and dispersal capacity (e.g., ability to receive irrigation water without generating runoff). • Consult a landscape professional regarding appropriate plants, fertilizer, mulching applications, and irrigation requirements (if any) to ensure healthy vegetation growth. 	<ul style="list-style-type: none"> • Native and/or non-native/non-invasive, climate appropriate vegetation will be utilized within the development. • Landscape watering in common areas, commercial areas, multiple family residential areas, and in parks will use efficient irrigation technology utilizing evapotranspiration sensors to minimize excess watering. • The use of the parcel-based LID BMPs and regional infiltration/ biofiltration facilities will prevent the discharge of dry weather urban runoff from the Project. • Landscape and irrigation system design will comply with the design requirements or approved alternatives. • An Integrated Pest Management (IPM) Program will be implemented for common area landscaping in commercial areas and multi-family residential areas,
S-9: Building Materials Selection	<ul style="list-style-type: none"> • Wood that is pressure treated with arsenate, copper, and chromium compounds may be replaced with alternative building materials. • Minimize or avoid the use of copper and galvanized metals on buildings and in fencing. • Reduce the use of pesticides around foundations through the use of alternative barriers where feasible. 	<ul style="list-style-type: none"> • Pressure treated wood that is treated with arsenate, copper, or chromium compounds may be replaced with alternative building materials. • The use of copper and galvanized metals on buildings and in fencing will be minimized or avoided. • The use of alternative barriers for termites will be considered.
S-10: Animal Care and Handling Facilities	<ul style="list-style-type: none"> • Site animal care and handling facilities away from the storm drain system and receiving waters. • Manage grazing to prevent impacts to receiving waters. • Manage horse access and horse waste to prevent pollutants from entering the storm drain system or receiving waters. 	<ul style="list-style-type: none"> • The Project does not include animal care facilities, grazing, or horse access.
S-11: Outdoor Horticultural Areas	<ul style="list-style-type: none"> • Do not allow wash water from horticulture areas to drain directly to the storm drain system or receiving waters. 	<ul style="list-style-type: none"> • Wash water from horticultural areas will not drain directly to the storm drain system or to receiving waters.

Table 5.10-6 (Continued)
LID Standards Manual Source Control Requirements and Corresponding Best Management Practices

Source Control Requirement	Criteria/ Description	Corresponding Entrada South BMPs
Minimize Stormwater Pollutants of Concern	<ul style="list-style-type: none"> Incorporate a BMP or combination of BMPs best suited to maximize the reduction of pollutant loadings in runoff to the Maximum Extent Practicable. 	<ul style="list-style-type: none"> The Project will include numerous source controls, including animal waste bag stations, street sweeping and catch basin cleaning, and installation of a car wash pad in multi-family residential areas. An education program will be implemented that includes both the education of residents and commercial businesses regarding water quality issues. Topics will include services that could affect water quality, such as carpet cleaners and others that may not properly dispose of cleaning wastes; community car washes; and residential car washing. The education program will emphasize animal waste management, such as the importance of cleaning up after pets and not feeding pigeons, seagulls, ducks, and geese.
<p>Source: Geosyntec, 2014.</p>		

**Table 5.10-7
Entrada South Site Design Best Management Practices**

Spatial Scale	Corresponding Site Design BMP
Sub-Region	The sub-regional planning area projects cluster development into villages. Approximately 66 percent of the sub-regional planning area will remain undeveloped Open Areas.
	A system of Open Areas will weave through the central portion of the sub-regional planning area. The Open Areas include community parks, prominent ridges, bluffs, slopes, creek beds, and utility and trail system easements, and would often function as a transition between development areas. The Open Areas are designed to protect significant landforms and natural resources.
	The sub-regional planning area designates a total of 5,159 acres for the River Corridor and High Country Special Management Areas. These Special Management Areas are designed to protect the existing natural resources within Los Angeles County's Significant Ecological Areas SEA 20 and SEA 23.
	The 976-acre River Corridor Special Management Area is designed to protect the sensitive biological resources in SEA 23, which consists of the Santa Clara River corridor. The River Corridor Special Management Area is to be dedicated to the Center for Natural Lands Management, which will assume responsibility for management of this area.
	The largest land use designation in the sub-regional planning area is the 4,185-acre High Country Special Management Area. The High Country is located in the southern portion of the sub-region and includes oak savannahs, high ridgelines, and various canyon drainages including Salt Creek, a regionally significant wildlife corridor that provides an important habitat link to the Santa Clara River. The High Country is to be dedicated in fee to a Joint Powers Authority consisting of representatives from the County of Los Angeles, the City of Santa Clarita, and the Santa Monica Mountains Conservancy; this Joint Powers Authority will assume responsibility for management of this area.
	To enhance the wildlife corridor movement through the High Country Special Management Area, the 1,517-acre portion of the Salt Creek watershed situated in Ventura County, which is under the ownership of Newhall Land, will be dedicated to the public. This dedication area is west of Newhall Ranch, and will be managed in the same manner as the Newhall Ranch High Country Special Management Area.
	Two conservation easements of approximately 64 acres have been granted to CDFW for the purpose of conserving populations of spineflower that occur in the sub-regional planning area.
Village	Impervious areas will be minimized by incorporating landscaped areas into the Project. Based on the land use categories within the water quality model, approximately 136.5 acres of the 382.3 acre Entrada South tract map area (36 percent) would be open space or park.
	Project BMPs, including parcel-based and regional LID BMPs, will disconnect impervious areas and reduce flows to natural channels through infiltration and evapotranspiration.
	In areas not subject to mass grading, the smallest site disturbance area possible will be delineated and flagged and temporary storage of construction equipment will be restricted in these areas to minimize soil compaction on site. Site clearing and grading will be limited as necessary to allow development, allow access, and provide fire protection.
	A 27.2 acre Spineflower Preserve will be provided within the tract map site.

**Table 5.10-7 (Continued)
Entrada South Site Design Best Management Practices**

Spatial Scale	Corresponding Site Design BMP
	The large portion of Unnamed Canyon 3 will be stabilized and restored in its existing alignment.
Land Use	Streets, sidewalks, and parking lot aisles will be constructed to the minimum widths in compliance with regulations for the Americans with Disabilities Act and safety requirements for fire and emergency vehicle access.
	Trails in reserve areas and some parks will be constructed with open-jointed paving materials, granular materials, or other pervious materials.
	Native and/or non-native/non-invasive vegetation that requires less watering and chemical application will be utilized within the common area landscaping in commercial areas and multi-family residential areas.
	Impervious surfaces will be minimized in common area landscape design.
	Landscape watering in common areas, commercial areas, multiple family residential areas, and parks will use efficient reclaimed water irrigation technologies with centralized irrigation controls. Efficient irrigation for common area irrigation systems will include a combination of the following techniques: <ul style="list-style-type: none"> • Low volume irrigation systems will be used, including low volume sprinkler heads, drip emitters, and bubbler emitters, to minimize water use. • “Smart” irrigation controllers will be installed to control the amount of time irrigation systems are operated each day. These may include satellite controlled sensors or other equally effective technology.
Lot	Parcel-based LID BMPs (e.g., bioretention areas, porous pavement) will manage runoff from commercial, multi-family residential, institutional, recreational, and park land uses and will infiltrate and/or biofilter this runoff as feasible.
	Runoff from most sidewalks, walkways, trails, and patios will be directed into adjacent landscaping or to parcel-based LID BMPs.
	Landscape areas will be integrated into each lot as determined by zoning requirements, village setback/parkway standards, and design objectives.
	Home builders will be required to implement hydrologic source controls for rooftops, patios, patios and walkways to retain the LID design storm volume. Hydrologic source controls include but are not limited to directing rooftop runoff through landscaped areas, installing percolation trenches, and installing rain barrels.
	Building materials for roof gutters and downspouts will not include copper or zinc.
<p>Source: Geosyntec, 2014 (see Table 5-2 in the Water Quality Report).</p>	

**Table 5.10-8
LID and Treatment Control Best Management Practices for VTTM 53295**

Drainage Area	Area (acres)	LID BMP(s)^a
Drainage Area A	71.1	Infiltration Facility A
Drainage Area B	19.3	Infiltration Facility B
Drainage Area C	35.1	Infiltration Facility C
Drainage Area D	102.1 ^b	Regional Biofiltration Facility D, parcel-based LID BMPs, and single-family hydrologic source controls in tributary area
Stand-Alone Parcel-Based Category 1	1.1	Infiltration parcel-based BMPs
Stand-Alone Parcel-Based Category 2	40.9	Bioinfiltration parcel-based BMPs
Stand-Alone Parcel-Based Category 3	0.7	Biofiltration parcel-based BMPs
Green Streets Biofilter	22.5	Flow-based biofiltration BMPs
Total	292.8	

^a Figure 5.10-4, Regional and Parcel-Based LID BMP Drainage Areas, illustrates the proposed LID BMPs for the Project.

^b The area listed is the Project area that drains to Regional Facility D; additional areas within adjacent approved projects would also drain to the facility.

Source: Geosyntec, 2014 (see Table 5-3 in the Water Quality Report).

**Table 5.10-9
LID and Treatment Control Best Management Practices for External Map Improvements Area**

Drainage Area	Area (acres)	Treatment BMP(s)
Magic Mountain Parkway extension to The Old Road (including Entertainment Drive)	6.1	Green Street Biofilters
Westridge Parkway Extension to "B" Drive	6.1	Regional Biofiltration Basin D
Access roads to Regional Facility D and debris basins	3.1	Regional Biofiltration Basin D
Commerce Center Drive	3.6	Regional Biofiltration Basin D, Green Street Biofilters
Water Tank and Booster Station	1.9	Regional Biofiltration Basin D
Water Quality Facility	5.7	Regional Biofiltration Basin D
Total	26.5	

Source: Geosyntec, 2014 (see Table 5-4 in the Water Quality Report).

MM ES 5.10-1/RMDP/SCP WQ-1

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

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

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

SUSMP Requirement ^a	Criteria/Description	Corresponding Specific Plan PDFs
	tolerant plants.	and multi-family residential areas, roadway median strips, and parking lot islands (where applicable), vegetated swales, and extended detention basins.
	<p>Promote natural vegetation by using parking lot islands and other landscaped areas.</p> <p>Preserve riparian areas and wetlands.</p>	Riparian buffers would be preserved along the Santa Clara River Corridor and tributary drainages by clustering development upland and away from the River and tributary drainages.
<p>3. Minimize Stormwater Pollutants of Concern</p>	<p>Minimize to the maximum extent practicable, the introduction of pollutants of concern that may result in significant impacts, generated from site runoff of directly connected impervious areas, to the stormwater conveyance system as approved by the building official.</p>	<p>Treatment control BMPs would be selected to address the pollutants of concern for the Project. These BMPs are designed to minimize introduction of pollutants to the Maximum Extent Practicable (MEP).</p> <p>The Specific Plan projects would include numerous source controls, including animal waste bag stations, street sweeping and catch basin cleaning, an IPM program for common area landscaping in multi-family residential areas and commercial areas, use of native and/or nonnative/noninvasive vegetation, and installation of a car wash pad in multi-family residential areas.</p> <p>An education program would be implemented that includes both the education of residents and commercial businesses regarding water quality issues. Topics would include services that could affect water quality, such as carpet cleaners and others that may not properly dispose of cleaning wastes; community car washes; and residential car washing. The education program would emphasize animal waste management, such as the importance of cleaning up after pets and not feeding pigeons, seagulls, ducks, and geese. Vegetated treatment control BMPs would allow for infiltration of treated stormwater.</p>
<p>4. Protect Slopes and Channels</p>	<p>Project plans must include BMPs consistent with local codes and ordinances and the SUSMP requirements to decrease the potential of slopes and/or channels from eroding</p>	<p>The Specific Plan projects would provide slope stabilization to areas with significant slopes.</p> <p>Natural slopes and native vegetation on slopes adjacent to the Santa Clara River would be preserved and/or restored and</p>

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

SUSMP Requirement ^a	Criteria/Description	Corresponding Specific Plan PDFs
	<p>and impacting stormwater runoff:</p> <p>Convey runoff safely from the tops of slopes and stabilize disturbed slopes;</p> <p>Utilize natural drainage systems to the maximum extent practicable;</p> <p>Control or reduce or eliminate flow to natural drainage systems to the maximum extent practicable;</p> <p>Stabilize permanent channel crossings;</p> <p>Vegetate slopes with native or drought tolerant vegetation;</p> <p>Install energy dissipaters, such as riprap, at the outlets of new storm drains, culverts, conduits, or channels that enter unlined channels in accordance with applicable specifications to minimize erosion with the approval of all agencies with jurisdiction, (e.g., the Corps and CDFG).</p>	<p>enhanced. Native plants would be used in all plant palettes placed on restored slopes.</p> <p>Project PDFs, including swales, bioretention areas, and water quality basins (hydrologic source controls), would reduce flows to natural channels through infiltration and evapotranspiration.</p> <p>The banks of the Santa Clara River at portions of this site would be stabilized primarily using buried bank stabilization per the Newhall Ranch RMDP. After the implementation of these measures and other flow control and volume reduction PDFs, the Santa Clara River would be capable of handling the expected flow regime with little or no erosion.</p> <p>All outlet points to the Santa Clara River and tributaries would include energy dissipaters.</p> <p>In-stream stabilization techniques would be employed in the tributaries that would receive post-development Specific Plan runoff to prevent accelerated erosion and to protect habitat related beneficial uses, per the Newhall Ranch RMDP. Geomorphic principles would be used to design stable, naturalistic drainages given the expected hydrologic and sediment regimes.</p>
<p>5. Provide Storm Drain System Stenciling and Signage</p>	<p>All storm drain inlets and catch basins within the project area must be stenciled with prohibitive language and/or graphical icons to discourage illegal dumping.</p> <p>Signs and prohibitive language and/or graphical icons, which prohibit illegal dumping, must be posted at public access points along channels and creeks within the project area.</p> <p>Legibility of stencils and signs must be maintained.</p>	<p>All storm drain inlets and water quality inlets would be stenciled or labeled.</p> <p>Signs would be posted in areas where dumping could occur.</p> <p>The County, a Landscape or Local Maintenance District (LMD), Home Owners Association (HOA), or other maintenance entity would maintain stencils and signs.</p>

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

SUSMP Requirement^a	Criteria/Description	Corresponding Specific Plan PDFs
6. Properly Design Outdoor Material Storage Areas	Where proposed project plans include outdoor areas for storage of materials that may contribute pollutants to the stormwater conveyance system measures to mitigate impacts must be included.	Pesticides, fertilizers, paints, and other hazardous materials used for maintenance of common areas, parks, commercial areas, and multi-family residential common areas would be kept in enclosed storage areas.
7. Properly Design Trash Storage Areas	All trash containers must meet the following structural or treatment control BMP requirements: Trash container areas must have drainage from adjoining roofs and pavement diverter around the areas. Trash container areas must be screened or walled to prevent off-site transport of trash.	All outdoor trash storage areas would be covered and isolated from stormwater runoff.
8. Provide Proof of Ongoing BMP Maintenance	Applicant required to provide verification of maintenance provisions through such means as may be appropriate, including, but not limited to legal agreements, covenants, and/or Conditional Use Permits.	Depending on the type and location of the BMP, either the County, a Landscape or Local Maintenance District (LMD), or Home Owners Association (HOA) will be responsible for maintenance. The County will have the right, but not the duty, to inspect and maintain the BMPs that are maintained by the HOA or LMD, at the expense of the HOA or LMD, if they are not being properly maintained.
9. Design Standards for Structural or Treatment Control BMPs	Post-construction structural or treatment control BMPs shall be designed to mitigate (infiltrate or treat) stormwater runoff using either volumetric treatment control BMPs or flow-based treatment control BMPs sized per listed criteria.	Stormwater treatment facilities would be designed to meet or exceed the sizing standards in the County; SUSMP. Volume-based treatment control BMPs for the Specific Plan projects would be designed to capture 80 percent or more of the annual runoff volume per criterion 2 of the MS4 permit. Flow-based BMPs would be sized using criteria 3, which would provide 80 percent capture of annual runoff volume per criteria of the MS4 permit. The size of the facilities would be finalized during the design stage by the project engineer with the final hydrology study, which would be prepared and approved to ensure consistency with this analysis prior

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

SUSMP Requirement ^a	Criteria/Description	Corresponding Specific Plan PDFs
		<p>to issuance of a final grading permit.</p> <p>Types of treatment control BMPs that would be employed include extended detention basins, bioretention, vegetated swales, cartridge media filtration, and a combination thereof.</p>
<p>10.B.1. Properly Design Loading/Unloading Dock Areas (100,000 ft² Commercial Developments)</p>	<p>Cover loading dock areas or design drainage to minimize run-on and runoff of stormwater.</p> <p>Direct connections to storm drains from depressed loading docks (truck wells) are prohibited.</p>	<p>Loading dock areas would be covered or designed to preclude run-on and runoff.</p> <p>Direct connections to storm drains from depressed loading docks (truck wells) would be prohibited.</p> <p>Below grade loading docks for fresh food items would drain through a treatment control BMP applicable to the use, such as a catch basin insert.</p> <p>Loading docks would be kept in a clean and orderly condition through weekly sweeping and litter control, at a minimum and immediate cleanup of spills and broken containers without the use of water.</p>
<p>10.B.2. Properly Design Repair/Maintenance Bays (100,000 ft² Commercial Developments)</p>	<p>Repair/maintenance bays must be indoors or designed in such a way that does not allow stormwater run-on or contact with stormwater runoff.</p> <p>Design a repair/maintenance bay drainage system to capture all wash water, leaks, and spills. Connect drains to a sump for collection and disposal. Direct connection of the repair/maintenance bays to the storm drain system is prohibited. If required by local jurisdiction, obtain an industrial waste discharge permit.</p>	<p>Commercial areas would not have repair/maintenance bays, or the bays would comply with design requirements.</p>
<p>10.B.3. Properly Design Vehicle/Equipment Wash Areas (100,000 ft² Commercial Developments)</p>	<p>Self-contained and/or covered, equipped with a clarifier, or other pretreatment facility, and properly connected to a sanitary sewer.</p>	<p>Areas for washing/steam cleaning of vehicles would be self-contained or covered with a roof or overhang; would be equipped with a wash racks and with the prior approval of the sewerage agency; would be equipped with a clarifier or other pretreatment facility; and would be properly connected to a sanitary sewer.</p>

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

SUSMP Requirement ^a	Criteria/Description	Corresponding Specific Plan PDFs
10.C. Properly Design Equipment/Accessory Wash Areas (Restaurants)	<p>Self-contained, equipped with a grease trap, and properly connected to a sanitary sewer.</p> <p>If the wash area is to be located outdoors, it must be covered, paved, have secondary containment, and be connected to the sanitary sewer.</p>	<p>Food preparation areas shall have either contained areas or sinks, each with sanitary sewer connections for disposal of wash waters containing kitchen and food wastes.</p> <p>If located outside, the containment areas or sinks shall also be structurally covered to prevent entry of stormwater. Adequate signs shall be provided and appropriately placed stating the prohibition of discharging washwater to the storm drain system.</p>
10.D. Properly design fueling area (Retail Gasoline Outlets)	<p>The fuel dispensing area must be covered with an overhanging roof structure or canopy. The cover's minimum dimensions must be equal to or greater than the area within the grade break. The cover must not drain onto the fuel dispensing area and the downspouts must be routed to prevent drainage across the fueling area.</p> <p>The fuel dispensing area must be paved with Portland cement concrete (or equivalent smooth impervious surface). The use of asphalt concrete shall be prohibited.</p> <p>The fuel dispensing areas must have a two to four percent slope to prevent ponding, and must be separated from the rest of the site by a grade break that prevents run-on of urban runoff.</p> <p>At a minimum, the concrete fuel dispensing area must extend 6.5 feet (two meters) from the corner of each fuel dispenser, or the length at which the hose and nozzle assembly may be operated plus one foot (0.3 meter), whichever is less.</p>	Retail gasoline outlets would comply with design requirements.
10.E.1. Properly design fueling area (Automotive Repair Shops)	See requirement 10.D. above.	Automotive repair shop fueling areas would comply with design requirements.

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

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

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

SUSMP Requirement ^a	Criteria/Description	Corresponding Specific Plan PDFs
		The proposed treatment control BMPs are not considered infiltration BMPs; they allow for infiltration of fully-treated runoff only.
<p>^a SUSMP Requirements 10A (Single Family Hillside Home), 11 (Waiver), and 12 (Mitigation Funding) do not apply to the proposed Project and, therefore, are not listed in Table 4.4-12.</p> <p>^b This requirement is from Part 4, Section D.1 of the MS4 permit.</p> <p>^c Refer to Section 4.1, Surface Water Hydrology and Flood Control, for a description of “burned” conditions.</p> <p>^d Refer to Section 4.1, Surface Water Hydrology and Flood Control, for a description of “burned and bulked” conditions.</p> <p>^e Refer to Section 4.2, Geomorphology and Riparian Resources, for a description of hydromodification control features.</p> <p>Source: Geosyntec, 2008.</p>		