EXHIBIT "B"

MITIGATION MONITORING PLAN FRAMEWORK FOR IMPLEMENTATION

Monitoring of specific mitigation measures has been appropriately assigned to specific agencies and/or entities relative to their particular area of expertise. Many of these monitoring actions are already included in the existing county review process; however, others require additional oversight to ensure compliance with any specially adopted conditions of approval.

The Department of Regional Planning (DRP) is the appropriate agency to serve as the Lead Monitoring Agency with broad oversight in regard to applicant compliance and the effective performance of identified submonitoring agencies as a condition of project approval.

DRP will require sequential reports by the applicant affirming compliance with submonitoring agencies. In addition, the applicant may be required to retain an independent environmental consultant throughout an appropriately designated time frame so as to ensure mitigation compliance, timely preparation of reports, and to assist DRP in its role as Lead Monitoring Agency. An appropriate funding mechanism will also be required as a condition of project approval.

An appropriate plan of action for noncompliance, which may include but not be limited to revocation actions, DA referrals, and other appropriate actions, will be formulated at the time of final approval.

TABLE I-1
DRAFT MITIGATION MONITORING PLAN

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
EARTH RESOURCES			
Slope Stability/Landslides			
1. During grading, subdrains shall be installed beneath compacted fill where fill is placed over drainage channels and hillside gullies, or in other areas where groundwater is encountered during grading. In addition, deep-rooted vegetation shall be planted on all cut slopes to reduce erosion. Proper drainage for manufactured slopes shall be provided to limit erosion of manufactured slopes. These measures will be effective in reducing slope hazards to less than significant levels.	Incorporate into grading plans prior to submittal to the County. Ongoing during grading activities.	County Public Works, Building and Safety Division	Verify plans at plan check/ confirm during site inspections.
2. Prior to approval of development permits, an engineering geologist and soils geologist shall assess rock faces and slopes within, and upslope of, areas proposed for development for potential instability. Prior to approval of grading permits, the proposed grading plan outlining remediation methods for the onsite landslides shall be approved by the Materials Engineering Division. During grading operations, a County Engineer shall conduct a field investigation to ensure that the remediation methods outlined in the grading plan are accomplished.	Submit grading plan and remediation methods to County prior to approval of grading permits.	County Public Works, Building and Safety Division	Review grading plan and remediation methods. Verify grading plans at plan check/confirm during site inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
3. Prior to approval of the grading permits, in areas disturbed by grading, an engineering geologist shall evaluate steep slopes and swale areas upslope of proposed building pads for mudflow potential. If the potential for mudflow exists, diversion devices or recommendations of the engineering geologist shall be incorporated into the plans and/or loose soils shall be removed from the slopes and the slopes replanted. The design engineer shall submit the geologist's evaluation along with a proposal, if necessary, for design of diversion devices to Los Angeles County Public Works, Materials Engineering Division, prior to approval of grading plans. If properly implemented, these measures will reduce the potential hazards from mudflow to a less than significant level.	Submit geologist's evaluation and recommendations to the County prior to approval of grading permits. Incorporate into grading plans prior to submittal to, and approval by, the County. Ongoing during grading.	County Public Works, Building and Safety Division	Review geologist's evaluation and recommendations. Verify grading plans at plan check/confirm during site inspections.
Seismicity			
4. If further investigations (i.e., during 40-scale grading plan review) indicate liquefaction potential in the alluvial areas, the following mitigation measure shall be implemented: prior to approval of a grading permit, a geotechnical report prepared by a registered engineer shall be prepared and submitted to the County Department of Public Works to identify specific construction methods to mitigate the potential for liquefaction. Such measures could include densification of	Submit geotechnical report to the County prior to approval of grading permits. Incorporate into grading plans prior to submittal to, and approval by, the County. Ongoing during grading.	County Public Works, Building and Safety Division	Review geologist's evaluation and recommendations. Verify grading plans at plan check/confirm during site inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
loose alluvial soils or vibroflotation/vibroreplacement of loose soils, a technique that involves backfilling soils into a dense cylinder of compacted material capable of better supporting foundations. Either method of mitigation should be designed to avoid impacts to the Significant Ecological Area within San Francisquito Creek.			
5. All cut and fill slopes, foundations, and structures shall be designed and constructed according to Chapter 70 of the Unified Building Code (UBC) and the Los Angeles County Grading Ordinance. All adobe buildings remaining onsite shall be retrofitted to earthquake standards contained in the UBC. The potential for significant exposure to earthquake hazards related to slope instability is expected to be relatively low if the above measures are properly implemented.	Incorporate into grading plans prior to submittal to the County. Ongoing during grading and construction activities.	County Public Works, Building and Safety Division	Verify plans at plan check/confirm during site inspections.
6. Prior to approval of grading plans, the project engineer shall demonstrate to the satisfaction of the Department of Building and Safety that the water quality lakes have been designed to prevent a seiche from overflowing the lake berms.	Incorporate into grading plans prior to submittal to the County. Ongoing during grading and construction activities.	County Public Works, Building and Safety Division	Verify plans at plan check/confirm during site inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
Onsite Soil Contamination			
7. Based on the preliminary investigation of contamination sources, no sources of significant concern were found. Some sources of contamination were identified and further investigation was recommended in the preliminary investigation. Therefore, to ensure the safety of construction workers and future residents, employees, and visitors of the project, the following shall be accomplished prior to approval of the grading permit: a. A Phase II environmental assessment shall be conducted at the project site to determine 1) if any soil contamination is present; 2) if so, the type of contaminant; 3) the vertical and horizontal extent of contamination, and 4) the concentration of contamination. Additionally, the landfill area will be investigated to determine the presence of hazardous materials. Implementation of a remedial action plan, if necessary, will be developed, approved by the State Department of Toxics, and implemented. Such a plan may include removal of the affected soils or in place remediation.	Submit Phase II environmental assessment to the County prior to approval of grading permits. Incorporate into grading plans prior to submittal and approval by the County. Ongoing during grading.	County Public Works, Building and Safety Division and County Public Works, Waste Management Division	Review Phase II environmental assessment and recommendations. Verify grading plans at plan check/confirm during site inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
b. If contaminated soils exist on site and are to be removed rather than treated in place, the applicant shall adhere to local, state, and federal regulations pertaining to the disposal of contaminated soils. This use of a certified hauler, disposal at an appropriate land fill (Class 1), and payment of all fees. All actions regarding transport and disposal shall be manifested as required by legislation.			
c. If contaminated soils exist on site and are to be treated in place rather than removed, the applicant shall implement treatment approved by the U.S. Environmental Protection Agency and permitted by the California State Department of Toxics.			
8. Any development proposed over the abandoned and capped oil well shall conform to applicable State specifications.	Submit plans to County for approval prior to issuance of grading permit.	County Public Works, Building and Safety Division.	Review plan specifications for compliance with State requirements. Verify grading plan at plan check/ confirm during site inspections.
HYDROLOGY			
Short-Term Water Quality			
1. The project owner or his designated general contractor will be responsible for	The NOI will be filed with the State Resources Control Board 90 days prior to	County Public Works, Flood Control Division and	Review Storm Water Pollution Prevention

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
filing a Notice of Intent (NOI) to be covered by the California General Permit for New Development (a variety of industrial permit) under the NPDES Stormwater Discharge Program. This NOI will be filed with the Los Angeles Regional Water Quality Control Board at least 90 days prior to the onset of site grading. Compliance with terms of this permit will likely include the preparation of a Stormwater Pollution Prevention Plan, which includes elements of the construction site erosion control plan, and possibly a limited stormwater runoff monitoring program. This plan shall be prepared within six months of filing the NOI.	the onset of grading. The Storm Water Pollution Prevention Plan shall be prepared within 6 months of filing the NOI.	Water Quality Division/ Regional Water Quality Control Board	Plan/review NOI. Verify plans at plan check/ confirm during site inspections.
2. Prior to issuance of a grading permit, the project applicant shall submit to the Los Angeles County Public Works Department an erosion control program for its review and approval which indicates that proper control of siltation, sedimentation, and other pollutants that will be implemented in accordance with the Los Angeles County Grading Code. The use of filter fences, filter dikes, and other construction site Best Management Practices (BMPs) near stormwater system outlets shall be included in the program.	Submit erosion control plan prior to approval of grading permit. Incorporate into grading plans prior to submittal to County. Ongoing during grading activities.	County Public Works, Building and Safety Division	Review erosion control plan. Verify plans at plan check/confirm during site inspections.
3. Sand bags shall be placed during construction to prohibit the transport of any onsite sediment and resulting debris to	Incorporate into grading plans prior to submittal to County. Ongoing during grading activities.	County Public Works, Building and Safety Division	Verify plans at plan check/confirm during site inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
downstream areas. Erosion control devices must be installed or in place at the conclusion of every working day during the rainy period of October 15 to April 15. These will be designed by the design engineer to keep all debris on the project site as mandated by county ordinances.			
Long-Term Water Quality			
4. Energy dissipaters shall be installed at all offsite discharge locations to eliminate the hazard of erosion in natural offsite channel courses. These facilities will be designed to the satisfaction of the County Department of Public Works.	Incorporate into grading plans prior to submittal to County. Ongoing during grading activities.	County Public Works, Building and Safety Division	Verify plans at plan check/confirm during site inspections.
5. Subdrains as required by the geotechnical consultant will be installed.	Incorporate into grading plans prior to submittal to County. Ongoing during grading activities.	County Public Works, Building and Safety Division	Verify plans at plan check/confirm during site inspections.
6. All proposed cut-and-fill slopes shall be landscaped as soon as possible after grading to reduce potential erosion and increased runoff.	Incorporate into grading plans prior to submittal to County. Ongoing during grading activities.	County Public Works, Building and Safety Division	Verify plans at plan check/confirm during site inspections.
7. Implementation of source control BMPs, such as oil and grease traps for parking lots, clarifiers, or maintenance areas, can be implemented through use of restrictive conditions, covenants, and restrictions (CC&Rs). Such CC&Rs shall be submitted to, and approved by, the Los Angeles County Planning Department. Activities subject to the NPDES industrial	BMPs will be incorporated into CC&Rs prior to initiation of lot sales. Incorporate into construction plans prior to submittal to County.	County Planning Department/County Public Works, Building and Safety Division	Review CC&Rs. Verify at plan check/confirm during grading and on annual basis.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
permit process will be required to obtain the required permit(s) and to supply applicable Stormwater Pollution Prevention Plans and monitoring programs to the Regional Water Quality Control Board for approval.			
8. The final design and specifications of the onsite water quality lakes shall be approved by the County Department of Public Works and the Los Angeles Regional Water Quality Control Board (LARWQCB) prior to their installation. All monitoring reports required by the LARWQCB for continued operation of the lakes shall also be submitted to the County Department of Public Works by the homeowners organization or landscape maintenance district, whichever is responsible for maintenance of the lakes.	Incorporate into grading plans and tract map. Submit to County and LARWQCB.	County Public Works and LARWQCB.	Verify at plan check/ review reports and monitoring data.
BIOLOGICAL RESOURCES			
Open Space			
1. The limits of grading will be clearly marked on each parcel. All areas required for storage of equipment, stockpile areas, turnarounds, and site access will be within the limits of grading. No work will occur outside of the identified construction site.	Incorporate into grading plans prior to submittal to County. Ongoing during grading.	County Planning and Public Works, Building and Safety	Verify at plan check/ confirm during construction monitoring.
2. Erosion control measures, such as temporary berms, sandbagging, and desiltation basins, will be in place during	Incorporate into grading plan. Ongoing during grading.	County Public Works, Building and Safety	Verify at plan check/ confirm during site inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
all phases of construction and will be regularly maintained. All cut, graded, or filled slopes should be landscaped as soon as possible with the appropriate native species (see below) in order to diminish the potential for erosion problems.			
3. Signage will be developed and placed along the boundaries of preserved natural open space areas to discourage recreational vehicles from entering these areas.	Place signs prior to and after construction. Signs will be reviewed by the County biologist.	County Department of Planning	Review proposed signs; verify location and placement during site visit.
Water Quality/Quality Control Measures			
4. Prior to the issuance of any grading permits, the following drainage studies shall be submitted to and approved by the County of Los Angeles Public Works Department:	Review drainage study prior to issuance of grading permits.	County Department of Public Works	Review and approve study.
a. A drainage study of the project area, including offsite areas that drain onto or through the property. The proposed project does not include any proposed stream diversions.			
b. Detailed drainage studies indicating how the tract map grading, in conjunction with the drainage conveyance systems, including applicable swales, channels, street flows, catch basins, storm drains, and flood water retarding, will allow building pads to be safe from inundation by rainfall runoff that may			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
be expected from all storms up to and including the theoretical 100-year flood.			
5. Storm drain systems will be designed to locate discharge points to San Francisquito Canyon to minimize any changes in natural streambank erosion trends. The proposed flood control program has been designed to include several water quality lakes to catch all urban runoff for the portion of the project that lies within the San Francisquito Canyon watershed.	Prepare proposed drainage system. Show on grading/site plan.	County Department of Public Works/United States Fish and Wildlife Service	Review and provide additional recommendations for drainage system.
6. Drainage to San Francisquito Creek will be divided into five sub-areas (Exhibit 5.2-2). A water quality lake (developed by Limnion Corporation), containing a year-round central pool of water and subsurface plant material, will be developed at the mouth of each sub-area. All of the dry season flows, as well as the first flush flows, are directed into the water quality lakes. Nutrient and pollutant concentrations are then reduced through (1) physical settling and plant absorption in the lake; (2) vegetative uptake that incorporates settled and absorbed materials into plant tissue, and (3) harvesting of the plant material to accomplish complete removal of trace elements and nutrients from the aquatic system (refer to the hydrology section for a more in-depth discussion of water	Implement water quality system pursuant to design developed by Limnion Corporation.	Regional Water Quality Control Board/United States Fish and Wildlife Service/County Public Works, Building and Safety.	Review design and construction plans. Verify during construction and maintenance.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
quality lakes). The exact detention time of the pollutant-laden water in the lake is dependent on the size of the central pool, plant material, and the amount of pollution and type of removal required. Because of the structural characteristics of the water quality lakes (central pool of water containing submerged plant material), and the general lack of vegetation cover surrounding them, these lakes are not expected to attract special status wildlife species, or serve as a major attraction to general wildlife species. Some wildlife species (primarily birds, amphibians, and reptiles), however, may occasionally use the lakes. The extent of impacts of the lakes on these species is not known; however, they are not expected to be significant. The use of water quality lakes would require the implementation of a mosquito abatement program. Because of the potential adverse impacts on the unarmored threespine stickleback, mosquito fish will not be used to control mosquitos. The Limnion Corporation, and the USFWS, have recommended the use of BTI (*Bacillus thuringiensis* var. *israelensis*), a bacteria, as a mosquito control agent. Non-native pest species such as the African clawed frog and the bullfrog may			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
invade the water quality lakes. Collection of these amphibians shall be conducted twice yearly, by a qualified biologist, to prevent populations of these species breeding in the lakes. The use of electroshocking as a means to remove these species is one possible method.			
Runoff from the western portion of the project site will carry sediment from planned open space areas, the majority of which will be directed towards the water quality lakes and eventually discharged towards San Francisquito Canyon. Debris basins will be placed along the tributaries to Tapia and Wayside Canyons at the project boundaries to reduce the amount of debris, brush, and sedimentation leaving the site during storm runoff. Nonstructural BMPs, such as recycling, signage, street sweeping, hazardous waste collection, and fertilizer management, will also be included in the proposed project's maintenance system.			
The State Regional Water Quality Control Board has developed an Inlands Water Basin Plan that identifies specific water quality objectives for freshwater aquatic life for surface waters. Discharges to surface waters which result in a violation of these objectives are prohibited under the basin plan. With implementation of the water quality lakes and other BMPs, the proposed project is not expected to			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
violate water quality standards for San Francisquito Creek.			
7. Prior to the issuance of a grading permit, the following measures will be reviewed and approved by the Director of the Department of Public Works. a. The water quality control program will be constructed by the applicant, and will ultimately be dedicated to one, or a combination of, the following: 1. Community Facilities District 2. Homeowners Association 3. Los Angeles County 4. Other organizations formed for the purpose of managing and maintaining the water quality basins and detention basins.	Develop water quality control program prior to issuance of grading permit.	County Department of Public Works	Review and approve water quality control program.
8. Prior to the issuance of any certificates of occupancy, improvements will be constructed in a manner meeting the approval of the Director of the Regional Planning Department. a. A program for monitoring baseline water quality, and the effectiveness of the water quality lakes and detention basin facilities, will be developed. At a minimum, two water quality sampling locations will be designated. Prior to the outset of any San	Design and implement water quality monitoring program prior to construction.	County Planning Department	Review monitoring program.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
Francisquito Canyon Wash monitoring program, the list of constituents will be reviewed and approved by the Regional Water Quality Control Board. The water quality monitoring program reports will be submitted to the Regional Water Quality Control Board and the Regional Planning Department.			
9. Prior to the issuance of grading permits, the applicant will design and receive approval by the Director of the Department of Public Works for a program to mitigate impacts from stormwater peak flows into San Francisquito Wash and Wayside and Tapia canyons that will include the following:	Develop runoff plan.	County Department of Public Works	Review and approve plan.
a. Water quality lakes and/or filtration basins.			
b. Designs for efficient landscaping practices in order to reduce the amount of effective impervious surfaces.			
10. Prior to issuance of any grading permits, the applicant will design the following improvements and provide necessary dedications in a manner meeting the approval of the Director of Regional Planning.	Show on grading plans.	County Department of Planning/County Department of Public Works	Review grading plans/ Verify during site inspection.
a. All provisions for onsite drainage.			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
b. All necessary storm drain facilities extending to a satisfactory point of disposal for the proper control and disposal of stormwater runoff.			
c. Where determined necessary by the Director of Regional Planning, the associated easements will be dedicated to the appropriate agency of the County of Los Angeles.			
11. The project engineer and project ecologist, in coordination with the County biologist and CDFG, will design an eradication program for undesirable non-native invasive species including cattails (*Typha* sp.), giant reed (*Arundo donas*) and bullfrogs (*Rana catesbeiana*).	Design and implement non-native eradication plan.	County Department of Planning/California Department of Fish and Game	Review, comment and approve irradiation plan/verify during operation of project.
12. Consistent with the State Water Resources Control Board's (1992) recommendations, the following maintenance measures have been included to maximize the effectiveness of water quality lakes in achieving state and federal water quality control measures. • Check at least annually and after each extreme storm event. • Remove accumulated foreign debris. • Repair areas of slope erosion. • Employ mosquito countermeasures as required by local authorities. • Clean deposits from the forebay when a loss of capacity is significant,	Implement measures into maintenance of project.	Regional Water Quality Control Board/County Public Works	Perform site inspection annually.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
probably every 3 to 5 years depending on the land use, or when the concentrations of toxicants in the sediments are reaching a level of concern.			
Construction Erosion and Sedimentation Control Measures			
13. Prior to the issuance of any grading permits, the applicant will submit to the Director of the Building and Safety Department an erosion control program for review and approval that indicates that proper control of siltation, sedimentation, and other pollutants that will be implemented as required in the Los Angeles County Grading Code.	Develop and implement erosion control plan. Incorporate into grading plans.	County Department of Public Works, Building and Safety	Review plan/verify during site inspections.
a. During construction, siltation basins will be employed for use in reducing potential sedimentation. A siltation basin plan will be reviewed and approved by the Director of the Building and Safety Department or Director of the Department of Public Works.			
b. Filter fences, trash racks, or other devices will be provided at storm-water outlets, as needed, to prevent trash and debris from entering the water quality lakes and San Francisquito Canyon Wash.			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
14. Construction of any bridge crossing on San Francisquito Creek should be undertaken during the non-rainy season when the creek is normally dry. However, it is acknowledged that there are occasional above-average rainfall years that result in flowing water beyond the rainy season. Should bridge construction be undertaken in such a year, water would need to be directed via a culvert (or similar structure) to bypass the construction area. The following procedure would be used for such a bypass operation: • Preconstruction survey for unarmored threespine stickleback by a qualified biologist holding a U.S. Fish and Wildlife Service permit to handle the unarmored threespine stickleback. • Placement of a block net or silt screen at the upstream end of the proposed diversion. • Installation of a bypass culvert (18-inch diameter or greater). • Removal of the block net or silt screen. • Complete bridge construction. • Placement of a block net or silt screen at the upstream end of the proposed diversion.	Cease construction in San Francisquito Creek during rainy season.	County Department of Public Works	Stop construction during rainy season.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
• Removal of bypass culvert.			
Best Management Practices: Onsite Source Controls			
15. Best Management Practices (BMP) for the Tesoro del Valle water quality control program will integrate the use of onsite source controls to minimize the introduction of pollutants from urbanized areas of the project site into San Francisquito Canyon Wash. Non-structural water quality control measures will be implemented by one, or a combination of the following: community facilities district, homeowner's association, Los Angeles County, or other organization formed for the purpose of managing and maintaining water quality control programs. Non-structural BMPs for the Tesoro del Valle community include the following: • Street sweeping on a weekly basis to limit the amount of pollutants introduced into the storm drain. • Storm drain maintenance to minimize the amount of trash and sediment collected in catch basins and drainage facilities. • Litter control. • Weekly trash collection and disposal.	Incorporate practices into routine maintenance/operation.	California Regional Water Quality Control Board	Review and monitor water quality management plan.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
• Community recycling program. • Neighborhood hazardous waste collection and disposal program. • Community education on the proper use, storage, and disposal of household chemicals will be provided. • Signage developed and put in place designating the limits of the SEA and to discourage recreational vehicles from entering the SEA.			
Peirson's Morning Glory			
16. Preconstruction surveys for Peirson's morning glory will be conducted during the flowering season (May through June) to determine if the plant is present within the proposed grading area. If the plant is present, the locations would be staked. During the wet season (November through February), Peirson's morning glory plants potentially impacted by proposed grading will be transferred to suitable habitat areas that are designated for long-term preservation. Plants will be collected by first removing the stems to a length of 5 inches (to reduce transpiration) and then collecting the root ball by digging up at least 6 inches of soil around each root ball. If the transplanting program is not successful, then a seed propagation program in an approved location (as	Perform surveys and conduct transplanting/propagation program.	County Planning Department/California Department of Fish and Game	Review location of transplanting and verify success during monitoring of revegetation program.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
determined by CDFG and the County) will be considered. As a caution, seeds will be collected from plants on the site, during the appropriate season prior to proposed grading, for possible use in a propagation program. Implementation of this program will mitigate any potential impacts on Peirson's morning glory to a level considered less than significant.			
Special Status Reptiles			
17. To reduce the amount of mortality on two sensitive lizards, the San Diego coast horned lizard and coastal western whiptail, a catch-and-release program is proposed. Prior to commencement of construction, a catch-and-release plan to salvage individuals of San Diego coast horned lizard and coastal western whiptail will be implemented. This salvage technique is recommended because lizards are not as mobile as birds and mammals and, after relocation, may not wander as far in search of familiar territory. However, this program is unproven and should be viewed as experimental. Follow-up studies would need to be conducted to determine the success of such a program. The salvage program will be conducted during the active season for these species (March through October). Individual coastal western whiptails will be captured using the pit trapping technique and coast horned lizards will be captured by the	County qualified herpetologist shall implement catch and release plan.	California Department of Fish and Game/United States Fish and Wildlife Service	Identify areas for release of reptiles/verify implementation of measure with monitoring report.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
same method and enhanced by hand-captures. The lizards will be released in the areas of suitable habitat (most likely in the natural open space preserves of Planning Areas B and C) on the site and, as determined by CDFG or USFWS biologists and the County, that are designated for long-term preservation. Preferred locations will be those habitats that may be underpopulated or unoccupied by these species, as determined by site-specific surveys of preserve areas prior to construction, possibly due to past activities, including agriculture, grazing, and over collection. This program will be conducted by a qualified herpetologist deemed acceptable to the County biologist. While this program may mitigate the impact to these species to some extent, the loss of occupied habitat, and habitat potentially supporting other special-status reptiles, is still considered a significant impact.			
Nesting Raptors			
18. To avoid impacts to the red-tailed hawk nest in the southeastern portion of the property, prior to commencing construction activities within 1,000 feet of the known nesting location, a raptor specialist would be retained to determine if the nest is still active. If the nest is active, construction activities will be prohibited within 1,000 feet of the nest	Conduct raptor survey; avoid construction within 1,000 feet if active.	County Department of Planning and Department of Public Works, Building and Safety	Verify survey/cease construction in affected area during site inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
site during the breeding season (February to June). This nest site would be preserved as part of the project design in all alternatives under consideration. This nest site is currently located adjacent to an occupied residence and near the existing alignment of San Francisquito Canyon Road. There are no anticipated direct impacts on this species.			
19. Suitable nesting habitat exists for several other raptor species. A raptor specialist shall be retained to complete pre-construction surveys in all suitable nesting habitat for raptors to determine if active nests are present. Pre-construction surveys will be completed between January and June in the breeding season that precedes ground-disturbing activities within 1,500 feet of suitable nesting habitat. Where active nests are encountered, construction activities would be prohibited during the breeding season (from January to September depending on which species is identified). Nest trees that are identified in the grading area will be removed during the non-breeding season.	Conduct nesting survey; avoid construction within 1,500 feet if active.	County Department of Planning and Department of Public Works, Building and Safety	Verify survey/cease construction in affected area during site inspection.
Riparian Vegetation			
20. Mitigation for impacts will consist of planting a total of 1.0 acre of cottonwood, willows, and appropriate riparian understory species. Mitigation will be	Revegetate riparian areas.	County Department of Planning/California Department of Fish and	Inspect revegetation areas and review monitoring reports.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
accomplished in the following areas: (1) onsite northern portion of San Francisquito Canyon Wash on the western margin of the wash; and (2) southern Portion of San Francisquito Canyon Wash; planting to be accomplished parallel to Planning Area D along the eastern margin of the wash.		Game/U.S. Army Corps of Engineers	
21. Revegetation will be accomplished through the use of a mix of native riparian-associated trees such as cottonwoods, willows, and associated understory species (see Table C-2, Technical Appendix C, for number and density). Taller tree species will be interspersed with lower-growing understory species to create a variety of habitat types and structures that will enhance the functional integrity of the created habitat areas.	Revegetate riparian areas.	County Department of Planning/California Department of Fish and Game/U.S. Army Corps of Engineers	Inspect revegetation areas and review monitoring reports.
22. The performance goal for the revegetation sites is 100 percent survival of the trees planted 5 years after the date of planting. Total cover over the revegetated riparian habitat shall equal 50 percent or greater at 5 years after planting. Revegetation can be accomplished through use of various sized materials. Replanting will take place, as necessary, to ensure 100 percent survival of tree species. Performance criteria for the riparian mitigation program is summarized in Table C-3, Technical Appendix C.	Implement revegetation monitoring program.	County Department of Planning/California Department of Fish and Game/U.S. Army Corps of Engineers	Inspect revegetation areas and review monitoring reports.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
23. The mitigation area must be dedicated in perpetuity as wildlife habitat and monitored for the first 5 years to ensure successful implementation. A deed restriction or conservation easement is usually required by the CDFG to ensure permanent preservation of the area for wildlife habitat.	Record deed agreement with California Department of Fish and Game.	California Department of Fish and Game	Review deed restriction.
24. After the initial planting has been completed, all the mitigation sites will be monitored monthly for the first year, and quarterly for the following 4 years.	Prepare monitoring plan and submit for review.	County Department of Planning/California Department of Fish and Game	Review monitoring plan.
25. A monitoring program that includes the standard sampling and monitoring protocol as described in this report, will be conducted for the mitigation program for riparian resources. The annual monitoring reports will continue for at least a period of five years or until the restoration biologist and County biologist agree that a level of vegetation cover and species richness comparable to the existing vegetation, as based on a preconstruction survey, has been reached.	Prepare monitoring program.	County Department of Planning/California Department of Fish and Game	Review monitoring plan.
Coast Live Oak Resources			
26. The removal of coast live oaks will require an oak tree permit from the County of Los Angeles. Any alteration of, or construction around, oaks must be performed in accordance with the	Prepare oak tree replacement plan/receive oak tree permit.	County Fire Department, Forester/Fire Warden	Issue permit/verify during field inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
requirements of Los Angeles County Code Title 22. Any oaks removed must be replaced at a 2:1 ratio with 15-gallon stock measuring 1 inch in diameter at 1-foot above the base. It is recommended that replacement occurs adjacent to existing oaks within designated open space areas so that replacement trees can benefit from soil and microclimatic conditions afforded by existing oaks. The location of replacement oaks in these areas also will enhance and enlarge existing oak woodland habitats. Potential replacement planting areas (total 0.82 acre) are located in Tapia Canyon. These areas will support approximately 41 oak trees (at a density of 50 trees per acre). All potential planting areas identified in this report should be further examined to more precisely determine planting suitability prior to the development of a planting program. A more detailed oak tree replacement program that provides a complete planting site description, a list of appropriate species, species densities, planting layouts, site preparation methodology, and maintenance requirements will be developed to facilitate the successful establishment of oak woodland habitats. Planting implementation should be supervised by a biologist with knowledge and experience in restoration ecology.			
27. A total of 204 oaks will be retained as part of the current site plan design. Fourteen	Prepare oak tree replacement plan/receive oak tree permit.	County Fire Department, Forester/Fire Warden	Issue permit/verify during field inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
of the 204 oaks to be preserved are heritage oaks. A majority of these preserved oaks are in Tapia Canyon, designated as a natural park, and in Drainages 1, 2, and 3, which will be incorporated into a project-wide open space preserve system. A system of wildlife corridors will connect the project's open space areas, minimizing habitat fragmentation and providing natural resource continuity on a large scale.			
28. The following guidelines will ensure avoidance or minimization of impacts on preserved oak woodlands as a result of construction-related soil compaction, dust accumulation on trees, and erosion. • All oak species within 200 feet of the grading limits will be protected with temporary 4-foot-high bright orange plastic fencing (placed at a minimum distance of 15 feet from the dripline) prior to the initiation of grading or vegetation clearing. • A combination of chain-link and silt fencing will be constructed on the slopes below grading areas to prevent erosion and deposition of materials in woodlands and drainages during grading and construction activities.	Incorporate into grading plans/verify during site inspection.	County Department of Planning/County Department of Public Works, Building and Safety	Review plans/verify during site inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
• Block-cutting techniques will be used where grading occurs along the top of slopes to prevent excess soil and rock from escaping downslope and disturbing natural areas.			
• No construction access, parking, or storage of equipment and materials will be permitted within 15 feet of the dripline of any preserved oak or sycamore, or within any area designated as a preservation area.			
• No heavy equipment, trucks, or materials will be stored within 15 feet of the dripline of any preserved oak. Construction access will be fenced to minimize pruning of preserved oaks. All storage areas will be restored to a natural condition after construction is completed.			
• Natural drainage patterns will be maintained as much as possible during and following construction. Erosion control techniques or sediment control devices, including the use of sandbags and the installation of sediment traps, will be used to control erosion and limit excess drainage if construction activities occur during the rainy season.			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
• All trees in the vicinity of construction activity will be periodically sprayed with water (at least once every 3 weeks) to reduce dust accumulation on the leaves.			
29. The proximity of nearby development will increase the amount of long-term disturbance to the habitat area. Drainage patterns can be permanently altered to where daily runoff, and subsequent sediment and debris deposition, is increased. Exotic plant species can become easily established in the native habitat areas, displacing native plant species. Ongoing human recreational activities, which can have adverse effects on the preserved oak woodland habitats, include: (1) discarded and dumped refuse, (2) mechanical damage to native vegetation, (3) general degradation of habitat, (4) disturbance of wildlife species, and (5) introduction of domestic pets to the native habitat areas. The following guidelines will minimize disturbance to the preserved oak woodland habitats.	Incorporate into operation/maintenance activities.	County Department of Planning/County Department of Public Works	Review monitoring program for effectiveness.
• Human and domestic animal access to the oak woodlands will be limited to designated hiking and equestrian trails.			
• Use of herbicides, pesticides, and fertilizers should be limited within the urban/open space zones adjacent to			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
preserved oak woodland habitats and other native habitats to minimize impacts to preserved habitats caused by urban runoff. • Invasive, non-native plant species should not be used in landscapes adjacent to preserved oak woodland habitats. Non-native species that have become established within the preserved oak habitats should be removed by hand or with a minimum amount of nonresidual herbicide. • Sediment traps, sandbags, and other sediment control devices will be used to control ongoing erosion and sediment deposition in preserved oak woodland habitats. • Activities such as hunting, plant and animal collection, and ORV use should be prohibited within the preserved oak habitat areas. • Pruning and clearing of native trees, shrubs, and snags should be avoided.			
30. A monitoring program that includes the standard sampling and monitoring protocol as described in the monitoring section of Technical Appendix C, Mitigation Monitoring, will be conducted for the mitigation program for impacts on mature oak trees. The annual monitoring	Implement monitoring program/submit to County Fire Department	County Fire Department, Forester/Fire Warden	Review periodic monitoring reports/verify with site inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
reports will continue for at least a period of five years or until the restoration biologist and County biologist agree that a revegetated oak trees have survived for a period of five years.			
Mainland Cherry Forest Resources			
31. In an effort to reduce the amount of impact on mainland cherry forest caused by project implementation, 7 acres representing 29 percent of this resource on the project site will be preserved as designated open space.	Record deed restriction with Assessors office/show Onsite plan; submit to County Department of Planning.	County Assessors Office/County Department of Regional Planning	Review plans and verify recordation.
32. Measures to avoid or minimize construction impacts on cherry trees will be the same guidelines as those described for avoidance or minimization of impacts on preserved oaks (see oak resources). The proximity of development to the preserved cherry woodlands will increase the amount of long-term disturbance to the habitat in much the same manner as described for oak resources. Guidelines to minimize disturbance to the preserved cherry woodlands will be the same as those for minimizing disturbance to the preserved oak woodland habitats (see oak resources).	Incorporate into grading plans/verify during site inspection.	County Department of Planning/County Department of Public Works, Building and Safety	Review plans/verify during site inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
33. To compensate for the removal of 7 acres of cherry woodland, a revegetation program will be implemented. Cherry woodland shall be replaced at a 1:1 acre ratio using 5-gallon or larger stock of *Prunus ilicifolia*. These shall be planted at a density of no less than 50 trees per acre. Replacement trees shall include a range of age classes to allow for a more diverse population. Revegetation locations will include the open areas between clumps of preserved cherry trees in Wayside Canyon.	Implement revegetation plan.	California Department of Fish and Game/County Department of Public Works	Review plan; verify implementation during site inspection.
34. A monitoring program that includes the standard sampling and monitoring protocol (see Technical Appendix C) will be conducted for the mitigation program for mainland cherry forest. The annual monitoring reports will continue for at least a period of 5 years or until the restoration biologist and County biologist agree that a level of vegetation cover and species richness comparable to the existing vegetation, as based on a preconstruction survey, has been reached.	Implement monitoring program/submit to California Department of Fish and Game	California Department of Fish and Game	Review periodic monitoring reports/verify with site inspections.
Venturan Coastal Sage Scrub Resources			
35. The graded areas surrounding the development will consist of 219 acres of manufactured slopes to be managed as open space. Manufactured slopes, located outside of fuel modification areas, can be revegetated with coastal sage scrub species to mitigate for coastal sage scrub	Implement revegetation plan.	California Department of Fish and Game/County Department of Public Works, Building and Safety	Review plan/verify implementation during site inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
and chamise chaparral removal. The three methods of revegetation that could be used are hydro-seed method, planting of nursery stock, and the "native regrowth" method. The methodology used will depend on the specific location for revegetation, and as determined by the restoration specialist and the County. a. In areas that are appropriate for the native regrowth method, topsoil (the top 4 to 6 inches) and vegetative material from the coastal sage scrub vegetation that will be removed will be collected (prior to grading), shredded, and stockpiled (for a period not to exceed 3 months). Following grading, the stored soil and shredded material will then be spread over the revegetation areas and tamped in by means of a sheepsfoot roller or similar device. b. In areas that will be hydroseeded, a mix of species will be used that includes a cover crop (a quickly growing species that will keep weeds down). Species to be used include laurel sumac, black sage, white sage, purple sage, California buckwheat, and California sagebrush. See Table C-4, Technical Appendix C for a complete list of species, size, and amount/acre. Hydroseeding will be			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
conducted in the late fall to late winter season. c. In Planning Area C of the project site, where the existing vegetation is chamise chaparral with coastal sage scrub elements, the revegetation areas should be planted with nursery-stock chamise, and coastal sage scrub plants, as indicated above.			
36. A monitoring program that includes the standard sampling and monitoring protocol as described in this report (see Technical Appendix C), will be conducted for the mitigation program for coastal sage scrub. The annual monitoring reports will continue for at least a period of five years or until the restoration biologist and County biologist agree that a level of vegetation cover and species richness comparable to the existing vegetation, as based on a preconstruction survey, has been reached.	Implement monitoring program.	County Fire Department, Forester/Fire Warden	Review periodic monitoring reports/verify with site inspections.
Riversidean Alluvial Fan Sage Scrub Resources			
37. Prior to any clearing or grading operations on the project site, seeds, cuttings, and transplants of alluvial scrub species will be collected during the appropriate season and planted or stored for later installation on the mitigation site.	Collect cutting and seeds prior to initiation of construction.	California Department of Fish and Game/County Department of Planning	Verify collection prior to initiation of grading.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
a. Cuttings will be taken from an appropriate variety of onsite alluvial scrub species during the late winter and early spring, then rooted in flats, liners or 1-gallon containers.			
b. Seed will be collected during the late spring or early summer from as many onsite species and as many individuals as feasible. Seeds from individual species will be cleaned and stored separately.			
c. Appropriately sized shrubs that constitute natural components of the alluvial scrub habitat and lie within areas that will be affected by grading activities will be excavated with their root balls intact, stored, and replanted as soon as possible.			
38. Site preparation for the alluvial scrub revegetation area will occur after flood control improvements have been completed. Topsoils removed by grading in alluvial scrub habitat will be distributed on the revegetation site.	Implement measure during grading of site.	County Department of Planning	Verify during site inspection.
39. A temporary irrigation system will be installed and tested prior to implementation of the proposed revegetation plan.	Construct and test irrigation system prior to vegetation plan implementation.	County Department of Public Works, Building and Safety	Verify implementation/ operation during site inspection.
40. Planting will be performed, primarily during the cooler, wetter months, between	Perform plantings during designated periods.	County Department of	Verify during field inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
November 15 and April 15, immediately following a rain of at least ½ inch. Newly planted and seeded alluvial scrub will be maintained (including weed control and erosion control) for a 3-year period beginning with the initiation of planting.		Public Works, Building and Safety	
41. A monitoring program that includes the standard sampling and monitoring protocol (see Technical Appendix C) will be conducted for the mitigation program for alluvial scrub. The annual monitoring reports will continue for at least a period of five years or until the restoration biologist and County biologist agree that a level of vegetation cover and species richness comparable to the existing vegetation, as based on a preconstruction survey, has been reached.	Prepare monitoring program.	County Department of Planning/California Department of Fish and Game	Review monitoring plan.
Wildlife Movement			
42. All of the over-road type intersections will be a minimum of 250 feet wide and will be revegetated with native plants following the guidelines for fuel modification zones in Technical Appendix C. A monitoring program is outlined in Technical Appendix C, mitigation monitoring will be implemented.	Illustrate Onsite plans/implement revegetation plan.	County Department of Planning	Verify Onsite plans and during field inspections.
43. The following general guidelines will be incorporated into all bridge designs over San Francisquito Creek in order to facilitate wildlife movement:	Illustrate Onsite plans.	County Department of Planning/California Department of Fish and Game	Verify site plans/confirm with field inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
1. The bottom of the crossing will be no less than 20 feet wide, and the distance from the ground to the bottom of the bridge should be no less than approximately 15 feet in height.			
2. The roadway bridge will have an opening in the middle to allow light to come through.			
3. For those crossings that are at a minimum of 20 feet in width, the crossing will be shaped like an hour glass, with the greatest constriction in the middle and the sides flaring out at either end. This design is intended to minimize the length of the narrowest section of the crossing under the bridge. The flaring will begin as close to the center of the roadway bridge as possible.			
44. All of the wildlife movement corridor/road intersections that will include road undercrossings will be constructed using the "openness effect" concept developed by Reed et al. (Envicom Corp. 1992). This concept involves the use of a formula for determining the dimensions of an underpass. The surface area of the opening to the underpass is assumed to be elliptical with the width greater than the height. The length of the underpass should be the same as the width of the roadway and use the same hourglass shape	Illustrate Onsite plans.	County Department of Planning/California Department of Fish and Game	Verify site plans/confirm with field inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
as described above for bridge crossings. To apply the concept, the following formula is calculated: ½ width (in meters) x ½ height (in meters) x 3.14 = surface area of culvert opening Surface area of culvert opening/length (in meters) of culvert = openness effect An openness effect ratio of at least 0.6 should be obtained. The width, height, and length must be measured in meters, or the 0.6 ratio will not apply.			
45. Additional measures to reduce impacts on wildlife movement include: 1. All project fencing in perimeter areas shall be open in design to allow wildlife movement. Chain-link fences (except as described above for undercrossings) or other types of fences that may form a barrier shall be prohibited. 2. Low-intensity street lamps at the edge of development, low-height light poles, and shields of internal silvering of the light globe or external opaque reflectors will be used. The degree to which these lighting measures are incorporated should be dependent upon the distance of the light source from the edge of development.	Illustrate Onsite plans.	County Department of Planning/California Department of Fish and Game	Verify site plans/confirm with field inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
3. The use of hiking trails shall be restricted to the daylight hours between dawn and dusk.			
4. Design criteria, to the satisfaction of the California Department of Fish and Game and the County Biologist, shall be included in the final tract map for each parcel that contains a wildlife corridor crossing prior to construction. The specifications shall include illustrations of the crossings (plan view and cross-section), heights and widths, and re-vegetation species.			
San Francisquito Canyon/Significant Ecological Area No. 19			
46. A buffer zone containing natural vegetation with a width of not less than 50 feet is proposed along the edge of the project adjacent to San Francisquito Canyon Creek. Fencing along this buffer should be used to discourage human encroachment into those areas of the SEA that will not be encroached upon as a result of project implementation. Signs should also be placed on all fences in this area identifying the SEA and requesting that this area not be entered.	Illustrate Onsite plans.	County Department of Planning/California Department of Fish and Game	Verify site plans/confirm with field inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
47. In order to reduce the amount of potential human disturbance to San Francisquito Canyon and the SEA, an educational pamphlet, to be distributed at the time of home sale, will be developed that will address the following: • SEA No. 19 and its ecological significance. • Sensitive biological resources in the area. • Living in a fire-prone area. • Living in a transitional zone between natural and developed areas.	Develop information packet; distribute during home sales.	County Department of Planning	Review draft packet; verify distribution during home sales.
TRAFFIC AND CIRCULATION			
1. Prior to construction, a traffic signalization, striping and improvement phasing plan shall be developed in accordance with the letters from the County Department of Public Works, Traffic and Lighting Division, dated May 23, 1994 and August 30, 1994. The plan shall identify those improvements necessary for mitigating each phase of the traffic generated by the proposed project	Development traffic improvement phasing plan, submit for review and approval.	County Department of Public Works, Traffic and Lighting/City of Santa Clarita	Approve plan.
A. M. Peak Hour			
2. Prior to final project buildout, the following intersection improvements will	Implement improvements.	County Department of Public Works, Traffic and Lighting	Review improvement plans/verify improvements during site inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
be completed by the developer according to the phasing schedule identified by the Los Angeles County Public Works Department: **Bouquet Canyon Road/Newhall Ranch Road:** On the northbound Bouquet Canyon Road approach, provide two left-turn lanes, two through lanes, and one optional through/right-turn lane. **McBean Parkway-Newhall Ranch Road/Avenue Scott:** On the southbound McBean Parkway approach, provide one left-turn lane, three through lanes, and one right-turn lane; and on the eastbound Newhall Ranch Road/Avenue Scott approach, provide two left-turn lanes, two through lanes, and one right-turn lane. **Magic Mountain Parkway-Bouquet Canyon Road/San Fernando Road:** On the southbound Bouquet Canyon Road/San Fernando Road approach, provide two through lanes and on e right-turn lane.			
P.M. Peak Hour			
3. Prior to final project buildout, the following intersection improvements will be completed by the developer according to the phasing schedule identified by the Los Angeles County Public Works Department:	Implement improvements.	County Department of Public Works, Traffic and Lighting	Review improvement plans/verify improvements during site inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
Copper Hill Drive-Seco Canyon Road: On the southbound Seco Canyon Road approach, provide one left-turn lane, one through lane, and one right-turn lane.			
Avenue Tibbitts-Avenue Scott/Newhall Ranch Road: On the westbound Avenue Scott/Newhall Ranch Road approach, provide one left-turn lane, one through lane, and one optional through/right-turn lane.			
Magic Mountain Parkway-Bouquet Canyon Road/San Fernando Road and McBean Parkway-Newhall Ranch Road/Avenue Scott: Refer to morning peak-hour mitigation discussed above.			
In addition, the following mitigation measures have been identified to reduce the impacts of the project, however, significant impacts would remain at these intersections.			
A.M. Peak Hour			
4. Prior to final project buildout, the following intersection improvements will be completed by the developer according to the phasing schedule identified by the Los Angeles Public Works Department:	Implement improvements.	County Department of Public Works, Traffic and Lighting	Review improvement plans/verify improvements during site inspection.
I-5 North Ramps-Magic Mountain Parkway: On the northbound I-5 off-ramp approach, provide one left-turn lane,			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
one optional through/left-turn lane, and one right-turn lane. **I-5 South Ramps-Magic Mountain Parkway:** On the southbound I-5 off-ramp approach, provide one left-turn lane and one optional left-turn/through/right-turn lane.			
P.M. Peak Hour			
5. Prior to final project buildout, the following intersection improvements will be competed by the developer according the phasing schedule identified by the Los Angeles County Public Works Department: **Magic Mountain Parkway-Valencia Boulevard:** On the northbound Valencia Boulevard approach, provide one left-turn lane, three through lanes, and one right-turn lane; and on the westbound Magic Mountain Parkway approach, provide one left-turn lane, two through lanes, and one right-turn lane. **I-5 North Ramps-Magic Mountain Parkway and Bouquet Canyon Road/Newhall Ranch Road:** Refer to morning peak-hour mitigation discussed above.	Implement improvements.	County Department of Public Works, Traffic and Lighting	Review improvement plans/ verify improvements during site inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
6. Prior to final project buildout, the following roadway improvements shall be in place in order to provide adequate access to the site. Timing, funding, and responsible parties of these improvements shall be identified by the Los Angeles County Public Works Department and required as conditions of approval of the proposed project. • Rye Canyon Road extension (as Copper Hill Drive) from its present terminus just north of Avenue Scott to the project's east driveway • Expansion of Copper Hill Drive to four through lanes • The construction of the project's west and east collectors on Copper Hill Drive and the driveway on San Francisquito Canyon Road shall be constructed as shown in Exhibit 5.4-15.	Implement improvements.	County Department of Public Works, Traffic and Lighting	Review improvement plans/verify improvements during site inspection.
7. Prior to final buildout of the project, the two project driveways that intersect with Copper Hill Drive will be signalized by the project developer.	Implement improvements.	County Department of Public Works, Traffic and Lighting	Review improvement plans/verify improvements during site inspection.
A.M. Peak Hour			
8. Prior to final project buildout, the following intersection improvements will be provided according to the phasing,	Implement improvements.	County Department of Public Works, Traffic and Lighting	Review improvement plan/verify improvements during site inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
funding and responsibility schedule identified by the Los Angeles County Public Works Department:			
Copper Hill Drive-Seco Canyon Road: On the southbound Seco Canyon Road approach, provide one left-turn lane, one optional through/right-turn lane, and one right-turn lane; On the eastbound Copper Hill Drive approach, provide two left-turn lanes, two through lanes, and one right-turn lane; and on the westbound Copper Hill Drive approach, provide two left-turn lanes, one through lane, and one optional through/right-turn lane.			
McBean Parkway-Decoro Drive: On the northbound McBean Parkway approach, provide two left-turn lanes, two through lanes, and one right-turn lane; on the southbound McBean Parkway approach, provide one left-turn lane, two through lanes, and one right-turn lane; on the eastbound Decoro Drive approach, provide two left-turn lanes, one through lane, and one optional through/right-turn lane; and on the westbound Decoro Drive approach, provide two left-turn lanes, one through lane, and one optional through./right-turn lane.			
McBean Parkway-Newhall Ranch Road: On the southbound McBean Parkway approach, provide two left-turn lanes, two through lanes, and one right-	Implement improvements.	County Department of Public Works, Traffic and Lighting	Review improvement plans/verify improvements during site inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
turn lane; on the eastbound Newhall Ranch Road approach, provide two left-turn lanes, two through lanes, and one optional through/right-turn lane; and on the westbound Newhall Ranch Road approach, provide two left-turn lanes, three through lanes, and one right-turn lane.			
Magic Mountain Parkway-Bouquet Canyon Road/San Fernando Road: On the southbound Bouquet Canyon Road/San Fernando Road approach, provide two through lanes and one right-turn lane.			
Magic Mountain Parkway-McBean Parkway: On the eastbound Magic Mountain Parkway approach, provide two left-turn lanes, three through lanes, and one right-turn; and on the westbound Magic Mountain Parkway approach, provide two left-turn lanes, two through lanes, and one optional through/right-turn lane.			
Copper Hill Drive-McBean Parkway: On the southbound McBean Parkway approach, provide one left-turn lane, one through lane, and one right-turn lane.			
Copper Hill Drive-Decoro Drive: On the westbound Decoro Drive approach, provide two left-turn lanes and one optional through/right-turn lane.			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
Copper Hill Drive-Newhall Ranch Road: On the northbound Copper Hill Drive approach, provide two left-turn lanes, three through lanes, and one right-turn lane; on the southbound Copper Hill Drive approach, provide two left-turn lanes, three through lanes, and two right-turn lanes; on the eastbound Newhall Ranch Road approach, provide two left-turn lanes, two through lanes, and one right-turn lane; and on the westbound Newhall Ranch Road approach, provide two left-turn lanes, two through lanes, and one right-turn lane.			
Avenue Scott-McBean Parkway: On the northbound McBean Parkway approach, provide two left-turn lanes, one through lane, and one optional through/right-turn lane; and on the eastbound Avenue Scott approach, provide one left-turn lane, one through lane, and two right-turn lanes.			
P.M. Peak Hour			
Significant cumulative impacts at the intersections of McBean Parkway-Decoro Drive, McBean Parkway-Newhall Ranch Road, Magic Mountain Parkway-Bouquet Canyon Road/San Fernando Road, Magic Mountain Parkway-McBean Parkway, and Copper Hill Drive-McBean Parkway would be mitigated to a level that is less than significant with the incorporation of mitigation measures listed for the A.M. Peak Hour.	Implement improvements.	County Department of Public Works, Traffic and Lighting	Review improvement plans/verify improvements during site inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
In addition, the following mitigation measures have been identified to reduce the cumulative impacts of the project at the following intersections, however, significant impacts would remain.			
A.M. Peak Hour			
9. Prior to final project buildout, the following intersection improvements will be completed by the developer according to the phasing schedule identified by the Los Angeles County Public Works Department: **Magic Mountain Parkway-Valencia Boulevard:** On the westbound Magic Mountain Parkway approach, provide one left-turn lane, two through lanes, and one right-turn lane.			
10. Prior to General Plan buildout (2030), the following cumulative roadway improvement shall be in place in order to provide adequate access to the site and cumulative projects. Timing, funding, and responsible parties of these improvements shall be identified by the Los Angeles County Public Works Department and required as conditions of approval of the proposed project. • Newhall Ranch Road shall be expanded to six through lanes between McBean Parkway and	Implement improvements through B&T district.	County Department of Public Works, Traffic and Lighting	Review improvement plans/verify improvements during site inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
Dickason Drive, and four lanes between Dickason Drive and Rye Canyon/Copper Hill Drive in order to provide adequate capacity for cumulative development.			
• Copper Hill Drive will be upgraded from a six-lane Major Arterial Highway to an eight-lane facility both north and south of Newhall Ranch Road. The northerly limit of this upgrading should be between Decoro Road and Newhall Ranch Road; the southerly limit should be between Avenue Scott and Newhall Ranch Road. These northerly and southerly limits should be defined by the locations of the principal east-west collector streets/ driveways serving the major land uses adjacent to Copper Hill Drive between Decoro Road and Avenue Scott. These lanes should be constructed as part of a B&T district.			
11. A parking monitoring program shall be established by the applicant for the sports complex to determine whether scheduled events create parking conflicts resulting in short-term parking shortages at the complex. Monitoring shall occur for 12 months after full development of the site with the findings of this monitoring provided to the County Department of Public Works and Department of Parks			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
and Recreation. Should the monitoring program determine parking conflicts, solutions could include adjustments in the scheduling of sports events and the hiring of individuals to direct traffic. Costs associated with the parking monitoring program and any subsequent actions, if required, shall be the responsibility of the project applicant.			
12. The site plan for the sports complex shall include pedestrian and cyclist safety provisions. Safety measures could include, but are not limited to, marked/lighted crosswalks, drop off areas on either side of HH Street, etc. These measures shall be implemented prior to the issuance of a certificate of occupancy of the sports complex.			
AIR QUALITY			
Construction Emissions			
1. During clearing, grading, earth-moving, or excavation operations, fugitive dust emissions shall be controlled by regular watering, paving of construction roads, or other dust-preventive measures using the following procedures:	Incorporate into grading plans prior to submittal to County. Ongoing during grading. Contractor will maintain daily log of wetdown during grading and submit monthly log to reviewing agency.	County Public Works, Building and Safety Division	Verify at plan check/ confirm during site inspections. Review monthly log.
• All material excavated or graded shall be sufficiently watered to prevent excessive amounts of dust. Watering, with complete coverage, shall occur at			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
least twice daily, preferably in the late morning and after work is done for the day. • All clearing, grading, earth-moving, or excavation activities shall cease during periods of high winds (i.e., greater than 20 mph averaged over 1 hour). • All material transported offsite shall be either sufficiently watered or securely covered to prevent excessive amounts of dust. • The area disturbed by demolition, clearing, grading, earth-moving, or excavation operations shall be minimized at all times.			
2. After clearing, grading, earth-moving, or excavation operations and during construction activities, fugitive dust emissions shall be controlled using the following measures: • Portions of the construction site to remain inactive longer than a period of 3 months shall be hydroseeded. • All active portions of the construction site shall be watered to prevent excessive amounts of dust.	Incorporate into grading plans prior to submittal to County. Ongoing during grading.	County Public Works, Building and Safety Division	Verify at plan check/ confirm during site inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
3. At all times, fugitive dust emissions shall be controlled using the following procedures: • Onsite vehicle speed shall be limited to 15 mph. • All onsite roads shall be paved as soon as feasible or watered periodically or chemically stabilized.	Incorporate into grading plans prior to submittal to County. Ongoing during grading.	County Public Works, Building and Safety Division	Verify at plan check/ confirm during site inspections.
4. At all times during the construction phase, ozone precursor emissions from construction equipment shall be controlled using the following procedures: • Equipment engines shall be maintained in good condition and in proper tune according to manufacturer's specifications. • During smog season (May through October), the construction period should be lengthened to minimize vehicles and equipment operating at the same time. • Construction equipment should not be left idling for a period longer than 60 seconds.	Incorporate into grading plans prior to submittal to County. Ongoing during grading.	County Public Works, Building and Safety Division	Verify at plan check/ confirm during site inspections.
5. Concurrent with an application for a grading permit, the applicant shall propose measures to suppress fugitive dust generated during construction activities.	Submit measures to suppress fugitive dust to County for review. Incorporate into grading plans prior to submittal to County. Ongoing during grading.	County Public Works, Building and Safety Division/SCAQMD	Review proposed fugitive dust suppression measures. Verify at plan check/

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
These measures shall be incorporated as conditions of grading permit approval. SCAQMD Rule 403 requires that fugitive dust be controlled so that the presence of such dust does not remain visible in the atmosphere beyond the property line of the emission source. In addition, SCAQMD Rule 402 requires implementation of dust suppression techniques to prevent fugitive dust from creating a nuisance offsite.			confirm during site inspections.
Operational Emissions			
6. During operation of the project, the following measures shall be implemented to reduce regional air emissions: • The Homeowner's Association will maintain a list of commuter carpool destinations to facilitate and coordinate carpooling from the project to employment centers and Metrolink stations. If sufficient ridership exists, a shuttle to Metrolink shall be established in conjunction with a local Transportation Management Agency or Organization. • The project applicant shall coordinate with Santa Clarita Transit to provide public transit service to the southern portion of the site and the applicant shall provide adequate bus stops with shelter.	Within 100 days after project occupancy, HOA will develop a list of commuter carpool destinations and update every 6 months. Coordinate with local TMA/O to establish threshold for shuttle/establish Metrolink shuttle as needed. Submit proposed bus stops and shelters to Santa Clarita Transit/incorporate into construction plans.	County Planning Department/Metropolitan Transportation Agency/ Santa Clarita Transit	Review commuter carpool destinations and ridership demand. Review proposed bus stop locations and shelter designs.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
NOISE			
Offsite Short-Term Construction Noise			
1. Construction activity shall be limited 7 a.m. to 7 p.m. Monday through Friday, unless a permit for each work has first been issued by the Director of Public Works, or no noise-sensitive receptors (i.e., residential uses; schools, etc.) would be exposed to the construction noise.	Incorporate into grading plans and construction specifications/ongoing during grading and construction.	County Public Works, Division of Building and Safety/County Department of Planning	Verify at plan check and review of construction specification/confirm during site inspections.
2. Construction equipment and trucks shall be properly muffled.	Incorporate into grading plans and construction specifications/ongoing during grading and construction.	County Public Works, Division of Building and Safety/County Department of Planning	Verify at plan check and review of construction specification/confirm during site inspections.
Onsite Short-Term Construction Noise			
1. Construction noise mitigations recommended to avoid impact on existing offsite development shall apply to affected onsite development.	See offsite, short-term construction noise (above)		
Onsite Long-Term Traffic Noise			
1. Six-foot sound barrier walls shall be implemented for any residential structure and the elementary school (playground included) proposed within 493 feet of the centerline of Copper Hill Drive between Dickason Road and Decoro Drive. Landscaping shall be placed in front of walls to prevent graffiti.	Incorporate into grading plans and construction specifications/ongoing during grading and construction.	County Public Works, Division of Building and Safety/County Department of Planning	Verify at plan check and review of construction specification/confirm during site inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
2. Upgrades on building facade facing Copper Hill Drive may be necessary to mitigate the interior noise level to 45 dBA CNEL or below. Double-pane windows and weatherstripping or solid-core wood doors would help achieve this goal depending on each individual structure and distance from Copper Hill Drive travel lanes. Further site-specific noise study for each impacted residence or classroom shall be conducted to determine the necessary upgrades.	Submit site-specific noise studies to County within 100 days after completion of construction. Submit recommendations to County to reduce interior noise level to 45 dBA CNEL or below.	County Public Works, Division of Building and Safety/County Department of Planning	Review noise studies and recommendations. Review construction specifications/confirm during site inspections.
VISUAL RESOURCES			
1. Prior to final tract map approval, structures in the northernmost area of the development (Planning Area C) shall be set back a sufficient distance such that residential structures are not silhouetted against the skyline. This will reduce potential viewers on San Francisquito Canyon Road in the Angeles National Forest from seeing pronounced urban development on the ridgeline.	Incorporate into grading plans prior to submittal to County.	County Public Works, Building and Safety Division/County Department of Planning	Verify at plan check/confirm during field inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
LAND USE			
1. Prior to issuance of grading permits, the grading, drainage, and landscape plans of the proposed project shall be submitted for review and approval by the Metropolitan Water District of Southern California.	Submit grading, drainage, and landscape plans to the MWD prior to the issuance of grading permits.	Metropolitan Water District	Review grading, drainage, and landscape plans. Make recommendations as necessary.
2. No permanent structures shall be built within the Edison easement area.	Incorporate into grading and construction plans prior to submittal to County.	County Public Works, Building and Safety Division	Verify plans at plan check/confirm during site inspections.
3. Prior to any use of the soccer fields planned for the Edison easement on the site, signage shall be placed within the SCE easement area located in Planning Area A describing the potential for exposure to Electromagnetic fields (EMF) at that location. Signage shall be placed at the entrance/parking area for the proposed park uses and at regular intervals along the easement such that the signage is visible along the entire length of the easement.	Incorporate into construction specification prior to submittal to County. Signage shall be posted within 30 days of project occupancy.	County Public Works, Building and Safety Division	Verify plans at plan check/ confirm during site inspections.
4. If, at any time, the EMF exposure is scientifically proven to have adverse health effects on humans at the levels produced onsite, the portion of the project with soccer fields will be abandoned from recreational activities and shall remain in open space for perpetuity.	Incorporate in the Homeowners' CC&Rs.	County Department of Planning/County Public Works, Building and Safety Division	Verify CC&Rs.
5. A gate shall be placed at the end of "A" Drive at the property boundary to deter access to offsite areas by project residents.			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
	Incorporate into construction plans prior to submittal to County.	County Department of Planning/County Public Works, Building and Safety Division.	Verify plans at plan check/confirm during site inspections.
PUBLIC SERVICES AND UTILITIES			
Police/Sheriff Services			
1. The project developer shall consult with the Santa Clarita Sheriff's Department substation to identify measures such as knock-boxes that allow emergency access into gated portions of the project site.	Prior to submittal of construction specifications to the County, developer will coordinate with Sheriff's Department. Measures recommended by the Sheriff shall be incorporated into the construction specifications.	Santa Clarita Sheriff's Department/County Department of Planning/ County Public Works, Building and Safety Division	Review construction plans and recommend measures for emergency access. Verify plans at plan check/confirm during site inspections.
2. During design and layout of commercial buildings onsite, the following measures shall be included into the design: (1) proper lighting in open areas and parking lots; (2) visibility of doors and windows from the street and between buildings; (3) adequate parking spaces in parking lots to accommodate shoppers and employees; (4) building address numbers lighted and readily apparent from the street for emergency response agencies.	Prior to submittal of construction specifications to the County, developer will coordinate with Sheriff's Department. Measures recommended by the Sheriff shall be incorporated into the construction specifications.	Santa Clarita Sheriff's Department/County Department of Planning/ County Public Works, Building and Safety Division	Review construction plans. Verify plans at plan check/confirm during site inspections.
Fire Services			
1. All nonresidential facilities shall incorporate sprinkler systems.	Incorporate into building plans prior to submittal to County.	County Department of Planning/County Fire Department	Verify plans at plan check/confirm at final building inspection.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
2. This property is located within the area described by the County Forester and Fire Warden as Fire Zone 4, and must comply with all applicable code and ordinance requirements for construction, access, water mains, fire hydrants, and brush clearance.	Incorporate into site plans prior to submittal to County.	County Department of Planning/County Fire Department	Verify plans at plan check/confirm during site inspections.
3. The project will provide water mains, fire hydrants, and fire flow as required by the County Forester and Fire Warden for all land shown on the map to be recorded.	Incorporate into site plans prior to submittal to County.	County Department of Planning/County Fire Department	Verify plans at plan check/confirm during site inspections.
4. Access shall comply with Section 10.207 of the County Fire Code, which requires all-weather access. All-weather access will be provided. Emergency access to the satisfaction of the Fire Department shall be provided, including one of the fire access road alignments before construction of Planning Area C.	Incorporate into site plans prior to submittal to County.	County Department of Planning/County Fire Department	Verify plans at plan check/confirm during site inspections.
5. Fire Department access shall be extended to within 150 feet of any portion of habitable structures to be built.	Incorporate into site plans prior to submittal to County.	County Department of Planning/County Fire Department	Verify plans at plan check/confirm during site inspections.
6. Where driveways extend further than 300 feet and are of single access design, turnarounds suitable for fire protection equipment use shall be provided and shown on the final map. Turnarounds shall be designed, constructed and maintained to insure their integrity for Fire Department use. All weather paving shall be used for roadways. Where topography	Incorporate into site plans prior to submittal to County.	County Department of Planning/County Fire Department	Verify plans at plan check/confirm during site inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
dictates, turnarounds shall be provided for driveways that extend over 150 feet.			
7. Provide Fire Department and county-approved street signs and building address numbers prior to occupancy.	Incorporate into site plans prior to submittal to County.	County Department of Planning/County Fire Department	Verify plans at plan check/confirm during site inspections.
8. Brush clearance shall comply with the Los Angeles County Fire Code, Division V, Section 11.501 through Section 11.529.	Incorporate into project CC&Rs prior to incorporation.	County Department of Planning/County Fire Department	Review and verify CC&Rs. Confirm during site inspections.
9. Prior to construction a fire hazard reduction and fuel management plan shall be developed, reviewed by the Fire Department, and implemented. The plan shall include the following components:	Provide fire hazard reduction and fuel management plan to County Fire Department for review and approval. Incorporate into grading and construction plans.	County Fire Department/County Planning Department	Review plan, provide comments, and verify during construction/ occupancy of project.
• A revised landscape plan replacing eucalyptus, pines, junipers, and cypress with other native trees.			
• Use of low-fuel volume plants, including sumac, toyon, elderberry, holly leaf cherry, oak, sycamore, and California bay species.			
• Additional fuel modification zone with increased brush clearance for homes that face northeast open space areas.			
• Areas designated as open space shall not be utilized for equipment or vehicle storage or for access to the area of development. Such areas shall			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
not be used for dumping of fill materials.			
10. The applicant shall be required to pay a fee of $0.18 per square foot of structure or the prevailing rate as determined by the County of Los Angeles Fee Program for Fire Stations for the Benefit of the Consolidated Fire Protection. This fee program provides for the expansion of fire protection facilities.	Coordinate with County Fire Department to determine and pay impact fees.	County Department of Planning/County Fire Department	Confirm payment of fees.
School Services			
1. The payment of school facility fees by the developer will offset costs of constructing new school facilities for project-generated students. In addition, two elementary school sites are planned for the project site, which can be utilized for students generated by the project, as well as some other students from offsite areas. However, the availability of funding for the construction of the sites or the purchasing of the land must still be determined.	Pay impact fee to school district. Coordinate with school district for funding for onsite schools.	County Department of Planning/School District	Confirm payment of fees. Determine availability of funding for onsite schools.
2. While each of the cumulative projects would be required to pay school facility fees, the phasing financing, and location of new school sites is to be determined. Because implementation of constructing new schools is complicated, any effort to accomplish this task must be undertaken by the affected school districts. The only	Pay impact fee to school district/phase development as proposed.	County Department of Planning/School District	Confirm payment of fees. Determine availability of funding for expansion of school district.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
cumulative measures that could facilitate the school districts would be to phase growth to meet the capacity requirements of the school districts. While the project would be phased, it is not known whether the school district can expand as rapidly as residential growth. No other measures have been identified.			
Solid Waste			
1. Upon incorporation of the Homeowners Association (HOA) or Landscape Maintenance District (LMD), the HOA shall designate one board member as the waste management coordinator. This board member will coordinate all waste management activities for the HOA/LMD, including recycling, composting, and household hazardous waste collection.	Designate a waste management coordinator upon incorporation of the HOA or LMD. Coordinate with local waste hauler and County to develop recycling programs.	County Department of Planning/County Public Works, Waste Management Division	Confirm waste management coordinator has been appointed.
2. Upon occupancy of the project, the HOA or LMD shall incorporate the recycling services provided by the local waste hauler into any occupied residence. Commercial and school uses shall also provide recycling collection facilities and obtain recycling services in order to promote reduction of waste traveling to local landfills.	Incorporate recycling services of local waste hauler/develop recycling collection facilities at onsite commercial and school uses.	County Department of Planning/County Public Works, Waste Management Division	Confirm recycling services are implemented onsite.
Library Facilities			
1. Based on the recommendations of the County Public Library, the project	Agreement shall be reached with the County prior to the approval of building permits.	County Department of	Confirm the payment of

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
developer should enter into an agreement with the County Library to specify methods of mitigation which could include the contribution of funds in order to compensate for the increase in population and resulting increased demand for library services, resulting from the project.	Pay impact fees, dedicate land, or both, as required.	Planning/County Library System	fees, dedication of land, or both, as required.
Parks and Recreation			
1. Prior to construction, the park obligations of the proposed project (between 25.69 and 34.22 acres) will be met by the project applicant. The amount and type of obligation, whether land dedication, payment of fees, or provision of amenities, will be determined by the County Parks and Recreation Department prior to recordation of the final map.	Incorporate into site plan prior to submittal to County and after determination by County Parks and Recreation Department.	County Department of Planning/County Parks and Recreation Department	Verify at plan check.
2. Prior to construction, a trail easement for the San Francisquito Canyon trail shall be dedicated to the County Parks and Recreation Department. The design of improvements for the trail shall be approved by the department. The timing of improvements will be determined by the County.	Incorporate into site plan prior to submittal to County.	County Department of Planning/County Parks and Recreation Department	Verify at plan check/ confirm during field inspections.
Electrical Service			
1. Title 24 energy standards would reduce the energy consumption of all new development. No additional mitigation measures have been identified.	Submitted building plans shall comply with Title 24.	County Public Works	Verify at plan check/ confirm at final building inspections.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
Sewage			
1. Payment of sewage connection fees to the Sanitation Districts would mitigate project and cumulative impacts to the wastewater treatment system.	Pay impact fee to Sanitation Districts.	County Department of Planning/County Sanitation Districts	Confirm payment of fees.
Water			
1. Prior to final recordation of the tentative tract map, the project applicant shall provide proof of available water supply sufficient to meet the projected demand of the project. If water service is provided by a water purveyor other than the Valencia Water Company, it is likely water transmission lines would require disturbance through natural areas. If this is to occur, further environmental analysis would be required.	Submit proof of available water supply to County prior to final recordation. Conduct additional environmental analysis as necessary.	County Public Works, Building and Safety Division/County Department of Planning/Local water purveyors	Review documentation of available water supply. Review additional environmental analysis as necessary.
ARCHEOLOGICAL RESOURCES			
1. As part of the federal review process for the project, the Army Corps of Engineers will require a cultural report to be completed for the project pursuant to Section 106 of the National Historic Preservation Act, as amended through 1992. This process requires consultation with the Advisory Council on Historic Preservation (ACHP) and the State Historic Preservation Office (SHPO) to develop a mitigation plan that reduces	Submit a cultural report to the ACOE prior to approval of grading plans. Coordinate with the ACHP and SHPO to develop a MOA prior to approval of grading permits. Incorporate into grading plans prior to submittal to County. Ongoing during grading and construction activities.	County Department of Planning/County Public Works, Building and Safety Division/ACOE/ACHP/SHPO	Review cultural report and make recommendations. Review MOA and make recommendations. Verify at plan check/confirm during field investigations.

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
adverse effects on historic resources. The end product of the 106 process is a Memorandum of Agreement (MOA) among the Corps, SHPO, which also provides consultation on the significance of historic resources, and the ACHP, with the permit applicant signing as a concurring party. The MOA will stipulate the mitigation measures, which are expected to follow federal standards and guidelines. The following measures can be expected in the MOA: • Historic American Building Survey (HABS) documenting buildings and removal of buildings. This shall include photographic documentation of the buildings. • Implementation of an Interpretive Program-this program could include a detailed historic map of the ranch, placement of markers in locations of removed buildings, display of photographs and artifact exhibits in the retained historic structures, and slide shows of the ranch. • Archaeological monitoring during construction in sensitive areas with proper recording, evaluation and recovery of significant resources, if present.			

TABLE I-1 (continued)

Mitigation Measure	Development Implementation	Reviewing Agency	Agency Review Action
• Fencing of historic structures during grading to prevent accidental damage.			
• Sensitive landscaping to reduce impacts on the setting of the ranch, such as the use of native species (Mainland cherry).			
• Development of a preservation plan to retain the condition of buildings and prevent deterioration and vandalism.			